



Harrisonburg Redevelopment & Housing Authority

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September 15, 2023

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, September 20, 2023 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.


Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

HRHA provides reasonable accommodations to persons with disabilities consistent with the Section 504 Final Rule (24 CFR Part 8) and the Fair Housing Amendments Act

AGENDA
Regular Meeting
September 20, 2023

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
 - August 16, 2023
- IV. Financial Reports
 - July 2023
 - August 2023

Reports

- A. Executive Director
 - 1. HRHA Restated Bylaws 2023
 - 2. Public Comment and Bond Resolution-HELIOS Henrico County
 - 3. Update MTW, Annual Plan, Administrative, ACOPs Comment
 - 4. Closed Session- Discuss the **acquisition of real property** for a public purpose, as authorized by section 2.2-3711(A)(3) of the state code
- 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
 - Elevate Performance Challenge
- C. Management Reports
 - 1. HRHA Owned Properties Utilization
 - 2. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
August 16, 2023

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday, August 16 at 4:00 p.m.

Those present were:

Gil Colman, Chair
Kevin Coffman, Vice Chair
Luciano Benjamin, Commissioner
Kenneth Kettler, Commissioner
Janet Harvey, Commissioner
Shonda Green, 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, Chair.

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

Mr. Wong then presented the July 19th meeting minutes for consideration of approval. After discussion, Commissioner Benjamin seconded by Vice Chair Coffman made the motion to approve the July minutes. The motion was unanimously approved.

Mr. Wong then said the July financials will be presented at the September meeting. He stated of the Finance Director having to respond to the auditors for the 2022 audit and completion of the 2024 budget, impacting her time to complete the monthly financials.

Mr. Wong then presented the revised procedures on Commissioner Meetings and Public comment for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion approving the meeting and public comment procedures. The motion was unanimously approved.

Mr. Wong then presented draft HRHA's restated Bylaws 2023 for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Green made the motion to table the agenda item until the September board meeting. The motion was unanimously approved.

Mr. Wong then presented the Authority's 2024 Annual Plan; MTW Supplement;

Housing Choice Voucher Administrative Plan; and Commerce Village, JR Polly Lineweaver, Lineweaver Annex, and Franklin Heights Admissions and Continued Occupancy policies for consideration of approval. He said the annual plan includes year to date progress on established goals and incorporates the strategic objectives developed by the board this past Spring. He stated that the MTW Supplement includes a new activity Local Non Traditional-17c for use of excess HCV reserves for gap financing for Commerce Village II. He related of the HCV administrative plan and admissions and continued occupancy policies includes modifications addressing the implementation of housing opportunities through modernization act and procedures for implementation of MTW activities. Policy changes include decreasing the time of denial of admission of a violent crime from 5 to 3 years and current drug use clarified to be within the past three months. He stated that these changes are also recommended from recent HUD guidance. He stated of the need for a 45-day public comment period, and any comment received will be presented to the board at the September meeting. After a period of discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion approving the annual plan, MTW supplement, HCV administrative plan and admissions and continued occupancy policies contingent on any public comment. Chair Colman opened the meeting for public comment. No comment was received.

Mr. Wong then presented the 2024 budget. He related of the budget including a new maintenance aide position at Lineweaver Annex and JR Polly Lineweaver, roof replacement of 10 buildings at Franklin Heights and a 4.5% salary increase for all staff. Chair Colman then opened the meeting for public comment. No comment was received, and the public comment period was closed.

Commissioner Benjamin seconded by Commissioner Kettler made the motion to go into closed session to discuss the performance and employment of specific local government personnel as authorized by section 2.23711(A)(7). The motion was unanimously approved. After a period of discussion, the board concluded its closed session and a roll call certification was completed. With respect to the just concluded closed session and to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or convened in the meeting by the Authority.

Gil Colman, Chair	Aye
Kevin Coffman, Vice Chair	Aye
Luciano Benjamin, Commissioner	Aye
Janet Harvey, Commissioner	Aye
Amanda Leech, Commissioner	Absent
Shonda Green, Commissioner	Aye
Kenneth Kettler, Commissioner	Aye

After a period of discussion Commissioner Benjamin seconded by Vice Chair Coffman made the motion approving the 2024 budget. The motion was unanimously approved.

Mr. Wong then requested a motion to remove former signors to the authority's financial

accounts; Timothy Smith, Tom Dawson, Elroy Miller and John Hall. After a period of discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion to remove the signers from the authority's financial accounts. The motion was unanimously approved.

Mr. Wong then presented two resolutions for obligation and commitment of HCV reserves. He related that HUD recommends that agencies obligate and commit excess reserves to preserve the availability of the funds. He related of the proposed obligation of \$100,000.00 for use as non-traditional activity gap financing for Commerce Village II and \$60,000.00 obligation for landlord incentives and payment of security deposits. After a period of discussion Commissioner Benjamin seconded by Commissioner Kettler made a motion approving the resolutions. The motion was unanimously approved.

Mr. Wong then provided brief updates on current projects. He said site plan development for Bluestone Town Center has started with the goal for initial submission to the City for approval by September and final approval by December. He stated that funding from Galway has been delayed, which has impacted the ability to pay off the owners note on the project. He related of the team working on alternative funding options.

Mr. Wong then provided an update on Commerce Village II and related that planning commission approved the rezoning for the property on August 9th. The final approval from City Council is scheduled for September 12, 2023. Mr. Wong then provided an update on the Lineweaver Annex renovation project. He related of working with the architect to phase the project to accommodate the pricing and contractor services. He stated of the belief that HRHA can obtain separate contracts for the interior building work and of the plan to present a construction contract for board approval in September.

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

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

Michael G. Wong
Executive Director

Gil Colman
Chair

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

January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	34,161.24	35,004.67	-843.43	238,841.19	245,032.69	-6,191.50	420,056.00
3112-06-000	PBV HAP Subsidy	21,922.00	25,492.92	-3,570.92	160,928.65	178,450.44	-17,521.79	305,915.00
3119-00-000	Total Rental Income	56,083.24	60,497.59	-4,414.35	399,769.84	423,483.13	-23,713.29	725,971.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	321.74	333.33	-11.59	2,383.94	2,333.31	50.63	4,000.00
3120-03-000	Damages	1,022.00	125.00	897.00	3,327.00	875.00	2,452.00	1,500.00
3120-04-000	Late Charges	387.00	0.00	387.00	1,601.00	0.00	1,601.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	155.54	2,041.69	-1,886.15	3,500.00
3129-00-000	Total Other Tenant Income	1,730.74	750.00	980.74	7,467.48	5,250.00	2,217.48	9,000.00
3199-00-000	TOTAL TENANT INCOME	57,813.98	61,247.59	-3,433.61	407,237.32	428,733.13	-21,495.81	734,971.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	42,016.48	34,644.75	7,371.73	59,391.00
3410-53-100	CHERP-HMIS Grant	0.00	2,482.17	-2,482.17	33,837.45	17,375.19	16,462.26	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	7,131.32	7,006.00	125.32	55,715.82	49,042.00	6,673.82	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	0.00	13,249.81	-13,249.81	22,714.00
3499-00-000	TOTAL GRANT INCOME	7,131.32	16,330.25	-9,198.93	131,569.75	114,311.75	17,258.00	195,963.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	18.19	0.00	18.19	210.84	0.00	210.84	0.00
3611-00-000	Investment Income - Restricted	0.00	25.00	-25.00	0.00	175.00	-175.00	300.00
3620-00-000	Management Fee Income	1,012.81	958.33	54.48	6,635.51	6,708.31	-72.80	11,500.00
3621-00-000	Bond Application Fees	0.00	1,250.00	-1,250.00	0.00	8,750.00	-8,750.00	15,000.00
3650-00-000	Miscellaneous Other Income	0.00	14,000.00	-14,000.00	500.00	98,000.00	-97,500.00	168,000.00
3699-00-000	TOTAL OTHER INCOME	1,031.00	16,233.33	-15,202.33	7,346.35	113,633.31	-106,286.96	194,800.00
3999-00-000	TOTAL INCOME	65,976.30	93,811.17	-27,834.87	546,153.42	656,678.19	-110,524.77	1,125,734.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	21,178.70	21,075.83	-102.87	153,883.26	147,530.81	-6,352.45	252,910.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-04-000	Employee Benefit Contribution-Admin	6,147.75	6,409.83	262.08	37,772.05	44,868.81	7,096.76	76,918.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,255.57	3,532.58	277.01	22,363.06	24,728.06	2,365.00	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	446.78	1,250.00	803.22	5,476.95	8,750.00	3,273.05	15,000.00
4110-53-100	Salary-CHERP HMIS	0.00	2,482.17	2,482.17	10,361.39	17,375.19	7,013.80	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	0.00	0.00	0.00	599.40	0.00	-599.40	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,024.06	5,000.00	-24.06	33,653.10	35,000.00	1,346.90	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,352.47	1,000.00	-352.47	9,797.54	7,000.00	-2,797.54	12,000.00
4110-61-200	Salary-COC Planning Grant	1,085.19	1,392.83	307.64	1,085.19	9,749.81	8,664.62	16,714.00
4110-61-201	Adm Benefits-COC Planning	82.68	500.00	417.32	82.68	3,500.00	3,417.32	6,000.00
4110-99-000	Total Administrative Salaries	38,573.20	42,643.24	4,070.04	275,074.62	298,502.68	23,428.06	511,719.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	256.00	26.67	-229.33	576.00	186.69	-389.31	320.00
4130-04-000	General Legal Expense	2,106.25	1,431.66	-674.59	16,205.60	10,021.62	-6,183.98	17,180.00
4131-00-000	Total Legal Expense	2,362.25	1,458.33	-903.92	16,781.60	10,208.31	-6,573.29	17,500.00
4140-00-000	Staff Training	895.00	500.00	-395.00	5,584.50	3,500.00	-2,084.50	6,000.00
4150-00-000	Travel	400.00	500.00	100.00	11,727.64	3,500.00	-8,227.64	6,000.00
4171-00-000	Auditing Fees	0.00	520.84	520.84	0.00	3,645.88	3,645.88	6,250.00
4182-00-000	Consultants	-2,849.20	0.00	2,849.20	2,461.10	0.00	-2,461.10	0.00
4189-00-000	Total Other Admin Expenses	-2,449.20	1,020.84	3,470.04	14,188.74	7,145.88	-7,042.86	12,250.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	125.00	125.00	550.00	875.00	325.00	1,500.00
4190-02-000	Publications	0.00	125.00	125.00	213.20	875.00	661.80	1,500.00
4190-03-000	Advertising	0.00	83.34	83.34	0.00	583.38	583.38	1,000.00
4190-04-000	Office Supplies	71.98	166.66	94.68	1,352.97	1,166.62	-186.35	2,000.00
4190-06-000	Compliance	0.00	141.67	141.67	1,200.00	991.69	-208.31	1,700.00
4190-07-000	Telephone & Internet	724.74	700.00	-24.74	6,576.18	4,900.00	-1,676.18	8,400.00
4190-08-000	Postage	720.00	291.67	-428.33	1,700.10	2,041.69	341.59	3,500.00
4190-10-000	Copiers	200.74	250.00	49.26	1,397.84	1,750.00	352.16	3,000.00
4190-12-000	Software	66.31	1,625.00	1,558.69	1,346.14	11,375.00	10,028.86	19,500.00
4190-13-000	IT/Website Maintenance	464.66	458.33	-6.33	3,148.47	3,208.31	59.84	5,500.00
4190-14-000	Community Donations	10,000.00	833.33	-9,166.67	11,250.00	5,833.31	-5,416.69	10,000.00
4190-18-000	Small Office Equipment	0.00	416.66	416.66	804.97	2,916.62	2,111.65	5,000.00
4190-22-000	Other Misc Admin Expenses	3,106.82	666.67	-2,440.15	2,949.99	4,666.69	1,716.70	8,000.00
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	3,000.00	1,166.69	-1,833.31	2,000.00
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	1,470.87	0.00	-1,470.87	19,036.99	0.00	-19,036.99	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	577.01	1,006.00	428.99	5,542.44	7,042.00	1,499.56	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	17,403.13	7,056.00	-10,347.13	60,069.29	49,392.00	-10,677.29	84,672.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	56,784.38	52,678.41	-4,105.97	371,698.75	368,748.87	-2,949.88	632,141.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs. (MTW-LL)	1,648.19	83.33	-1,564.86	7,853.86	583.31	-7,270.55	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,648.19	83.33	-1,564.86	7,853.86	583.31	-7,270.55	1,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,095.70	900.00	-195.70	6,173.51	6,300.00	126.49	10,800.00
4320-00-000	Electricity	8,919.88	5,633.34	-3,286.54	53,262.49	39,433.38	-13,829.11	67,600.00
4330-00-000	Gas	81.77	133.33	51.56	681.73	933.31	251.58	1,600.00
4390-00-000	Sewer & Trash	1,774.20	2,083.33	309.13	12,213.20	14,583.31	2,370.11	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	11,871.55	8,750.00	-3,121.55	72,330.93	61,250.00	-11,080.93	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	5,698.08	6,545.83	847.75	43,066.34	45,820.81	2,754.47	78,550.00
4410-05-000	Employee Benefit Contribution-Maint.	1,327.95	2,071.67	743.72	9,242.33	14,501.69	5,259.36	24,860.00
4411-00-000	Maintenance Uniforms	-32.75	0.00	32.75	0.00	0.00	0.00	0.00
4419-00-000	Total General Maint Expense	6,993.28	8,617.50	1,624.22	52,308.67	60,322.50	8,013.83	103,410.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	75.00	75.00	0.00	525.00	525.00	900.00
4420-02-000	Supplies-Appliance	13.53	41.66	28.13	1,932.78	291.62	-1,641.16	500.00
4420-03-000	Supplies-Unit Turnover	0.00	250.00	250.00	2,274.98	1,750.00	-524.98	3,000.00
4420-04-000	Supplies-Electrical	117.54	141.67	24.13	5,148.31	991.69	-4,156.62	1,700.00
4420-05-000	Supplies-Fuel & Parts	118.05	175.00	56.95	508.31	1,225.00	716.69	2,100.00
4420-06-000	Supplies-Janitorial/Cleaning	1,019.21	158.33	-860.88	2,884.18	1,108.31	-1,775.87	1,900.00
4420-07-000	Supplies-Maint/Repairs	135.93	883.33	747.40	4,605.63	6,183.31	1,577.68	10,600.00
4420-08-000	Supplies-Plumbing	37.67	175.00	137.33	724.01	1,225.00	500.99	2,100.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	34.47	1,166.69	1,132.22	2,000.00
4420-10-000	Maintenance Paper/Supplies	23.47	66.67	43.20	531.59	466.69	-64.90	800.00
4429-00-000	Total Materials	1,465.40	2,133.33	667.93	18,644.26	14,933.31	-3,710.95	25,600.00
4430-00-000	Contract Costs							
4430-02-000	Contract-Appliance	0.00	0.00	0.00	105.00	0.00	-105.00	0.00
4430-03-000	Contract-Trash Collection	251.24	308.33	57.09	1,431.41	2,158.31	726.90	3,700.00
4430-04-000	Contract-Snow Removal	0.00	250.00	250.00	152.50	1,750.00	1,597.50	3,000.00
4430-05-000	Contract-Unit Turnover	8,867.22	1,833.33	-7,033.89	8,867.22	12,833.31	3,966.09	22,000.00
4430-06-000	Contract-Electrical	0.00	191.67	191.67	1,471.26	1,341.69	-129.57	2,300.00
4430-07-000	Contract-Pest Control	1,762.28	612.50	-1,149.78	9,646.33	4,287.50	-5,358.83	7,350.00
4430-08-000	Contract-Floor Covering	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	750.00	350.00	-400.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	328.55	358.33	29.78	2,264.97	2,508.31	243.34	4,300.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and GRANTS) Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	2,625.00	2,916.69	291.69	5,000.00
4430-13-000	Contract-HVAC	0.00	875.00	875.00	9,414.55	6,125.00	-3,289.55	10,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	850.00	850.00	7,965.04	5,950.00	-2,015.04	10,200.00
4430-18-000	Contract-Alarm Monitoring	401.84	112.50	-289.34	1,091.98	787.50	-304.48	1,350.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,152.38	700.00	-452.38	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	19,683.64	0.00	-19,683.64	0.00
4430-99-000	Contract Costs-Other	781.60	333.33	-448.27	2,271.98	2,333.31	61.33	4,000.00
4439-00-000	Total Contract Costs	12,392.73	6,874.99	-5,517.74	68,893.26	48,124.93	-20,768.33	82,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	20,851.41	17,625.82	-3,225.59	139,846.19	123,380.74	-16,465.45	211,510.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	268.86	333.34	64.48	1,902.10	2,333.38	431.28	4,000.00
4510-10-000	Property Insurance	-71.01	500.00	571.01	9,374.08	3,500.00	-5,874.08	6,000.00
4510-20-000	Liability Insurance	-17.25	250.00	267.25	4,433.04	1,750.00	-2,683.04	3,000.00
4510-30-000	Workmen's Compensation	499.89	666.67	166.78	3,807.16	4,666.69	859.53	8,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	3,752.41	0.00	-3,752.41	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	680.49	2,166.68	1,486.19	23,268.79	15,166.76	-8,102.03	26,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,548.89	4,114.16	-1,434.73	38,541.48	28,799.12	-9,742.36	49,370.00
4899-00-000	TOTAL FINANCING EXPENSES	5,548.89	4,114.16	-1,434.73	38,541.48	28,799.12	-9,742.36	49,370.00
8000-00-000	TOTAL EXPENSES	97,384.91	85,418.40	-11,966.51	653,540.00	597,928.80	-55,611.20	1,025,021.00
9000-00-000	NET INCOME	-31,408.61	8,392.77	-39,801.38	-107,386.58	58,749.39	-166,135.97	100,713.00

BRIDGEPORT BUILDING
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - July 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	16,458.24	18,338.00	-1,879.76	119,976.73	128,366.00	-8,389.27	220,056.00
3119-00-000 Total Rental Income	16,458.24	18,338.00	-1,879.76	119,976.73	128,366.00	-8,389.27	220,056.00
3199-00-000 TOTAL TENANT INCOME	16,458.24	18,338.00	-1,879.76	119,976.73	128,366.00	-8,389.27	220,056.00
3999-00-000 TOTAL INCOME	16,458.24	18,338.00	-1,879.76	119,976.73	128,366.00	-8,389.27	220,056.00
4000-00-000 EXPENSES							
4100-00-000 ADMINISTRATIVE EXPENSES							
4130-00-000 Legal Expense							
4130-04-000 General Legal Expense	0.00	208.33	208.33	187.50	1,458.31	1,270.81	2,500.00
4131-00-000 Total Legal Expense	0.00	208.33	208.33	187.50	1,458.31	1,270.81	2,500.00
4190-00-000 Miscellaneous Admin Expenses							
4190-07-000 Telephone & Internet	46.65	50.00	3.35	399.17	350.00	-49.17	600.00
4190-22-000 Other Misc Admin Expenses	0.00	0.00	0.00	24.33	0.00	-24.33	0.00
4191-00-000 Total Miscellaneous Admin Expenses	46.65	50.00	3.35	423.50	350.00	-73.50	600.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	46.65	258.33	211.68	611.00	1,808.31	1,197.31	3,100.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	324.03	66.67	-257.36	1,017.62	466.69	-550.93	800.00
4320-00-000 Electricity	4,704.36	0.00	-4,704.36	7,346.38	0.00	-7,346.38	0.00
4330-00-000 Gas	81.77	0.00	-81.77	-89.09	0.00	89.09	0.00
4399-00-000 TOTAL UTILITY EXPENSES	5,110.16	66.67	-5,043.49	8,274.91	466.69	-7,808.22	800.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000 Materials							
4420-04-000 Supplies-Electrical	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4420-07-000 Supplies-Maint/Repairs	0.00	216.67	216.67	0.00	1,516.69	1,516.69	2,600.00
4429-00-000 Total Materials	0.00	258.34	258.34	0.00	1,808.38	1,808.38	3,100.00
4430-00-000 Contract Costs							
4430-03-000 Contract-Trash Collection	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-04-000 Contract-Snow Removal	0.00	0.00	0.00	90.00	0.00	-90.00	0.00
4430-06-000 Contract-Electrical	0.00	0.00	0.00	-320.00	0.00	320.00	0.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-07-000	Contract-Pest Control	64.91	54.17	-10.74	580.52	379.19	-201.33	650.00
4430-10-000	Contract-Janitorial/Cleaning	197.50	150.00	-47.50	1,362.62	1,050.00	-312.62	1,800.00
4430-13-000	Contract-HVAC	0.00	150.00	150.00	5,852.05	1,050.00	-4,802.05	1,800.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	350.00	1,750.00	1,400.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	46.00	20.83	-25.17	207.00	145.81	-61.19	250.00
4430-99-000	Contract Costs-Other	0.00	208.33	208.33	738.36	1,458.31	719.95	2,500.00
4439-00-000	Total Contract Costs	308.41	916.66	608.25	8,860.55	6,416.62	-2,443.93	11,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	308.41	1,175.00	866.59	8,860.55	8,225.00	-635.55	14,100.00
4500-00-000	GENERAL EXPENSES							
4510-10-000	Property Insurance	0.00	0.00	0.00	6,496.00	0.00	-6,496.00	0.00
4510-20-000	Liability Insurance	0.00	0.00	0.00	2,826.00	0.00	-2,826.00	0.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	0.00	0.00	9,322.00	0.00	-9,322.00	0.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,517.97	1,267.08	-1,250.89	17,986.48	8,869.56	-9,116.92	15,205.00
4899-00-000	TOTAL FINANCING EXPENSES	2,517.97	1,267.08	-1,250.89	17,986.48	8,869.56	-9,116.92	15,205.00
8000-00-000	TOTAL EXPENSES	7,983.19	2,767.08	-5,216.11	45,054.94	19,369.56	-25,685.38	33,205.00
9000-00-000	NET INCOME	8,475.05	15,570.92	-7,095.87	74,921.79	108,996.44	-34,074.65	186,851.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	17,703.00	16,666.67	1,036.33	118,864.46	116,666.69	2,197.77	200,000.00
3112-06-000	PBV HAP Subsidy	21,922.00	25,492.92	-3,570.92	160,928.65	178,450.44	-17,521.79	305,915.00
3119-00-000	Total Rental Income	39,625.00	42,159.59	-2,534.59	279,793.11	295,117.13	-15,324.02	505,915.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	321.74	333.33	-11.59	2,383.94	2,333.31	50.63	4,000.00
3120-03-000	Damages	1,022.00	125.00	897.00	3,194.00	875.00	2,319.00	1,500.00
3120-04-000	Late Charges	237.00	0.00	237.00	1,001.00	0.00	1,001.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	155.54	2,041.69	-1,886.15	3,500.00
3129-00-000	Total Other Tenant Income	1,580.74	750.00	830.74	6,734.48	5,250.00	1,484.48	9,000.00
3199-00-000	TOTAL TENANT INCOME	41,205.74	42,909.59	-1,703.85	286,527.59	300,367.13	-13,839.54	514,915.00
3999-00-000	TOTAL INCOME	41,205.74	42,909.59	-1,703.85	286,527.59	300,367.13	-13,839.54	514,915.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	5,473.06	5,442.50	-30.56	35,243.40	38,097.50	2,854.10	65,310.00
4110-04-000	Employee Benefit Contribution-Admin	1,581.27	1,765.83	184.56	8,987.70	12,360.81	3,373.11	21,190.00
4110-99-000	Total Administrative Salaries	7,054.33	7,208.33	154.00	44,231.10	50,458.31	6,227.21	86,500.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	256.00	26.67	-229.33	576.00	186.69	-389.31	320.00
4130-04-000	General Legal Expense	0.00	390.00	390.00	5,650.85	2,730.00	-2,920.85	4,680.00
4131-00-000	Total Legal Expense	256.00	416.67	160.67	6,226.85	2,916.69	-3,310.16	5,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	820.00	583.31	-236.69	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	1,214.16	583.31	-630.85	1,000.00
4171-00-000	Auditing Fees	0.00	104.17	104.17	0.00	729.19	729.19	1,250.00
4189-00-000	Total Other Admin Expenses	0.00	187.50	187.50	1,214.16	1,312.50	98.34	2,250.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-03-000	Advertising	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-04-000	Office Supplies	18.00	83.33	65.33	245.76	583.31	337.55	1,000.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-06-000	Compliance	0.00	141.67	141.67	1,200.00	991.69	-208.31	1,700.00
4190-07-000	Telephone & Internet	221.28	233.33	12.05	1,995.19	1,633.31	-361.88	2,800.00
4190-08-000	Postage	180.00	166.67	-13.33	416.69	1,166.69	750.00	2,000.00
4190-10-000	Copiers	44.50	125.00	80.50	326.40	875.00	548.60	1,500.00
4190-12-000	Software	16.57	666.67	650.10	644.62	4,666.69	4,022.07	8,000.00
4190-13-000	IT/Website Maintenance	120.06	208.33	88.27	787.97	1,458.31	670.34	2,500.00
4190-18-000	Small Office Equipment	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4190-22-000	Other Misc Admin Expenses	-388.10	250.00	638.10	-780.81	1,750.00	2,530.81	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	212.31	2,083.34	1,871.03	4,835.82	14,583.38	9,747.56	25,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,522.64	9,979.17	2,456.53	57,327.93	69,854.19	12,526.26	119,750.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs. (MTW-LL)	1,648.19	83.33	-1,564.86	7,853.86	583.31	-7,270.55	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,648.19	83.33	-1,564.86	7,853.86	583.31	-7,270.55	1,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	771.67	833.33	61.66	5,155.89	5,833.31	677.42	10,000.00
4320-00-000	Electricity	4,141.56	5,416.67	1,275.11	44,496.59	37,916.69	-6,579.90	65,000.00
4390-00-000	Sewer & Trash	1,774.20	2,083.33	309.13	12,213.20	14,583.31	2,370.11	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,687.43	8,333.33	1,645.90	61,865.68	58,333.31	-3,532.37	100,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,517.57	5,683.33	1,165.76	32,677.50	39,783.31	7,105.81	68,200.00
4410-05-000	Employee Benefit Contribution-Maint.	1,064.87	1,630.00	565.13	7,315.81	11,410.00	4,094.19	19,560.00
4411-00-000	Maintenance Uniforms	-9.68	0.00	9.68	0.00	0.00	0.00	0.00
4419-00-000	Total General Maint Expense	5,572.76	7,313.33	1,740.57	39,993.31	51,193.31	11,200.00	87,760.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	175.00	175.00	300.00
4420-02-000	Supplies-Appliance	13.53	33.33	19.80	150.82	233.31	82.49	400.00
4420-03-000	Supplies-Unit Turnover	0.00	250.00	250.00	2,274.98	1,750.00	-524.98	3,000.00
4420-04-000	Supplies-Electrical	117.54	83.33	-34.21	5,085.74	583.31	-4,502.43	1,000.00
4420-05-000	Supplies-Fuel & Parts	118.05	125.00	6.95	508.31	875.00	366.69	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	384.30	58.33	-325.97	1,215.52	408.31	-807.21	700.00
4420-07-000	Supplies-Maint/Repairs	135.93	583.33	447.40	4,393.72	4,083.31	-310.41	7,000.00
4420-08-000	Supplies-Plumbing	78.07	133.33	55.26	480.95	933.31	452.36	1,600.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	34.47	1,166.69	1,132.22	2,000.00
4420-10-000	Maintenance Paper/Supplies	23.47	41.67	18.20	253.54	291.69	38.15	500.00
4429-00-000	Total Materials	870.89	1,499.99	629.10	14,398.05	10,499.93	-3,898.12	18,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	251.24	225.00	-26.24	1,431.41	1,575.00	143.59	2,700.00
4430-04-000	Contract-Snow Removal	0.00	250.00	250.00	62.50	1,750.00	1,687.50	3,000.00
4430-05-000	Contract-Unit Turnover	8,867.22	1,833.33	-7,033.89	8,867.22	12,833.31	3,966.09	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,791.26	1,166.69	-624.57	2,000.00
4430-07-000	Contract-Pest Control	1,632.46	500.00	-1,132.46	8,485.29	3,500.00	-4,985.29	6,000.00
4430-08-000	Contract-Floor Covering	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	131.05	125.00	-6.05	902.35	875.00	-27.35	1,500.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	2,625.00	2,916.69	291.69	5,000.00
4430-13-000	Contract-HVAC	0.00	600.00	600.00	3,562.50	4,200.00	637.50	7,200.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	600.00	600.00	7,615.04	4,200.00	-3,415.04	7,200.00
4430-18-000	Contract-Alarm Monitoring	30.00	50.00	20.00	400.50	350.00	-50.50	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,152.38	700.00	-452.38	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	19,683.64	0.00	-19,683.64	0.00
4430-99-000	Contract Costs-Other	511.60	0.00	-511.60	1,179.12	0.00	-1,179.12	0.00
4439-00-000	Total Contract Costs	11,423.57	5,416.67	-6,006.90	57,758.21	37,916.69	-19,841.52	65,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	17,867.22	14,229.99	-3,637.23	112,149.57	99,609.93	-12,539.64	170,760.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	216.37	166.67	-49.70	1,184.21	1,166.69	-17.52	2,000.00
4510-10-000	Property Insurance	316.28	333.33	17.05	1,862.11	2,333.31	471.20	4,000.00
4510-20-000	Liability Insurance	145.23	166.67	21.44	1,000.70	1,166.69	165.99	2,000.00
4510-30-000	Workmen's Compensation	155.14	166.67	11.53	1,242.96	1,166.69	-76.27	2,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	833.02	1,250.01	416.99	5,289.98	8,750.07	3,460.09	15,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	3,030.92	2,847.08	-183.84	20,555.00	19,929.56	-625.44	34,165.00
4899-00-000	TOTAL FINANCING EXPENSES	3,030.92	2,847.08	-183.84	20,555.00	19,929.56	-625.44	34,165.00
8000-00-000	TOTAL EXPENSES	37,589.42	36,722.91	-866.51	265,042.02	257,060.37	-7,981.65	440,675.00
9000-00-000	NET INCOME	3,616.32	6,186.68	-2,570.36	21,485.57	43,306.76	-21,821.19	74,240.00

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

January - July 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999 Revenue & Expenses							
3000-00-000 INCOME							
3400-00-000 GRANT INCOME							
3410-50-100 VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	42,016.48	34,644.75	7,371.73	59,391.00
3410-53-100 CHERP-HMIS Grant	0.00	2,482.17	-2,482.17	33,837.45	17,375.19	16,462.26	29,786.00
3410-60-200 Homelessness Assistance Grant (HMIS/SNAP)	7,131.32	7,006.00	125.32	55,715.82	49,042.00	6,673.82	84,072.00
3410-61-200 COC Planning Grant	0.00	1,892.83	-1,892.83	0.00	13,249.81	-13,249.81	22,714.00
3499-00-000 TOTAL GRANT INCOME	7,131.32	16,330.25	-9,198.93	131,569.75	114,311.75	17,258.00	195,963.00
3999-00-000 TOTAL INCOME	7,131.32	16,330.25	-9,198.93	131,569.75	114,311.75	17,258.00	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)	3,255.57	3,532.58	277.01	22,363.06	24,728.06	2,365.00	42,391.00
4110-50-101 Adm Benefits-VA Homelessness Solutions Program	1,036.94	1,250.00	213.06	5,476.95	8,750.00	3,273.05	15,000.00
4110-53-100 Salary-CHERP HMIS	0.00	2,482.17	2,482.17	10,361.39	17,375.19	7,013.80	29,786.00
4110-54-100 Adm Benefits-CHERP HMIS	0.00	0.00	0.00	599.40	0.00	-599.40	0.00
4110-60-200 Salary-Homelessness Assistance Grant(HMIS)	5,024.06	5,000.00	-24.06	33,653.10	35,000.00	1,346.90	60,000.00
4110-60-201 Adm Benefits-Homelessness Assistance Grant(HMIS)	1,352.47	1,000.00	-352.47	9,797.54	7,000.00	-2,797.54	12,000.00
4110-61-200 Salary-COC Planning Grant	1,085.19	1,392.83	307.64	1,085.19	9,749.81	8,664.62	16,714.00
4110-61-201 Adm Benefits-COC Planning	82.68	500.00	417.32	82.68	3,500.00	3,417.32	6,000.00
4110-99-000 Total Administrative Salaries	11,836.91	15,157.58	3,320.67	83,419.31	106,103.06	22,683.75	181,891.00
4182-00-000 Consultants	-2,849.20	0.00	2,849.20	0.00	0.00	0.00	0.00
4189-00-000 Total Other Admin Expenses	-2,849.20	0.00	2,849.20	0.00	0.00	0.00	0.00
4190-00-000 Miscellaneous Admin Expenses							
4190-50-100 VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	3,000.00	1,166.69	-1,833.31	2,000.00
4190-53-100 CHERP-HMIS-Fees, Licenses, etc	1,470.87	0.00	-1,470.87	19,036.99	0.00	-19,036.99	0.00
4190-60-200 Homelessness Assistance Grant (HMIS/SNAP)	577.01	1,006.00	428.99	5,542.44	7,042.00	1,499.56	12,072.00
4191-00-000 Total Miscellaneous Admin Expenses	2,047.88	1,172.67	-875.21	27,579.43	8,208.69	-19,370.74	14,072.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	11,035.59	16,330.25	5,294.66	110,998.74	114,311.75	3,313.01	195,963.00
8000-00-000 TOTAL EXPENSES	11,035.59	16,330.25	5,294.66	110,998.74	114,311.75	3,313.01	195,963.00
9000-00-000 NET INCOME	-3,904.27	0.00	-3,904.27	20,571.01	0.00	20,571.01	0.00

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

January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	498,017.00	476,273.58	21,743.42	3,438,280.00	3,333,915.06	104,364.94	5,715,283.00
3410-02-000	Section 8 Admin. Fee Income	49,323.00	51,734.75	-2,411.75	754,924.00	362,143.25	392,780.75	620,817.00
3410-03-000	Section 8 FSS Grant Income	6,724.14	5,250.00	1,474.14	43,178.18	36,750.00	6,428.18	63,000.00
3499-00-000	TOTAL GRANT INCOME	554,064.14	533,258.33	20,805.81	4,236,382.18	3,732,808.31	503,573.87	6,399,100.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	5,598.32	583.33	5,014.99	8,577.37	4,083.31	4,494.06	7,000.00
3640-01-000	Fraud Recovery-ADM	0.00	583.33	-583.33	4,034.83	4,083.31	-48.48	7,000.00
3650-00-000	Miscellaneous Other Income	0.00	666.67	-666.67	0.00	4,666.69	-4,666.69	8,000.00
3651-00-000	Misc Income-FSS Forfeitures	0.00	0.00	0.00	403.66	0.00	403.66	0.00
3699-00-000	TOTAL OTHER INCOME	5,598.32	1,833.33	3,764.99	13,015.86	12,833.31	182.55	22,000.00
3999-00-000	TOTAL INCOME	559,662.46	535,091.66	24,570.80	4,249,398.04	3,745,641.62	503,756.42	6,421,100.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	34,664.20	35,605.25	941.05	237,918.60	249,236.75	11,318.15	427,263.00
4110-04-000	Employee Benefit Contribution-Admin	10,089.37	10,723.58	634.21	61,838.17	75,065.06	13,226.89	128,683.00
4110-20-400	Administrative Salaries-FSS	3,725.82	3,918.75	192.93	27,943.65	27,431.25	-512.40	47,025.00
4110-21-400	Employee Benefits Contribution-FSS	1,343.16	1,331.25	-11.91	7,442.38	9,318.75	1,876.37	15,975.00
4110-99-000	Total Administrative Salaries	49,822.55	51,578.83	1,756.28	335,142.80	361,051.81	25,909.01	618,946.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	0.00	250.00	-250.00	1,135.70	1,750.00	614.30	3,000.00
4130-04-000	General Legal Expense	0.00	166.67	-166.67	516.59	1,166.69	650.10	2,000.00
4131-00-000	Total Legal Expense	0.00	416.67	-416.67	1,652.29	2,916.69	1,264.40	5,000.00
4140-00-000	Staff Training	2,811.17	666.67	-2,144.50	8,467.16	4,666.69	-3,800.47	8,000.00
4150-00-000	Travel	6.03	416.67	-410.64	7,084.45	2,916.69	-4,167.76	5,000.00
4171-00-000	Auditing Fees	0.00	753.33	-753.33	0.00	5,273.31	5,273.31	9,040.00
4172-00-000	Port Out Admin Fee Paid	0.00	166.67	-166.67	185.56	1,166.69	981.13	2,000.00
4189-00-000	Total Other Admin Expenses	6.03	1,336.67	-1,330.64	7,270.01	9,356.69	2,086.68	16,040.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	799.00	125.00	-674.00	799.00	875.00	76.00	1,500.00

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

January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-03-000	Advertising	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4190-04-000	Office Supplies	55.99	208.33	152.34	1,328.77	1,458.31	129.54	2,500.00
4190-05-000	Fuel-Administrative	168.65	150.00	-18.65	726.15	1,050.00	323.85	1,800.00
4190-06-000	Compliance	1,872.99	833.33	-1,039.66	17,485.27	5,833.31	-11,651.96	10,000.00
4190-07-000	Telephone & Internet	652.90	375.00	-277.90	4,614.98	2,625.00	-1,989.98	4,500.00
4190-08-000	Postage	560.00	150.00	-410.00	3,510.77	1,050.00	-2,460.77	1,800.00
4190-10-000	Copiers	224.83	166.67	-58.16	1,324.28	1,166.69	-157.59	2,000.00
4190-12-000	Software	51.55	583.33	531.78	19,622.10	4,083.31	-15,538.79	7,000.00
4190-13-000	IT/Website Maintenance	404.64	533.33	128.69	2,999.28	3,733.31	734.03	6,400.00
4190-17-000	Landlord Incentives	0.00	1,250.00	1,250.00	0.00	8,750.00	8,750.00	15,000.00
4190-18-000	Small Office Equipment	0.00	208.33	208.33	1,075.00	1,458.31	383.31	2,500.00
4190-22-000	Other Misc Admin Expenses	-3,485.91	416.67	3,902.58	-2,885.51	2,916.69	5,802.20	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,304.64	5,416.66	4,112.02	50,600.09	37,916.62	-12,683.47	65,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	53,944.39	59,415.50	5,471.11	403,132.35	415,908.50	12,776.15	712,986.00
4200-00-000	TENANT SERVICES							
4220-00-000	Tenant Services-FSS Forfeitures	0.00	0.00	0.00	600.00	0.00	-600.00	0.00
4220-01-000	Other Tenant Svcs. (MTW-LL)	1,250.00	0.00	-1,250.00	14,375.00	0.00	-14,375.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,250.00	0.00	-1,250.00	14,975.00	0.00	-14,975.00	0.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	290.49	333.33	42.84	2,484.01	2,333.31	-150.70	4,000.00
4330-00-000	Gas	0.00	166.67	166.67	1,583.29	1,166.69	-416.60	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	290.49	500.00	209.51	4,067.30	3,500.00	-567.30	6,000.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	75.83	150.00	74.17	962.99	1,050.00	87.01	1,800.00
4510-10-000	Property Insurance	23.27	25.00	1.73	258.05	175.00	-83.05	300.00
4510-20-000	Liability Insurance	15.12	16.67	1.55	140.04	116.69	-23.35	200.00
4510-30-000	Workmen's Compensation	551.60	575.00	23.40	3,510.83	4,025.00	514.17	6,900.00
4599-00-000	TOTAL GENERAL EXPENSES	665.82	766.67	100.85	4,871.91	5,366.69	494.78	9,200.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	1,005,025.00	477,523.58	-527,501.42	3,897,830.00	3,342,665.06	-555,164.94	5,730,283.00
4715-01-000	Tenant Utility Payments-Voucher	6,090.00	0.00	-6,090.00	45,668.00	0.00	-45,668.00	0.00
4715-02-000	Port Out HAP Payments	0.00	0.00	0.00	9,234.00	0.00	-9,234.00	0.00
4715-06-000	FSS Escrow Payments	201.00	0.00	-201.00	16,898.00	0.00	-16,898.00	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,011,316.00	477,523.58	-533,792.42	3,969,630.00	3,342,665.06	-626,964.94	5,730,283.00

HOUSING CHOICE VOUCHER (incl. MTW,MS5, and FSS Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	1,067,466.70	538,205.75	-529,260.95	4,396,676.56	3,767,440.25	-629,236.31	6,458,469.00
9000-00-000	NET INCOME	-507,804.24	-3,114.09	-504,690.15	-147,278.52	-21,798.63	-125,479.89	-37,369.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	14,556.00	15,568.33	-1,012.33	96,900.80	108,978.31	-12,077.51	186,820.00
3112-00-000	50059 HAP Subsidy	20,585.00	23,588.42	-3,003.42	143,687.00	165,118.94	-21,431.94	283,061.00
3119-00-000	Total Rental Income	35,141.00	39,156.75	-4,015.75	240,587.80	274,097.25	-33,509.45	469,881.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	321.76	400.00	-78.24	2,383.98	2,800.00	-416.02	4,800.00
3120-02-000	Cleaning Fee	0.00	0.00	0.00	309.00	0.00	309.00	0.00
3120-03-000	Damages	1,249.00	400.00	849.00	4,752.89	2,800.00	1,952.89	4,800.00
3120-04-000	Late Charges	68.00	41.67	26.33	367.00	291.69	75.31	500.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	116.73	350.00	-233.27	600.00
3120-08-000	Workorders/Maint Charges	0.00	508.33	-508.33	2,956.06	3,558.31	-602.25	6,100.00
3129-00-000	Total Other Tenant Income	1,638.76	1,400.00	238.76	10,885.66	9,800.00	1,085.66	16,800.00
3199-00-000	TOTAL TENANT INCOME	36,779.76	40,556.75	-3,776.99	251,473.46	283,897.25	-32,423.79	486,681.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	0.00	5,713.00	-5,713.00	22,984.77	39,991.00	-17,006.23	68,556.00
3499-00-000	TOTAL GRANT INCOME	0.00	5,713.00	-5,713.00	22,984.77	39,991.00	-17,006.23	68,556.00
3999-00-000	TOTAL INCOME	36,779.76	46,269.75	-9,489.99	274,458.23	323,888.25	-49,430.02	555,237.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,354.96	3,137.50	-217.46	21,938.01	21,962.50	24.49	37,650.00
4110-04-000	Employee Benefit Contribution-Admin	1,117.61	1,450.00	-332.39	6,594.79	10,150.00	-3,555.21	17,400.00
4110-99-000	Total Administrative Salaries	4,472.57	4,587.50	-114.93	28,532.80	32,112.50	-3,579.70	55,050.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	192.00	83.33	-108.67	281.00	583.31	-302.31	1,000.00
4130-02-000	Criminal Background Checks	0.00	16.67	-16.67	124.65	116.69	-7.96	200.00
4130-04-000	General Legal Expense	6,013.30	316.67	-5,696.63	13,579.75	2,216.69	-11,363.06	3,800.00
4131-00-000	Total Legal Expense	6,205.30	416.67	-5,788.63	13,985.40	2,916.69	-11,068.71	5,000.00
4140-00-000	Staff Training	0.00	83.33	-83.33	870.50	583.31	-287.19	1,000.00
4150-00-000	Travel	0.00	83.33	-83.33	848.95	583.31	-265.64	1,000.00

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

January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4171-00-000	Auditing Fees	0.00	145.83	145.83	0.00	1,020.81	1,020.81	1,750.00
4189-00-000	Total Other Admin Expenses	0.00	229.16	229.16	848.95	1,604.12	755.17	2,750.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-02-000	Publications	0.00	20.83	20.83	0.00	145.81	145.81	250.00
4190-03-000	Advertising	0.00	20.83	20.83	0.00	145.81	145.81	250.00
4190-04-000	Office Supplies	63.64	83.33	19.69	307.48	583.31	275.83	1,000.00
4190-07-000	Telephone & Internet	305.70	291.67	-14.03	2,428.66	2,041.69	-386.97	3,500.00
4190-08-000	Postage	120.00	83.33	-36.67	277.79	583.31	305.52	1,000.00
4190-10-000	Copiers	38.77	83.33	44.56	280.57	583.31	302.74	1,000.00
4190-12-000	Software	11.04	458.33	447.29	759.61	3,208.31	2,448.70	5,500.00
4190-13-000	IT/Website Maintenance	80.04	125.00	44.96	525.32	875.00	349.68	1,500.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	0.00	175.00	175.00	300.00
4190-22-000	Other Misc Admin Expenses	0.00	16.67	16.67	-714.61	116.69	831.30	200.00
4191-00-000	Total Miscellaneous Admin Expenses	619.19	1,249.99	630.80	3,864.82	8,749.93	4,885.11	15,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,297.06	6,566.65	-4,730.41	48,102.47	45,966.55	-2,135.92	78,800.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	5,186.32	4,058.33	-1,127.99	23,832.47	28,408.31	4,575.84	48,700.00
4211-20-300	Tenant Services-Benefits	1,184.99	1,145.92	-39.07	6,194.46	8,021.44	1,826.98	13,751.00
4220-01-000	Other Tenant Svcs. (MTW-LL)	1,648.20	83.33	-1,564.87	7,853.88	583.31	-7,270.57	1,000.00
4240-20-300	Tenant Services-Other Direct Costs	245.02	333.33	88.31	2,502.23	2,333.31	-168.92	4,000.00
4241-20-300	Tenant Services-Training	0.00	83.33	83.33	470.00	583.31	113.31	1,000.00
4242-20-300	Tenant Services-Supplies & Materials	108.86	8.75	-100.11	204.71	61.25	-143.46	105.00
4243-20-300	Tenant Services-Travel	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	8,373.39	5,796.32	-2,577.07	41,057.75	40,574.24	-483.51	69,556.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	790.11	666.67	-123.44	5,183.97	4,666.69	-517.28	8,000.00
4320-00-000	Electricity	3,831.37	5,833.33	2,001.96	51,186.17	40,833.31	-10,352.86	70,000.00
4390-00-000	Sewer & Trash	1,833.34	2,083.33	249.99	12,498.58	14,583.31	2,084.73	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,454.82	8,583.33	2,128.51	68,868.72	60,083.31	-8,785.41	103,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,545.45	5,683.00	1,137.55	31,855.95	39,781.00	7,925.05	68,196.00
4410-05-000	Employee Benefit Contribution-Maint.	1,078.87	1,705.00	626.13	7,268.37	11,935.00	4,666.63	20,460.00
4411-00-000	Maintenance Uniforms	-9.68	0.00	9.68	0.00	0.00	0.00	0.00
4419-00-000	Total General Maint Expense	5,614.64	7,388.00	1,773.36	39,124.32	51,716.00	12,591.68	88,656.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - July 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-00-000	Materials						
4420-01-000	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4420-02-000	396.80	25.00	-371.80	557.72	175.00	-382.72	300.00
4420-03-000	0.00	333.33	333.33	1,628.84	2,333.31	704.47	4,000.00
4420-04-000	117.54	50.00	-67.54	1,895.66	350.00	-1,545.66	600.00
4420-05-000	109.62	125.00	15.38	471.99	875.00	403.01	1,500.00
4420-06-000	407.41	62.50	-344.91	1,076.88	437.50	-639.38	750.00
4420-07-000	494.33	350.00	-144.33	7,275.77	2,450.00	-4,825.77	4,200.00
4420-08-000	85.92	166.67	80.75	436.41	1,166.69	730.28	2,000.00
4420-09-000	0.00	83.33	83.33	71.87	583.31	511.44	1,000.00
4420-10-000	23.47	12.50	-10.97	151.80	87.50	-64.30	150.00
4429-00-000	1,635.09	1,250.00	-385.09	13,566.94	8,750.00	-4,816.94	15,000.00
4430-00-000	Contract Costs						
4430-01-000	0.00	41.67	41.67	7,830.00	291.69	-7,538.31	500.00
4430-03-000	199.40	208.33	8.93	1,363.48	1,458.31	94.83	2,500.00
4430-04-000	0.00	166.67	166.67	62.50	1,166.69	1,104.19	2,000.00
4430-05-000	1,403.54	1,450.00	46.46	10,162.09	10,150.00	-12.09	17,400.00
4430-06-000	0.00	208.33	208.33	2,603.99	1,458.31	-1,145.68	2,500.00
4430-07-000	1,632.46	83.33	-1,549.13	10,290.30	583.31	-9,706.99	1,000.00
4430-08-000	0.00	83.33	83.33	175.00	583.31	408.31	1,000.00
4430-09-000	0.00	0.00	0.00	4,690.00	0.00	-4,690.00	0.00
4430-10-000	183.47	125.00	-58.47	902.35	875.00	-27.35	1,500.00
4430-11-000	1,558.00	266.67	-1,291.33	2,148.00	1,866.69	-281.31	3,200.00
4430-13-000	0.00	583.33	583.33	3,412.50	4,083.31	670.81	7,000.00
4430-15-000	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-17-000	5,348.39	1,266.67	-4,081.72	15,111.07	8,866.69	-6,244.38	15,200.00
4430-18-000	30.00	41.67	11.67	400.50	291.69	-108.81	500.00
4430-19-000	0.00	100.00	100.00	1,152.37	700.00	-452.37	1,200.00
4430-99-000	0.00	333.33	333.33	700.35	2,333.31	1,632.96	4,000.00
4439-00-000	10,355.26	5,000.00	-5,355.26	61,004.50	35,000.00	-26,004.50	60,000.00
4499-00-000	17,604.99	13,638.00	-3,966.99	113,695.76	95,466.00	-18,229.76	163,656.00
4500-00-000	GENERAL EXPENSES						
4510-00-000	280.65	191.67	-88.98	1,706.31	1,341.69	-364.62	2,300.00
4510-10-000	386.61	333.33	-53.28	2,119.35	2,333.31	213.96	4,000.00
4510-20-000	175.47	279.17	103.70	1,047.15	1,954.19	907.04	3,350.00
4510-30-000	137.90	191.67	53.77	797.55	1,341.69	544.14	2,300.00
4570-00-000	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
4599-00-000	980.63	1,829.17	848.54	5,670.36	12,804.19	7,133.83	21,950.00

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

January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,347.76	2,226.75	-121.01	16,957.74	15,587.25	-1,370.49	26,721.00
4899-00-000	TOTAL FINANCING EXPENSES	2,347.76	2,226.75	-121.01	16,957.74	15,587.25	-1,370.49	26,721.00
8000-00-000	TOTAL EXPENSES	47,058.65	38,640.22	-8,418.43	294,352.80	270,481.54	-23,871.26	463,683.00
9000-00-000	NET INCOME	-10,278.89	7,629.53	-17,908.42	-19,894.57	53,406.71	-73,301.28	91,554.00

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

January - July 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	42,376.00	37,500.00	4,876.00	306,622.52	262,500.00	44,122.52	450,000.00
3112-06-000 PBV HAP Subsidy	103,110.00	104,503.00	-1,393.00	682,614.00	731,521.00	-48,907.00	1,254,036.00
3119-00-000 Total Rental Income	145,486.00	142,003.00	3,483.00	989,236.52	994,021.00	-4,784.48	1,704,036.00
3120-00-000 Other Tenant Income							
3120-03-000 Damages	3,508.00	83.33	3,424.67	26,342.00	583.31	25,758.69	1,000.00
3120-04-000 Late Charges	611.00	83.33	527.67	6,378.00	583.31	5,794.69	1,000.00
3120-05-000 Legal Fees - Tenant	0.00	83.33	-83.33	306.00	583.31	-277.31	1,000.00
3120-06-000 NSF Charges	0.00	8.33	-8.33	0.00	58.31	-58.31	100.00
3120-07-000 Tenant Owed Utilities	120.00	1,408.33	-1,288.33	932.90	9,858.31	-8,925.41	16,900.00
3120-08-000 Workorders/Maint Charges	0.00	1,666.67	-1,666.67	40.00	11,666.69	-11,626.69	20,000.00
3120-11-000 Collection Loss-Tenants	0.00	0.00	0.00	1,386.69	0.00	1,386.69	0.00
3129-00-000 Total Other Tenant Income	4,239.00	3,333.32	905.68	35,385.59	23,333.24	12,052.35	40,000.00
3199-00-000 TOTAL TENANT INCOME	149,725.00	145,336.32	4,388.68	1,024,622.11	1,017,354.24	7,267.87	1,744,036.00
3400-00-000 GRANT INCOME							
3415-00-000 Other Government Grants	0.00	13,750.00	-13,750.00	74,000.00	96,250.00	-22,250.00	165,000.00
3499-00-000 TOTAL GRANT INCOME	0.00	13,750.00	-13,750.00	74,000.00	96,250.00	-22,250.00	165,000.00
3600-00-000 OTHER INCOME							
3610-00-000 Investment Income - Unrestricted	266.48	50.00	216.48	1,677.02	350.00	1,327.02	600.00
3699-00-000 TOTAL OTHER INCOME	266.48	50.00	216.48	1,677.02	350.00	1,327.02	600.00
3999-00-000 TOTAL INCOME	149,991.48	159,136.32	-9,144.84	1,100,299.13	1,113,954.24	-13,655.11	1,909,636.00
4000-00-000 EXPENSES							
4100-00-000 ADMINISTRATIVE EXPENSES							
4100-99-000 Administrative Salaries							
4110-00-000 Administrative Salaries	18,970.78	23,925.00	4,954.22	153,915.98	167,475.00	13,559.02	287,100.00
4110-04-000 Employee Benefit Contribution-Admin	6,228.23	6,116.25	-111.98	42,477.23	42,813.75	336.52	73,395.00
4110-99-000 Total Administrative Salaries	25,199.01	30,041.25	4,842.24	196,393.21	210,288.75	13,895.54	360,495.00
4130-00-000 Legal Expense							
4130-01-000 Unlawful Detainers	0.00	41.67	41.67	420.00	291.69	-128.31	500.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-04-000	General Legal Expense	1,060.00	125.00	-935.00	11,156.61	875.00	-10,281.61	1,500.00
4131-00-000	Total Legal Expense	1,060.00	166.67	-893.33	11,576.61	1,166.69	-10,409.92	2,000.00
4140-00-000	Staff Training	1,362.00	166.67	-1,195.33	6,075.50	1,166.69	-4,908.81	2,000.00
4150-00-000	Travel	6.28	166.67	160.39	2,994.10	1,166.69	-1,827.41	2,000.00
4171-00-000	Auditing Fees	0.00	183.33	183.33	0.00	1,283.31	1,283.31	2,200.00
4189-00-000	Total Other Admin Expenses	6.28	350.00	343.72	2,994.10	2,450.00	-544.10	4,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	291.67	291.67	0.00	2,041.69	2,041.69	3,500.00
4190-02-000	Publications	82.18	166.67	84.49	329.57	1,166.69	837.12	2,000.00
4190-03-000	Advertising	0.00	125.00	125.00	724.00	875.00	151.00	1,500.00
4190-04-000	Office Supplies	206.64	666.67	460.03	1,772.29	4,666.69	2,894.40	8,000.00
4190-06-000	Compliance	0.00	583.33	583.33	410.00	4,083.31	3,673.31	7,000.00
4190-07-000	Telephone & Internet	317.90	750.00	432.10	2,619.59	5,250.00	2,630.41	9,000.00
4190-08-000	Postage	540.00	500.00	-40.00	3,042.87	3,500.00	457.13	6,000.00
4190-10-000	Copiers	156.20	416.67	260.47	1,071.22	2,916.69	1,845.47	5,000.00
4190-11-000	Printer Supplies	-22.99	0.00	22.99	0.00	0.00	0.00	0.00
4190-12-000	Software	49.70	1,666.67	1,616.97	3,320.43	11,666.69	8,346.26	20,000.00
4190-13-000	IT/Website Maintenance	757.09	500.00	-257.09	2,877.95	3,500.00	622.05	6,000.00
4190-18-000	Small Office Equipment	0.00	166.67	166.67	1,738.98	1,166.69	-572.29	2,000.00
4190-22-000	Other Misc Admin Expenses	4,020.94	2,083.33	-1,937.61	1,880.32	14,583.31	12,702.99	25,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,107.66	7,916.68	1,809.02	19,787.22	55,416.76	35,629.54	95,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	33,734.95	38,641.27	4,906.32	236,826.64	270,488.89	33,662.25	463,695.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs. (MTW-LL)	0.00	83.33	83.33	142.91	583.31	440.40	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	83.33	142.91	583.31	440.40	1,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	3,014.53	2,666.67	-347.86	19,417.05	18,666.69	-750.36	32,000.00
4320-00-000	Electricity	828.21	1,000.00	171.79	5,235.69	7,000.00	1,764.31	12,000.00
4330-00-000	Gas	-71.53	333.33	404.86	213.72	2,333.31	2,119.59	4,000.00
4390-00-000	Sewer & Trash	3,401.79	3,000.00	-401.79	20,622.51	21,000.00	377.49	36,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,173.00	7,000.00	-173.00	45,488.97	49,000.00	3,511.03	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	13,820.34	15,487.25	1,666.91	93,832.66	108,410.75	14,578.09	185,847.00
4410-05-000	Employee Benefit Contribution-Maint.	3,884.69	4,583.33	698.64	26,117.11	32,083.31	5,966.20	55,000.00
4411-00-000	Maintenance Uniforms	-27.96	0.00	27.96	0.00	0.00	0.00	0.00

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

January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4419-00-000	Total General Maint Expense	17,677.07	20,070.58	2,393.51	119,949.77	140,494.06	20,544.29	240,847.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	119.03	125.00	5.97	390.78	875.00	484.22	1,500.00
4420-02-000	Supplies-Appliance	0.00	250.00	250.00	1,164.69	1,750.00	585.31	3,000.00
4420-03-000	Supplies-Unit Turnover	399.49	958.33	558.84	2,478.88	6,708.31	4,229.43	11,500.00
4420-04-000	Supplies-Electrical	387.94	500.00	112.06	10,117.15	3,500.00	-6,617.15	6,000.00
4420-05-000	Supplies-Fuel & Parts	643.36	416.67	-226.69	2,182.68	2,916.69	734.01	5,000.00
4420-06-000	Supplies-Janitorial/Cleaning	990.20	250.00	-740.20	3,155.97	1,750.00	-1,405.97	3,000.00
4420-07-000	Supplies-Maint/Repairs	3,283.11	1,000.00	-2,283.11	11,630.53	7,000.00	-4,630.53	12,000.00
4420-08-000	Supplies-Plumbing	165.74	416.67	250.93	3,316.92	2,916.69	-400.23	5,000.00
4420-09-000	Tools and Equipment	29.99	166.67	136.68	1,791.55	1,166.69	-624.86	2,000.00
4420-10-000	Maintenance Paper/Supplies	53.65	83.33	29.68	331.71	583.31	251.60	1,000.00
4429-00-000	Total Materials	6,072.51	4,166.67	-1,905.84	36,560.86	29,166.69	-7,394.17	50,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	0.00	0.00	920.00	0.00	-920.00	0.00
4430-03-000	Contract-Trash Collection	172.64	250.00	77.36	1,107.20	1,750.00	642.80	3,000.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,666.67	1,666.67	13,001.47	11,666.69	-1,334.78	20,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	93.32	583.31	489.99	1,000.00
4430-07-000	Contract-Pest Control	2,464.91	166.67	-2,298.24	8,980.52	1,166.69	-7,813.83	2,000.00
4430-08-000	Contract-Floor Covering	0.00	666.67	666.67	1,607.81	4,666.69	3,058.88	8,000.00
4430-09-000	Contract-Grounds	0.00	416.67	416.67	11,667.60	2,916.69	-8,750.91	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	136.57	166.67	30.10	2,908.16	1,166.69	-1,741.47	2,000.00
4430-11-000	Contract-Plumbing	233.00	250.00	17.00	1,024.00	1,750.00	726.00	3,000.00
4430-12-000	Contract-Inspections	0.00	1,166.67	1,166.67	11,570.00	8,166.69	-3,403.31	14,000.00
4430-13-000	Contract-HVAC	785.00	666.67	-118.33	16,944.69	4,666.69	-12,278.00	8,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	7,500.00	155.00	52,500.00	52,345.00	90,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	450.00	0.00	-450.00	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	20.00	0.00	-20.00	0.00
4439-00-000	Total Contract Costs	3,792.12	13,333.36	9,541.24	70,449.77	93,333.52	22,883.75	160,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	27,541.70	37,570.61	10,028.91	226,960.40	262,994.27	36,033.87	450,847.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	170.48	333.33	162.85	1,057.64	2,333.31	1,275.67	4,000.00
4510-10-000	Property Insurance	1,161.69	1,000.00	-161.69	7,848.93	7,000.00	-848.93	12,000.00
4510-20-000	Liability Insurance	515.19	500.00	-15.19	3,737.55	3,500.00	-237.55	6,000.00
4510-30-000	Workmen's Compensation	482.66	666.67	184.01	3,441.89	4,666.69	1,224.80	8,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4521-00-000	Misc. Taxes/licenses/Insurance	0.00	2,333.33	2,333.33	14,000.11	16,333.31	2,333.20	28,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	14,583.31	14,583.31	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,330.02	6,916.66	4,586.64	30,086.12	48,416.62	18,330.50	83,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	28,457.92	6,776.50	-21,681.42	67,287.55	47,435.50	-19,852.05	81,318.00
4852-00-000	Interest Expense-Loan 2	70,000.00	11,666.67	-58,333.33	140,000.00	81,666.69	-58,333.31	140,000.00
4899-00-000	TOTAL FINANCING EXPENSES	98,457.92	18,443.17	-80,014.75	207,287.55	129,102.19	-78,185.36	221,318.00
8000-00-000	TOTAL EXPENSES	169,237.59	108,655.04	-60,582.55	746,792.59	760,585.28	13,792.69	1,303,860.00
9000-00-000	NET INCOME	-19,246.11	50,481.28	-69,727.39	353,506.54	353,368.96	137.58	605,776.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	9,740.00	8,627.08	1,112.92	61,597.00	60,389.56	1,207.44	103,525.00
3112-06-000	PBV HAP Subsidy	14,885.00	10,544.25	4,340.75	73,986.00	73,809.75	176.25	126,531.00
3119-00-000	Total Rental Income	24,625.00	19,171.33	5,453.67	135,583.00	134,199.31	1,383.69	230,056.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	135.13	150.00	-14.87	870.68	1,050.00	-179.32	1,800.00
3120-03-000	Damages	28.00	183.33	-155.33	2,028.00	1,283.31	744.69	2,200.00
3120-04-000	Late Charges	0.00	0.00	0.00	245.00	0.00	245.00	0.00
3120-05-000	Legal Fees - Tenant	0.00	0.00	0.00	122.00	0.00	122.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	0.00	0.00	1,324.00	0.00	1,324.00	0.00
3129-00-000	Total Other Tenant Income	163.13	333.33	-170.20	4,589.68	2,333.31	2,256.37	4,000.00
3199-00-000	TOTAL TENANT INCOME	24,788.13	19,504.66	5,283.47	140,172.68	136,532.62	3,640.06	234,056.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	410.64	16.67	393.97	2,175.14	116.69	2,058.45	200.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	120.00	0.00	120.00	0.00
3699-00-000	TOTAL OTHER INCOME	410.64	16.67	393.97	2,295.14	116.69	2,178.45	200.00
3999-00-000	TOTAL INCOME	25,198.77	19,521.33	5,677.44	142,467.82	136,649.31	5,818.51	234,256.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	1,890.36	2,047.92	157.56	14,204.39	14,335.44	131.05	24,575.00
4110-04-000	Employee Benefit Contribution-Admin	874.74	568.33	-306.41	5,174.64	3,978.31	-1,196.33	6,820.00
4110-99-000	Total Administrative Salaries	2,765.10	2,616.25	-148.85	19,379.03	18,313.75	-1,065.28	31,395.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	0.00	0.00	0.00	128.00	0.00	-128.00	0.00
4130-04-000	General Legal Expense	2,490.70	0.00	-2,490.70	5,191.76	0.00	-5,191.76	0.00
4131-00-000	Total Legal Expense	2,490.70	0.00	-2,490.70	5,319.76	0.00	-5,319.76	0.00
4140-00-000	Staff Training	0.00	41.67	41.67	259.50	291.69	32.19	500.00
4150-00-000	Travel	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4173-00-000	Management Fee	1,012.81	958.33	-54.48	6,635.51	6,708.31	72.80	11,500.00

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

January - July 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	1,012.81	1,000.00	-12.81	6,635.51	7,000.00	364.49	12,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.33	8.33	25.00	58.31	33.31	100.00
4190-02-000	Publications	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4190-03-000	Advertising	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4190-04-000	Office Supplies	57.64	29.17	-28.47	118.21	204.19	85.98	350.00
4190-06-000	Compliance	0.00	125.00	125.00	1,050.00	875.00	-175.00	1,500.00
4190-07-000	Telephone & Internet	365.76	300.00	-65.76	1,893.11	2,100.00	206.89	3,600.00
4190-08-000	Postage	60.00	41.67	-18.33	138.89	291.69	152.80	500.00
4190-10-000	Copiers	35.00	100.00	65.00	451.78	700.00	248.22	1,200.00
4190-12-000	Software	5.52	170.83	165.31	66.83	1,195.81	1,128.98	2,050.00
4190-13-000	IT/Website Maintenance	40.02	125.00	84.98	262.66	875.00	612.34	1,500.00
4190-21-000	HCC Fees	0.00	575.00	575.00	6,966.90	4,025.00	-2,941.90	6,900.00
4190-22-000	Other Misc Admin Expenses	526.07	83.33	-442.74	833.78	583.31	-250.47	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,090.01	1,574.99	484.98	11,807.16	11,024.93	-782.23	18,900.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,358.62	5,232.91	-2,125.71	43,400.96	36,630.37	-6,770.59	62,795.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	2,322.34	10,645.81	8,323.47	18,250.00
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0.00	177.66	0.00	-177.66	0.00
4220-01-000	Other Tenant Svcs. (MTW-LL)	0.00	125.00	125.00	1,045.00	875.00	-170.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	1,645.83	3,545.00	11,520.81	7,975.81	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	406.01	358.33	-47.68	2,657.27	2,508.31	-148.96	4,300.00
4320-00-000	Electricity	1,553.06	1,666.67	113.61	12,475.71	11,666.69	-809.02	20,000.00
4330-00-000	Gas	213.16	175.00	-38.16	1,515.74	1,225.00	-290.74	2,100.00
4390-00-000	Sewer & Trash	887.10	970.83	83.73	6,047.70	6,795.81	748.11	11,650.00
4399-00-000	TOTAL UTILITY EXPENSES	3,059.33	3,170.83	111.50	22,696.42	22,195.81	-500.61	38,050.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,292.63	1,725.83	433.20	9,031.26	12,080.81	3,049.55	20,710.00
4410-05-000	Employee Benefit Contribution-Maint.	358.23	504.00	145.77	2,409.39	3,528.00	1,118.61	6,048.00
4419-00-000	Total General Maint Expense	1,650.86	2,229.83	578.97	11,440.65	15,608.81	4,168.16	26,758.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	29.97	50.00	20.03	29.97	350.00	320.03	600.00
4420-02-000	Supplies-Appliance	0.00	25.00	25.00	40.87	175.00	134.13	300.00
4420-03-000	Supplies-Unit Turnover	0.00	58.33	58.33	119.83	408.31	288.48	700.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-04-000	Supplies-Electrical	53.95	58.33	4.38	293.29	408.31	115.02	700.00
4420-05-000	Supplies-Fuel & Parts	42.16	16.67	-25.49	181.54	116.69	-64.85	200.00
4420-06-000	Supplies-Janitorial/Cleaning	34.19	8.33	-25.86	260.90	58.31	-202.59	100.00
4420-07-000	Supplies-Maint/Repairs	1,975.42	33.33	-1,942.09	2,174.14	233.31	-1,940.83	400.00
4420-08-000	Supplies-Plumbing	38.35	25.00	-13.35	165.87	175.00	9.13	300.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4420-10-000	Maintenance Paper/Supplies	11.19	8.33	-2.86	31.53	58.31	26.78	100.00
4429-00-000	Total Materials	2,185.23	291.65	-1,893.58	3,297.94	2,041.55	-1,256.39	3,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	221.00	200.00	-21.00	1,584.55	1,400.00	-184.55	2,400.00
4430-04-000	Contract-Snow Removal	0.00	183.33	183.33	125.00	1,283.31	1,158.31	2,200.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	534.93	583.31	48.38	1,000.00
4430-07-000	Contract-Pest Control	64.91	58.33	-6.58	580.52	408.31	-172.21	700.00
4430-10-000	Contract-Janitorial/Cleaning	140.35	108.33	-32.02	972.49	758.31	-214.18	1,300.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-12-000	Contract-Inspections	0.00	316.67	316.67	2,000.00	2,216.69	216.69	3,800.00
4430-13-000	Contract-HVAC	1,399.00	400.00	-999.00	1,621.50	2,800.00	1,178.50	4,800.00
4430-15-000	Contract-Video Surveillance	0.00	16.67	16.67	2,066.51	116.69	-1,949.82	200.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	0.00	0.00	1,425.00	0.00	-1,425.00	0.00
4439-00-000	Total Contract Costs	1,825.26	1,499.99	-325.27	10,910.50	10,499.93	-410.57	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	5,661.35	4,021.47	-1,639.88	25,649.09	28,150.29	2,501.20	48,258.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	19.42	33.33	13.91	146.14	233.31	87.17	400.00
4510-10-000	Property Insurance	726.50	150.00	-576.50	5,085.50	1,050.00	-4,035.50	1,800.00
4510-20-000	Liability Insurance	204.90	150.00	-54.90	1,434.30	1,050.00	-384.30	1,800.00
4510-30-000	Workmen's Compensation	51.71	83.33	31.62	418.92	583.31	164.39	1,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	0.99	7.07	14.00	6.93	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4599-00-000	TOTAL GENERAL EXPENSES	1,003.54	460.33	-543.21	7,091.93	3,222.31	-3,869.62	5,524.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	18,447.84	15,896.37	-2,551.47	111,938.40	111,274.59	-663.81	190,757.00
9000-00-000	NET INCOME	6,750.93	3,624.96	3,125.97	30,529.42	25,374.72	5,154.70	43,499.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Actual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	38,856.51	35,004.67	3,851.84	277,697.70	280,037.36	-2,339.66	420,056.00
3112-06-000	PBV HAP Subsidy	20,361.00	25,492.92	-5,131.92	181,289.65	203,943.36	-22,653.71	305,915.00
3119-00-000	Total Rental Income	59,217.51	60,497.59	-1,280.08	458,987.35	483,980.72	-24,993.37	725,971.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	290.56	333.33	-42.77	2,674.50	2,666.64	7.86	4,000.00
3120-03-000	Damages	856.00	125.00	731.00	4,183.00	1,000.00	3,183.00	1,500.00
3120-04-000	Late Charges	277.00	0.00	277.00	1,878.00	0.00	1,878.00	0.00
3120-05-000	Legal Fees - Tenant	-50.00	0.00	-50.00	-50.00	0.00	-50.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	155.54	2,333.36	-2,177.82	3,500.00
3129-00-000	Total Other Tenant Income	1,373.56	750.00	623.56	8,841.04	6,000.00	2,841.04	9,000.00
3199-00-000	TOTAL TENANT INCOME	60,591.07	61,247.59	-656.52	467,828.39	489,980.72	-22,152.33	734,971.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	42,016.48	39,594.00	2,422.48	59,391.00
3410-53-100	CHERP-HMIS Grant	2,461.79	2,482.17	-20.38	36,299.24	19,857.36	16,441.88	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	6,953.54	7,006.00	-52.46	62,669.36	56,048.00	6,621.36	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	0.00	15,142.64	-15,142.64	22,714.00
3415-00-000	Other Government Grants	-2,117.95	0.00	-2,117.95	-2,117.95	0.00	-2,117.95	0.00
3499-00-000	TOTAL GRANT INCOME	7,297.38	16,330.25	-9,032.87	138,867.13	130,642.00	8,225.13	195,963.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	43.37	0.00	43.37	254.21	0.00	254.21	0.00
3611-00-000	Investment Income - Restricted	0.00	25.00	-25.00	0.00	200.00	-200.00	300.00
3620-00-000	Management Fee Income	1,015.02	958.33	56.69	7,650.53	7,666.64	-16.11	11,500.00
3621-00-000	Bond Application Fees	0.00	1,250.00	-1,250.00	0.00	10,000.00	-10,000.00	15,000.00
3650-00-000	Miscellaneous Other Income	0.00	14,000.00	-14,000.00	500.00	112,000.00	-111,500.00	168,000.00
3699-00-000	TOTAL OTHER INCOME	1,058.39	16,233.33	-15,174.94	8,404.74	129,866.64	-121,461.90	194,800.00
3999-00-000	TOTAL INCOME	68,946.84	93,811.17	-24,864.33	615,100.26	750,489.36	-135,389.10	1,125,734.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	20,918.27	21,075.83	157.56	174,801.53	168,606.64	-6,194.89	252,910.00
4110-04-000	Employee Benefit Contribution-Admin	5,269.22	6,409.83	1,140.61	43,041.27	51,278.64	8,237.37	76,918.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,340.76	3,532.58	-808.18	26,703.82	28,260.64	1,556.82	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,119.61	1,250.00	130.39	6,596.56	10,000.00	3,403.44	15,000.00
4110-53-100	Salary-CHERP HMIS	0.00	2,482.17	2,482.17	10,361.39	19,857.36	9,495.97	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	0.00	0.00	0.00	599.40	0.00	-599.40	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,150.04	5,000.00	-150.04	38,803.14	40,000.00	1,196.86	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,045.28	1,000.00	-45.28	10,842.82	8,000.00	-2,842.82	12,000.00
4110-61-200	Salary-COC Planning Grant	0.00	1,392.83	1,392.83	1,085.19	11,142.64	10,057.45	16,714.00
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	500.00	82.68	4,000.00	3,917.32	6,000.00
4110-99-000	Total Administrative Salaries	37,843.18	42,643.24	4,800.06	312,917.80	341,145.92	28,228.12	511,719.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	0.00	26.67	26.67	576.00	213.36	-362.64	320.00
4130-04-000	General Legal Expense	4,500.63	1,431.66	-3,068.97	20,706.23	11,453.28	-9,252.95	17,180.00
4131-00-000	Total Legal Expense	4,500.63	1,458.33	-3,042.30	21,282.23	11,666.64	-9,615.59	17,500.00
4140-00-000	Staff Training	6,580.75	500.00	-6,080.75	12,165.25	4,000.00	-8,165.25	6,000.00
4150-00-000	Travel	8,958.76	500.00	-8,458.76	20,686.40	4,000.00	-16,686.40	6,000.00
4171-00-000	Auditing Fees	0.00	520.84	520.84	0.00	4,166.72	4,166.72	6,250.00
4182-00-000	Consultants	0.00	0.00	0.00	2,461.10	0.00	-2,461.10	0.00
4189-00-000	Total Other Admin Expenses	8,958.76	1,020.84	-7,937.92	23,147.50	8,166.72	-14,980.78	12,250.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	125.00	125.00	550.00	1,000.00	450.00	1,500.00
4190-02-000	Publications	0.00	125.00	125.00	213.20	1,000.00	786.80	1,500.00
4190-03-000	Advertising	0.00	83.34	83.34	0.00	666.72	666.72	1,000.00
4190-04-000	Office Supplies	23.38	166.66	143.28	1,376.35	1,333.28	-43.07	2,000.00
4190-06-000	Compliance	0.00	141.67	141.67	1,200.00	1,133.36	-66.64	1,700.00
4190-07-000	Telephone & Internet	728.63	700.00	-28.63	7,304.81	5,600.00	-1,704.81	8,400.00
4190-08-000	Postage	154.80	291.67	136.87	1,854.90	2,333.36	478.46	3,500.00
4190-10-000	Copiers	175.62	250.00	74.38	1,573.46	2,000.00	426.54	3,000.00
4190-12-000	Software	18,872.24	1,625.00	-17,247.24	20,218.38	13,000.00	-7,218.38	19,500.00
4190-13-000	IT/Website Maintenance	402.70	458.33	55.63	3,551.17	3,666.64	115.47	5,500.00
4190-14-000	Community Donations	0.00	833.33	833.33	11,250.00	6,666.64	-4,583.36	10,000.00
4190-18-000	Small Office Equipment	1,120.83	416.66	-704.17	1,925.80	3,333.28	1,407.48	5,000.00
4190-22-000	Other Misc Admin Expenses	16,950.20	666.67	-16,283.53	19,900.19	5,333.36	-14,566.83	8,000.00
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	3,000.00	1,333.36	-1,666.64	2,000.00
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	410.25	0.00	-410.25	19,447.24	0.00	-19,447.24	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	229.84	1,006.00	776.16	5,772.28	8,048.00	2,275.72	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	39,068.49	7,056.00	-32,012.49	99,137.78	56,448.00	-42,689.78	84,672.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	96,951.81	52,678.41	-44,273.40	468,650.56	421,427.28	-47,223.28	632,141.00
4200-00-000 TENANT SERVICES							
4220-01-000 Other Tenant Svcs. (MTW-LL)	1,660.98	83.33	-1,577.65	9,514.84	666.64	-8,848.20	1,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	1,660.98	83.33	-1,577.65	9,514.84	666.64	-8,848.20	1,000.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	368.38	900.00	531.62	6,541.89	7,200.00	658.11	10,800.00
4320-00-000 Electricity	6,297.98	5,633.34	-664.64	59,560.47	45,066.72	-14,493.75	67,600.00
4330-00-000 Gas	-124.95	133.33	258.28	556.78	1,066.64	509.86	1,600.00
4390-00-000 Sewer & Trash	1,774.20	2,083.33	309.13	13,987.40	16,666.64	2,679.24	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	8,315.61	8,750.00	434.39	80,646.54	70,000.00	-10,646.54	105,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	5,616.18	6,545.83	929.65	48,682.52	52,366.64	3,684.12	78,550.00
4410-05-000 Employee Benefit Contribution-Maint.	1,321.68	2,071.67	749.99	10,564.01	16,573.36	6,009.35	24,860.00
4419-00-000 Total General Maint Expense	6,937.86	8,617.50	1,679.64	59,246.53	68,940.00	9,693.47	103,410.00
4420-00-000 Materials							
4420-01-000 Supplies-Grounds	0.00	75.00	75.00	0.00	600.00	600.00	900.00
4420-02-000 Supplies-Appliance	0.00	41.66	41.66	1,932.78	333.28	-1,599.50	500.00
4420-03-000 Supplies-Unit Turnover	0.00	250.00	250.00	2,274.98	2,000.00	-274.98	3,000.00
4420-04-000 Supplies-Electrical	2,316.23	141.67	-2,174.56	7,464.54	1,133.36	-6,331.18	1,700.00
4420-05-000 Supplies-Fuel & Parts	0.00	175.00	175.00	508.31	1,400.00	891.69	2,100.00
4420-06-000 Supplies-Janitorial/Cleaning	413.87	158.33	-255.54	3,298.05	1,266.64	-2,031.41	1,900.00
4420-07-000 Supplies-Maint/Repairs	2,698.00	883.33	-1,814.67	7,303.63	7,066.64	-236.99	10,600.00
4420-08-000 Supplies-Plumbing	0.00	175.00	175.00	724.01	1,400.00	675.99	2,100.00
4420-09-000 Tools and Equipment	0.00	166.67	166.67	34.47	1,333.36	1,298.89	2,000.00
4420-10-000 Maintenance Paper/Supplies	0.00	66.67	66.67	531.59	533.36	1.77	800.00
4429-00-000 Total Materials	5,428.10	2,133.33	-3,294.77	24,072.36	17,066.64	-7,005.72	25,600.00
4430-00-000 Contract Costs							
4430-02-000 Contract-Appliance	0.00	0.00	0.00	105.00	0.00	-105.00	0.00
4430-03-000 Contract-Trash Collection	218.57	308.33	89.76	1,649.98	2,466.64	816.66	3,700.00
4430-04-000 Contract-Snow Removal	0.00	250.00	250.00	152.50	2,000.00	1,847.50	3,000.00
4430-05-000 Contract-Unit Turnover	7,929.79	1,833.33	-6,096.46	16,797.01	14,666.64	-2,130.37	22,000.00
4430-06-000 Contract-Electrical	0.00	191.67	191.67	1,471.26	1,533.36	62.10	2,300.00
4430-07-000 Contract-Pest Control	4,800.00	612.50	-4,187.50	14,446.33	4,900.00	-9,546.33	7,350.00
4430-08-000 Contract-Floor Covering	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
4430-09-000 Contract-Grounds	0.00	50.00	50.00	750.00	400.00	-350.00	600.00

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-10-000	Contract-Janitorial/Cleaning	304.36	358.33	53.97	2,569.33	2,866.64	297.31	4,300.00
4430-11-000	Contract-Plumbing	406.29	83.33	-322.96	406.29	666.64	260.35	1,000.00
4430-12-000	Contract-Inspections	300.00	416.67	116.67	2,925.00	3,333.36	408.36	5,000.00
4430-13-000	Contract-HVAC	0.00	875.00	875.00	9,414.55	7,000.00	-2,414.55	10,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	850.00	850.00	7,965.04	6,800.00	-1,165.04	10,200.00
4430-18-000	Contract-Alarm Monitoring	26.44	112.50	86.06	1,118.42	900.00	-218.42	1,350.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,152.38	800.00	-352.38	1,200.00
4430-23-000	Contract-Consultants	240.00	0.00	-240.00	19,923.64	0.00	-19,923.64	0.00
4430-99-000	Contract Costs-Other	270.00	333.33	63.33	2,541.98	2,666.64	124.66	4,000.00
4439-00-000	Total Contract Costs	14,495.45	6,874.99	-7,620.46	83,388.71	54,999.92	-28,388.79	82,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	26,861.41	17,625.82	-9,235.59	166,707.60	141,006.56	-25,701.04	211,510.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	268.86	333.34	64.48	2,170.96	2,666.72	495.76	4,000.00
4510-10-000	Property Insurance	-5,085.92	500.00	5,585.92	4,288.16	4,000.00	-288.16	6,000.00
4510-20-000	Liability Insurance	-2,163.34	250.00	2,413.34	2,269.70	2,000.00	-269.70	3,000.00
4510-30-000	Workmen's Compensation	499.89	666.67	166.78	4,307.05	5,333.36	1,026.31	8,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	-3,752.41	0.00	3,752.41	0.00	0.00	0.00	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	-10,232.92	2,166.68	12,399.60	13,035.87	17,333.44	4,297.57	26,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,421.10	4,114.16	-1,306.94	43,962.58	32,913.28	-11,049.30	49,370.00
4899-00-000	TOTAL FINANCING EXPENSES	5,421.10	4,114.16	-1,306.94	43,962.58	32,913.28	-11,049.30	49,370.00
8000-00-000	TOTAL EXPENSES	128,977.99	85,418.40	-43,559.59	782,517.99	683,347.20	-99,170.79	1,025,021.00
9000-00-000	NET INCOME	-60,031.15	8,392.77	-68,423.92	-167,417.73	67,142.16	-234,559.89	100,713.00

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	21,381.51	18,338.00	3,043.51	141,358.24	146,704.00	-5,345.76	220,056.00
3119-00-000	Total Rental Income	21,381.51	18,338.00	3,043.51	141,358.24	146,704.00	-5,345.76	220,056.00
3199-00-000	TOTAL TENANT INCOME	21,381.51	18,338.00	3,043.51	141,358.24	146,704.00	-5,345.76	220,056.00
3999-00-000	TOTAL INCOME	21,381.51	18,338.00	3,043.51	141,358.24	146,704.00	-5,345.76	220,056.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	2,362.50	208.33	-2,154.17	2,550.00	1,666.64	-883.36	2,500.00
4131-00-000	Total Legal Expense	2,362.50	208.33	-2,154.17	2,550.00	1,666.64	-883.36	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	48.35	50.00	1.65	447.52	400.00	-47.52	600.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	24.33	0.00	-24.33	0.00
4191-00-000	Total Miscellaneous Admin Expenses	48.35	50.00	1.65	471.85	400.00	-71.85	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,410.85	258.33	-2,152.52	3,021.85	2,066.64	-955.21	3,100.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	-399.04	66.67	465.71	618.58	533.36	-85.22	800.00
4320-00-000	Electricity	896.27	0.00	-896.27	8,242.65	0.00	-8,242.65	0.00
4330-00-000	Gas	-124.95	0.00	124.95	-214.04	0.00	214.04	0.00
4399-00-000	TOTAL UTILITY EXPENSES	372.28	66.67	-305.61	8,647.19	533.36	-8,113.83	800.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-04-000	Supplies-Electrical	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4420-07-000	Supplies-Maint/Repairs	0.00	216.67	216.67	0.00	1,733.36	1,733.36	2,600.00
4429-00-000	Total Materials	0.00	258.34	258.34	0.00	2,066.72	2,066.72	3,100.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-04-000	Contract-Snow Removal	0.00	0.00	0.00	90.00	0.00	-90.00	0.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	-320.00	0.00	320.00	0.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - August 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-07-000	Contract-Pest Control	0.00	54.17	54.17	580.52	433.36	-147.16	650.00
4430-10-000	Contract-Janitorial/Cleaning	181.52	150.00	-31.52	1,544.14	1,200.00	-344.14	1,800.00
4430-13-000	Contract-HVAC	0.00	150.00	150.00	5,852.05	1,200.00	-4,652.05	1,800.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	350.00	2,000.00	1,650.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	20.83	20.83	207.00	166.64	-40.36	250.00
4430-99-000	Contract Costs-Other	0.00	208.33	208.33	738.36	1,666.64	928.28	2,500.00
4439-00-000	Total Contract Costs	181.52	916.66	735.14	9,042.07	7,333.28	-1,708.79	11,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	181.52	1,175.00	993.48	9,042.07	9,400.00	357.93	14,100.00
4500-00-000	GENERAL EXPENSES							
4510-10-000	Property Insurance	-5,492.91	0.00	5,492.91	1,003.09	0.00	-1,003.09	0.00
4510-20-000	Liability Insurance	-2,354.09	0.00	2,354.09	471.91	0.00	-471.91	0.00
4599-00-000	TOTAL GENERAL EXPENSES	-7,847.00	0.00	7,847.00	1,475.00	0.00	-1,475.00	0.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,593.05	1,267.08	-1,325.97	20,579.53	10,136.64	-10,442.89	15,205.00
4899-00-000	TOTAL FINANCING EXPENSES	2,593.05	1,267.08	-1,325.97	20,579.53	10,136.64	-10,442.89	15,205.00
8000-00-000	TOTAL EXPENSES	-2,289.30	2,767.08	5,056.38	42,765.64	22,136.64	-20,629.00	33,205.00
9000-00-000	NET INCOME	23,670.81	15,570.92	8,099.89	98,592.60	124,567.36	-25,974.76	186,851.00

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	17,475.00	16,666.67	808.33	136,339.46	133,333.36	3,006.10	200,000.00
3112-06-000	PBV HAP Subsidy	20,361.00	25,492.92	-5,131.92	181,289.65	203,943.36	-22,653.71	305,915.00
3119-00-000	Total Rental Income	37,836.00	42,159.59	-4,323.59	317,629.11	337,276.72	-19,647.61	505,915.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	290.56	333.33	-42.77	2,674.50	2,666.64	7.86	4,000.00
3120-03-000	Damages	856.00	125.00	731.00	4,050.00	1,000.00	3,050.00	1,500.00
3120-04-000	Late Charges	202.00	0.00	202.00	1,203.00	0.00	1,203.00	0.00
3120-05-000	Legal Fees - Tenant	-50.00	0.00	-50.00	-50.00	0.00	-50.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	155.54	2,333.36	-2,177.82	3,500.00
3129-00-000	Total Other Tenant Income	1,298.56	750.00	548.56	8,033.04	6,000.00	2,033.04	9,000.00
3199-00-000	TOTAL TENANT INCOME	39,134.56	42,909.59	-3,775.03	325,662.15	343,276.72	-17,614.57	514,915.00
3999-00-000	TOTAL INCOME	39,134.56	42,909.59	-3,775.03	325,662.15	343,276.72	-17,614.57	514,915.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	5,468.67	5,442.50	-26.17	40,712.07	43,540.00	2,827.93	65,310.00
4110-04-000	Employee Benefit Contribution-Admin	1,607.24	1,765.83	158.59	10,594.94	14,126.64	3,531.70	21,190.00
4110-99-000	Total Administrative Salaries	7,075.91	7,208.33	132.42	51,307.01	57,666.64	6,359.63	86,500.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	0.00	26.67	26.67	576.00	213.36	-362.64	320.00
4130-04-000	General Legal Expense	0.00	390.00	390.00	5,650.85	3,120.00	-2,530.85	4,680.00
4131-00-000	Total Legal Expense	0.00	416.67	416.67	6,226.85	3,333.36	-2,893.49	5,000.00
4140-00-000	Staff Training	3,098.00	83.33	-3,014.67	3,918.00	666.64	-3,251.36	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	1,214.16	666.64	-547.52	1,000.00
4171-00-000	Auditing Fees	0.00	104.17	104.17	0.00	833.36	833.36	1,250.00
4189-00-000	Total Other Admin Expenses	0.00	187.50	187.50	1,214.16	1,500.00	285.84	2,250.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4190-03-000	Advertising	0.00	41.67	41.67	0.00	333.36	333.36	500.00

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-04-000	Office Supplies	20.59	83.33	62.74	266.35	666.64	400.29	1,000.00
4190-06-000	Compliance	0.00	141.67	141.67	1,200.00	1,133.36	-66.64	1,700.00
4190-07-000	Telephone & Internet	221.77	233.33	11.56	2,216.96	1,866.64	-350.32	2,800.00
4190-08-000	Postage	40.49	166.67	126.18	457.18	1,333.36	876.18	2,000.00
4190-10-000	Copiers	40.32	125.00	84.68	366.72	1,000.00	633.28	1,500.00
4190-12-000	Software	4,719.12	666.67	-4,052.45	5,363.74	5,333.36	-30.38	8,000.00
4190-13-000	IT/Website Maintenance	103.21	208.33	105.12	891.18	1,666.64	775.46	2,500.00
4190-18-000	Small Office Equipment	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4190-22-000	Other Misc Admin Expenses	0.00	250.00	250.00	-780.81	2,000.00	2,780.81	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	5,145.50	2,083.34	-3,062.16	9,981.32	16,666.72	6,685.40	25,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,319.41	9,979.17	-5,340.24	72,647.34	79,833.36	7,186.02	119,750.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs. (MTW-LL)	1,660.98	83.33	-1,577.65	9,514.84	666.64	-8,848.20	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,660.98	83.33	-1,577.65	9,514.84	666.64	-8,848.20	1,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	767.42	833.33	65.91	5,923.31	6,666.64	743.33	10,000.00
4320-00-000	Electricity	5,276.12	5,416.67	140.55	49,772.71	43,333.36	-6,439.35	65,000.00
4390-00-000	Sewer & Trash	1,774.20	2,083.33	309.13	13,987.40	16,666.64	2,679.24	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,817.74	8,333.33	515.59	69,683.42	66,666.64	-3,016.78	100,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,448.18	5,683.33	1,235.15	37,125.68	45,466.64	8,340.96	68,200.00
4410-05-000	Employee Benefit Contribution-Maint.	1,059.59	1,630.00	570.41	8,375.40	13,040.00	4,664.60	19,560.00
4419-00-000	Total General Maint Expense	5,507.77	7,313.33	1,805.56	45,501.08	58,506.64	13,005.56	87,760.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	200.00	200.00	300.00
4420-02-000	Supplies-Appliance	0.00	33.33	33.33	150.82	266.64	115.82	400.00
4420-03-000	Supplies-Unit Turnover	0.00	250.00	250.00	2,274.98	2,000.00	-274.98	3,000.00
4420-04-000	Supplies-Electrical	2,185.48	83.33	-2,102.15	7,271.22	666.64	-6,604.58	1,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	125.00	125.00	508.31	1,000.00	491.69	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	356.14	58.33	-297.81	1,571.66	466.64	-1,105.02	700.00
4420-07-000	Supplies-Maint/Repairs	2,388.00	583.33	-1,804.67	6,781.72	4,666.64	-2,115.08	7,000.00
4420-08-000	Supplies-Plumbing	0.00	133.33	133.33	480.95	1,066.64	585.69	1,600.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	34.47	1,333.36	1,298.89	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	253.54	333.36	79.82	500.00
4429-00-000	Total Materials	4,929.62	1,499.99	-3,429.63	19,327.67	11,999.92	-7,327.75	18,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - August 2023								
	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4430-00-000	Contract Costs							
4430-03-000	218.57	225.00	6.43	1,649.98	1,800.00	150.02	2,700.00	
4430-04-000	0.00	250.00	250.00	62.50	2,000.00	1,937.50	3,000.00	
4430-05-000	7,929.79	1,833.33	-6,096.46	16,797.01	14,666.64	-2,130.37	22,000.00	
4430-06-000	0.00	166.67	166.67	1,791.26	1,333.36	-457.90	2,000.00	
4430-07-000	4,800.00	500.00	-4,300.00	13,285.29	4,000.00	-9,285.29	6,000.00	
4430-08-000	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00	
4430-09-000	0.00	50.00	50.00	0.00	400.00	400.00	600.00	
4430-10-000	122.84	125.00	2.16	1,025.19	1,000.00	-25.19	1,500.00	
4430-11-000	406.29	0.00	-406.29	406.29	0.00	-406.29	0.00	
4430-12-000	300.00	416.67	116.67	2,925.00	3,333.36	408.36	5,000.00	
4430-13-000	0.00	600.00	600.00	3,562.50	4,800.00	1,237.50	7,200.00	
4430-15-000	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00	
4430-17-000	0.00	600.00	600.00	7,615.04	4,800.00	-2,815.04	7,200.00	
4430-18-000	0.00	50.00	50.00	400.50	400.00	-0.50	600.00	
4430-19-000	0.00	100.00	100.00	1,152.38	800.00	-352.38	1,200.00	
4430-23-000	240.00	0.00	-240.00	19,923.64	0.00	-19,923.64	0.00	
4430-99-000	0.00	0.00	0.00	1,179.12	0.00	-1,179.12	0.00	
4439-00-000	Total Contract Costs	14,017.49	5,416.67	-8,600.82	71,775.70	43,333.36	-28,442.34	65,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	24,454.88	14,229.99	-10,224.89	136,604.45	113,839.92	-22,764.53	170,760.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	216.37	166.67	-49.70	1,400.58	1,333.36	-67.22	2,000.00	
4510-10-000	316.28	333.33	17.05	2,178.39	2,666.64	488.25	4,000.00	
4510-20-000	145.23	166.67	21.44	1,145.93	1,333.36	187.43	2,000.00	
4510-30-000	155.14	166.67	11.53	1,398.10	1,333.36	-64.74	2,000.00	
4570-00-000	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00	
4599-00-000	TOTAL GENERAL EXPENSES	833.02	1,250.01	416.99	6,123.00	10,000.08	3,877.08	15,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	2,828.05	2,847.08	19.03	23,383.05	22,776.64	-606.41	34,165.00	
4899-00-000	TOTAL FINANCING EXPENSES	2,828.05	2,847.08	19.03	23,383.05	22,776.64	-606.41	34,165.00
8000-00-000	TOTAL EXPENSES	52,914.08	36,722.91	-16,191.17	317,956.10	293,783.28	-24,172.82	440,675.00
9000-00-000	NET INCOME	-13,779.52	6,186.68	-19,966.20	7,706.05	49,493.44	-41,787.39	74,240.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - August 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	42,016.48	39,594.00	2,422.48	59,391.00
3410-53-100	CHERP-HMIS Grant	2,461.79	2,482.17	-20.38	36,299.24	19,857.36	16,441.88	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	6,953.54	7,006.00	-52.46	62,669.36	56,048.00	6,621.36	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	0.00	15,142.64	-15,142.64	22,714.00
3499-00-000	TOTAL GRANT INCOME	9,415.33	16,330.25	-6,914.92	140,985.08	130,642.00	10,343.08	195,963.00
3999-00-000	TOTAL INCOME	9,415.33	16,330.25	-6,914.92	140,985.08	130,642.00	10,343.08	195,963.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,340.76	3,532.58	-808.18	26,703.82	28,260.64	1,556.82	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,119.61	1,250.00	130.39	6,596.56	10,000.00	3,403.44	15,000.00
4110-53-100	Salary-CHERP HMIS	0.00	2,482.17	2,482.17	10,361.39	19,857.36	9,495.97	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	0.00	0.00	0.00	599.40	0.00	-599.40	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,150.04	5,000.00	-150.04	38,803.14	40,000.00	1,196.86	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,045.28	1,000.00	-45.28	10,842.82	8,000.00	-2,842.82	12,000.00
4110-61-200	Salary-COC Planning Grant	0.00	1,392.83	1,392.83	1,085.19	11,142.64	10,057.45	16,714.00
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	500.00	82.68	4,000.00	3,917.32	6,000.00
4110-99-000	Total Administrative Salaries	11,655.69	15,157.58	3,501.89	95,075.00	121,260.64	26,185.64	181,891.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	3,000.00	1,333.36	-1,666.64	2,000.00
4190-53-100	CHERP-HMIS Fees, Licenses, etc	410.25	0.00	-410.25	19,447.24	0.00	-19,447.24	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	229.84	1,006.00	776.16	5,772.28	8,048.00	2,275.72	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	640.09	1,172.67	532.58	28,219.52	9,381.36	-18,838.16	14,072.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,295.78	16,330.25	4,034.47	123,294.52	130,642.00	7,347.48	195,963.00
8000-00-000	TOTAL EXPENSES	12,295.78	16,330.25	4,034.47	123,294.52	130,642.00	7,347.48	195,963.00
9000-00-000	NET INCOME	-2,880.45	0.00	-2,880.45	17,690.56	0.00	17,690.56	0.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999 Revenue & Expenses							
3000-00-000 INCOME							
3400-00-000 GRANT INCOME							
3410-01-000 Section 8 HAP Earned	498,017.00	476,273.58	21,743.42	3,936,297.00	3,810,188.64	126,108.36	5,715,283.00
3410-02-000 Section 8 Admin. Fee Income	61,850.00	51,734.75	10,115.25	816,774.00	413,878.00	402,896.00	620,817.00
3410-03-000 Section 8 FSS Grant Income	5,068.98	5,250.00	-181.02	48,247.16	42,000.00	6,247.16	63,000.00
3499-00-000 TOTAL GRANT INCOME	564,935.98	533,258.33	31,677.65	4,801,318.16	4,266,066.64	535,251.52	6,399,100.00
3600-00-000 OTHER INCOME							
3640-00-000 Fraud Recovery-HAP	-1,528.68	583.33	-2,112.01	7,048.69	4,666.64	2,382.05	7,000.00
3640-01-000 Fraud Recovery-ADM	0.00	583.33	-583.33	4,034.83	4,666.64	-631.81	7,000.00
3650-00-000 Miscellaneous Other Income	0.00	666.67	-666.67	0.00	5,333.36	-5,333.36	8,000.00
3651-00-000 Misc Income-FSS Forfeitures	0.00	0.00	0.00	403.66	0.00	403.66	0.00
3699-00-000 TOTAL OTHER INCOME	-1,528.68	1,833.33	-3,362.01	11,487.18	14,666.64	-3,179.46	22,000.00
3999-00-000 TOTAL INCOME	563,407.30	535,091.66	28,315.64	4,812,805.34	4,280,733.28	532,072.06	6,421,100.00
4000-00-000 EXPENSES							
4100-00-000 ADMINISTRATIVE EXPENSES							
4100-99-000 Administrative Salaries							
4110-00-000 Administrative Salaries	34,646.70	35,605.25	958.55	272,565.30	284,842.00	12,276.70	427,263.00
4110-04-000 Employee Benefit Contribution-Admin	10,288.01	10,723.58	435.57	72,126.18	85,788.64	13,662.46	128,683.00
4110-20-400 Administrative Salaries-FSS	3,725.82	3,918.75	192.93	31,669.47	31,350.00	-319.47	47,025.00
4110-21-400 Employee Benefits Contribution-FSS	1,343.16	1,331.25	-11.91	8,785.54	10,650.00	1,864.46	15,975.00
4110-99-000 Total Administrative Salaries	50,003.69	51,578.83	1,575.14	385,146.49	412,630.64	27,484.15	618,946.00
4130-00-000 Legal Expense							
4130-02-000 Criminal Background Checks	411.65	250.00	-161.65	1,547.35	2,000.00	452.65	3,000.00
4130-04-000 General Legal Expense	0.00	166.67	166.67	516.59	1,333.36	816.77	2,000.00
4131-00-000 Total Legal Expense	411.65	416.67	5.02	2,063.94	3,333.36	1,269.42	5,000.00
4140-00-000 Staff Training	3,484.00	666.67	-2,817.33	11,951.16	5,333.36	-6,617.80	8,000.00
4150-00-000 Travel	33.01	416.67	383.66	7,117.46	3,333.36	-3,784.10	5,000.00
4171-00-000 Auditing Fees	0.00	753.33	753.33	0.00	6,026.64	6,026.64	9,040.00
4172-00-000 Port Out Admin Fee Paid	0.00	166.67	166.67	185.56	1,333.36	1,147.80	2,000.00
4189-00-000 Total Other Admin Expenses	33.01	1,336.67	1,303.66	7,303.02	10,693.36	3,390.34	16,040.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	125.00	125.00	799.00	1,000.00	201.00	1,500.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-03-000 Advertising	168.27	416.67	248.40	168.27	3,333.36	3,165.09	5,000.00
4190-04-000 Office Supplies	86.17	208.33	122.16	1,414.94	1,666.64	251.70	2,500.00
4190-05-000 Fuel-Administrative	0.00	150.00	150.00	726.15	1,200.00	473.85	1,800.00
4190-06-000 Compliance	3,583.07	833.33	-2,749.74	21,068.34	6,666.64	-14,401.70	10,000.00
4190-07-000 Telephone & Internet	455.32	375.00	-80.32	5,070.30	3,000.00	-2,070.30	4,500.00
4190-08-000 Postage	140.37	150.00	9.63	3,651.14	1,200.00	-2,451.14	1,800.00
4190-10-000 Copiers	196.88	166.67	-30.21	1,521.16	1,333.36	-187.80	2,000.00
4190-12-000 Software	28,388.83	583.33	-27,805.50	48,010.93	4,666.64	-43,344.29	7,000.00
4190-13-000 IT/Website Maintenance	396.36	533.33	136.97	3,395.64	4,266.64	871.00	6,400.00
4190-15-000 Cell Phones/Pagers	65.12	0.00	-65.12	65.12	0.00	-65.12	0.00
4190-17-000 Landlord Incentives	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000.00
4190-18-000 Small Office Equipment	3,652.29	208.33	-3,443.96	4,727.29	1,666.64	-3,060.65	2,500.00
4190-22-000 Other Misc Admin Expenses	-8,168.85	416.67	8,585.52	-11,054.36	3,333.36	14,387.72	5,000.00
4191-00-000 Total Miscellaneous Admin Expenses	28,963.83	5,416.66	-23,547.17	79,563.92	43,333.28	-36,230.64	65,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	82,896.18	59,415.50	-23,480.68	486,028.53	475,324.00	-10,704.53	712,986.00
4200-00-000 TENANT SERVICES							
4220-00-000 Tenant Services-FSS Forfeitures	746.19	0.00	-746.19	1,346.19	0.00	-1,346.19	0.00
4220-01-000 Other Tenant Svcs. (MTW-LL)	2,600.00	0.00	-2,600.00	16,975.00	0.00	-16,975.00	0.00
4220-02-000 Tenant FSS Goal Incentives	1,775.00	0.00	-1,775.00	1,775.00	0.00	-1,775.00	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	5,121.19	0.00	-5,121.19	20,096.19	0.00	-20,096.19	0.00
4300-00-000 UTILITY EXPENSES							
4320-00-000 Electricity	469.81	333.33	-136.48	2,953.82	2,666.64	-287.18	4,000.00
4330-00-000 Gas	3.89	166.67	162.78	1,587.18	1,333.36	-253.82	2,000.00
4399-00-000 TOTAL UTILITY EXPENSES	473.70	500.00	26.30	4,541.00	4,000.00	-541.00	6,000.00
4500-00-000 GENERAL EXPENSES							
4510-00-000 Insurance-Other	75.83	150.00	74.17	1,038.82	1,200.00	161.18	1,800.00
4510-10-000 Property Insurance	23.27	25.00	1.73	281.32	200.00	-81.32	300.00
4510-20-000 Liability Insurance	15.12	16.67	1.55	155.16	133.36	-21.80	200.00
4510-30-000 Workmen's Compensation	551.60	575.00	23.40	4,062.43	4,600.00	537.57	6,900.00
4599-00-000 TOTAL GENERAL EXPENSES	665.82	766.67	100.85	5,537.73	6,133.36	595.63	9,200.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS							
4715-00-000 Housing Assistance Payments	5,095.00	477,523.58	472,428.58	3,902,925.00	3,820,188.64	-82,736.36	5,730,283.00
4715-01-000 Tenant Utility Payments-Voucher	6,379.00	0.00	-6,379.00	52,047.00	0.00	-52,047.00	0.00
4715-02-000 Port Out HAP Payments	0.00	0.00	0.00	9,234.00	0.00	-9,234.00	0.00
4715-06-000 FSS Escrow Payments	1,082.00	0.00	-1,082.00	17,980.00	0.00	-17,980.00	0.00

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	12,556.00	477,523.58	464,967.58	3,982,186.00	3,820,188.64	-161,997.36	5,730,283.00
8000-00-000	TOTAL EXPENSES	101,712.89	538,205.75	436,492.86	4,498,389.45	4,305,646.00	-192,743.45	6,458,469.00
9000-00-000	NET INCOME	461,694.41	-3,114.09	464,808.50	314,415.89	-24,912.72	339,328.61	-37,369.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	18,789.00	15,568.33	3,220.67	115,689.80	124,546.64	-8,856.84	186,820.00
3112-00-000	50059 HAP Subsidy	21,135.00	23,588.42	-2,453.42	164,822.00	188,707.36	-23,885.36	283,061.00
3119-00-000	Total Rental Income	39,924.00	39,156.75	767.25	280,511.80	313,254.00	-32,742.20	469,881.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	290.57	400.00	-109.43	2,674.55	3,200.00	-525.45	4,800.00
3120-02-000	Cleaning Fee	0.00	0.00	0.00	309.00	0.00	309.00	0.00
3120-03-000	Damages	3,986.95	400.00	3,586.95	8,739.84	3,200.00	5,539.84	4,800.00
3120-04-000	Late Charges	32.00	41.67	-9.67	399.00	333.36	65.64	500.00
3120-05-000	Legal Fees - Tenant	-25.00	50.00	-75.00	91.73	400.00	-308.27	600.00
3120-08-000	Workorders/Maint Charges	25.00	508.33	-483.33	2,981.06	4,066.64	-1,085.58	6,100.00
3129-00-000	Total Other Tenant Income	4,309.52	1,400.00	2,909.52	15,195.18	11,200.00	3,995.18	16,800.00
3199-00-000	TOTAL TENANT INCOME	44,233.52	40,556.75	3,676.77	295,706.98	324,454.00	-28,747.02	486,681.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	1,920.87	5,713.00	-3,792.13	24,905.64	45,704.00	-20,798.36	68,556.00
3499-00-000	TOTAL GRANT INCOME	1,920.87	5,713.00	-3,792.13	24,905.64	45,704.00	-20,798.36	68,556.00
3999-00-000	TOTAL INCOME	46,154.39	46,269.75	-115.36	320,612.62	370,158.00	-49,545.38	555,237.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,365.53	3,137.50	-228.03	25,303.54	25,100.00	-203.54	37,650.00
4110-04-000	Employee Benefit Contribution-Admin	1,117.17	1,450.00	332.83	7,711.96	11,600.00	3,888.04	17,400.00
4110-99-000	Total Administrative Salaries	4,482.70	4,587.50	104.80	33,015.50	36,700.00	3,684.50	55,050.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	0.00	83.33	83.33	281.00	666.64	385.64	1,000.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	124.65	133.36	8.71	200.00
4130-04-000	General Legal Expense	300.00	316.67	16.67	13,879.75	2,533.36	-11,346.39	3,800.00
4131-00-000	Total Legal Expense	300.00	416.67	116.67	14,285.40	3,333.36	-10,952.04	5,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	870.50	666.64	-203.86	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	848.95	666.64	-182.31	1,000.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4171-00-000 Auditing Fees	0.00	145.83	145.83	0.00	1,166.64	1,166.64	1,750.00
4189-00-000 Total Other Admin Expenses	0.00	229.16	229.16	848.95	1,833.28	984.33	2,750.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4190-02-000 Publications	0.00	20.83	20.83	0.00	166.64	166.64	250.00
4190-03-000 Advertising	0.00	20.83	20.83	0.00	166.64	166.64	250.00
4190-04-000 Office Supplies	13.73	83.33	69.60	321.21	666.64	345.43	1,000.00
4190-07-000 Telephone & Internet	306.42	291.67	-14.75	2,735.08	2,333.36	-401.72	3,500.00
4190-08-000 Postage	26.99	83.33	56.34	304.78	666.64	361.86	1,000.00
4190-10-000 Copiers	34.59	83.33	48.74	315.16	666.64	351.48	1,000.00
4190-12-000 Software	3,145.12	458.33	-2,686.79	3,904.73	3,666.64	-238.09	5,500.00
4190-13-000 IT/Website Maintenance	68.80	125.00	56.20	594.12	1,000.00	405.88	1,500.00
4190-18-000 Small Office Equipment	0.00	25.00	25.00	0.00	200.00	200.00	300.00
4190-22-000 Other Misc Admin Expenses	0.00	16.67	16.67	-714.61	133.36	847.97	200.00
4191-00-000 Total Miscellaneous Admin Expenses	3,595.65	1,249.99	-2,345.66	7,460.47	9,999.92	2,539.45	15,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	8,378.35	6,566.65	-1,811.70	56,480.82	52,533.20	-3,947.62	78,800.00
4200-00-000 TENANT SERVICES							
4210-20-300 Tenant Services-Salaries	3,537.28	4,058.33	521.05	27,369.75	32,466.64	5,096.89	48,700.00
4211-20-300 Tenant Services-Benefits	801.38	1,145.92	344.54	6,995.84	9,167.36	2,171.52	13,751.00
4220-01-000 Other Tenant Svcs. (MTW-LL)	1,660.96	83.33	-1,577.63	9,514.84	666.64	-8,848.20	1,000.00
4240-20-300 Tenant Services-Other Direct Costs	252.34	333.33	80.99	2,754.57	2,666.64	-87.93	4,000.00
4241-20-300 Tenant Services-Training	0.00	83.33	83.33	470.00	666.64	196.64	1,000.00
4242-20-300 Tenant Services-Supplies & Materials	0.00	8.75	8.75	204.71	70.00	-134.71	105.00
4243-20-300 Tenant Services-Travel	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	6,251.96	5,796.32	-455.64	47,309.71	46,370.56	-939.15	69,556.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	798.36	666.67	-131.69	5,982.33	5,333.36	-648.97	8,000.00
4320-00-000 Electricity	4,743.13	5,833.33	1,090.20	55,929.30	46,666.64	-9,262.66	70,000.00
4390-00-000 Sewer & Trash	1,833.34	2,083.33	249.99	14,331.92	16,666.64	2,334.72	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	7,374.83	8,583.33	1,208.50	76,243.55	68,666.64	-7,576.91	103,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	4,466.55	5,683.00	1,216.45	36,322.50	45,464.00	9,141.50	68,196.00
4410-05-000 Employee Benefit Contribution-Maint.	1,069.87	1,705.00	635.13	8,338.24	13,640.00	5,301.76	20,460.00
4419-00-000 Total General Maint Expense	5,536.42	7,388.00	1,851.58	44,660.74	59,104.00	14,443.26	88,656.00
4420-00-000 Materials							

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)
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January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-01-000	Supplies-Grounds	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4420-02-000	Supplies-Appliance	0.00	25.00	25.00	557.72	200.00	-357.72	300.00
4420-03-000	Supplies-Unit Turnover	0.00	333.33	333.33	1,628.84	2,666.64	1,037.80	4,000.00
4420-04-000	Supplies-Electrical	1,115.76	50.00	-1,065.76	3,011.42	400.00	-2,611.42	600.00
4420-05-000	Supplies-Fuel & Parts	0.00	125.00	125.00	471.99	1,000.00	528.01	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	520.91	62.50	-458.41	1,597.79	500.00	-1,097.79	750.00
4420-07-000	Supplies-Maint/Repairs	3,262.83	350.00	-2,912.83	10,538.60	2,800.00	-7,738.60	4,200.00
4420-08-000	Supplies-Plumbing	0.00	166.67	166.67	436.41	1,333.36	896.95	2,000.00
4420-09-000	Tools and Equipment	0.00	83.33	83.33	71.87	666.64	594.77	1,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	12.50	12.50	151.80	100.00	-51.80	150.00
4429-00-000	Total Materials	4,899.50	1,250.00	-3,649.50	18,466.44	10,000.00	-8,466.44	15,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	41.67	41.67	7,830.00	333.36	-7,496.64	500.00
4430-03-000	Contract-Trash Collection	207.23	208.33	1.10	1,570.71	1,666.64	95.93	2,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	62.50	1,333.36	1,270.86	2,000.00
4430-05-000	Contract-Unit Turnover	3,243.02	1,450.00	-1,793.02	13,405.11	11,600.00	-1,805.11	17,400.00
4430-06-000	Contract-Electrical	430.84	208.33	-222.51	3,034.83	1,666.64	-1,368.19	2,500.00
4430-07-000	Contract-Pest Control	3,200.00	83.33	-3,116.67	13,490.30	666.64	-12,823.66	1,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	175.00	666.64	491.64	1,000.00
4430-09-000	Contract-Grounds	0.00	0.00	0.00	4,690.00	0.00	-4,690.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	122.84	125.00	2.16	1,025.19	1,000.00	-25.19	1,500.00
4430-11-000	Contract-Plumbing	0.00	266.67	266.67	2,148.00	2,133.36	-14.64	3,200.00
4430-13-000	Contract-HVAC	0.00	583.33	583.33	3,412.50	4,666.64	1,254.14	7,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4430-17-000	Contract-Elevator Maintenance	992.25	1,266.67	274.42	16,103.32	10,133.36	-5,969.96	15,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	41.67	400.50	333.36	-67.14	500.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,152.37	800.00	-352.37	1,200.00
4430-99-000	Contract Costs-Other	0.00	333.33	333.33	700.35	2,666.64	1,966.29	4,000.00
4439-00-000	Total Contract Costs	8,196.18	5,000.00	-3,196.18	69,200.68	40,000.00	-29,200.68	60,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	18,632.10	13,638.00	-4,994.10	132,327.86	109,104.00	-23,223.86	163,656.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	280.65	191.67	-88.98	1,986.96	1,533.36	-453.60	2,300.00
4510-10-000	Property Insurance	386.61	333.33	-53.28	2,505.96	2,666.64	160.68	4,000.00
4510-20-000	Liability Insurance	175.47	279.17	103.70	1,222.62	2,233.36	1,010.74	3,350.00
4510-30-000	Workmen's Compensation	137.90	191.67	53.77	935.45	1,533.36	597.91	2,300.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	980.63	1,829.17	848.54	6,650.99	14,633.36	7,982.37	21,950.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4800-00-000 FINANCING EXPENSE							
4851-00-000 Interest Expense-Loan 1	2,401.21	2,226.75	-174.46	19,358.95	17,814.00	-1,544.95	26,721.00
4899-00-000 TOTAL FINANCING EXPENSES	2,401.21	2,226.75	-174.46	19,358.95	17,814.00	-1,544.95	26,721.00
8000-00-000 TOTAL EXPENSES	44,019.08	38,640.22	-5,378.86	338,371.88	309,121.76	-29,250.12	463,683.00
9000-00-000 NET INCOME	2,135.31	7,629.53	-5,494.22	-17,759.26	61,036.24	-78,795.50	91,554.00

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

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	43,532.00	37,500.00	6,032.00	350,154.52	300,000.00	50,154.52	450,000.00
3112-06-000	PBV HAP Subsidy	103,760.00	104,503.00	-743.00	786,374.00	836,024.00	-49,650.00	1,254,036.00
3119-00-000	Total Rental Income	147,292.00	142,003.00	5,289.00	1,136,528.52	1,136,024.00	504.52	1,704,036.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	6,048.00	83.33	5,964.67	32,390.00	666.64	31,723.36	1,000.00
3120-04-000	Late Charges	577.00	83.33	493.67	6,955.00	666.64	6,288.36	1,000.00
3120-05-000	Legal Fees - Tenant	64.00	83.33	-19.33	370.00	666.64	-296.64	1,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	0.00	66.64	-66.64	100.00
3120-07-000	Tenant Owed Utilities	130.00	1,408.33	-1,278.33	1,062.90	11,266.64	-10,203.74	16,900.00
3120-08-000	Workorders/Maint Charges	0.00	1,666.67	-1,666.67	40.00	13,333.36	-13,293.36	20,000.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	1,386.69	0.00	1,386.69	0.00
3129-00-000	Total Other Tenant Income	6,819.00	3,333.32	3,485.68	42,204.59	26,666.56	15,538.03	40,000.00
3199-00-000	TOTAL TENANT INCOME	154,111.00	145,336.32	8,774.68	1,178,733.11	1,162,690.56	16,042.55	1,744,036.00
3400-00-000	GRANT INCOME							
3415-00-000	Other Government Grants	4,000.00	13,750.00	-9,750.00	78,000.00	110,000.00	-32,000.00	165,000.00
3499-00-000	TOTAL GRANT INCOME	4,000.00	13,750.00	-9,750.00	78,000.00	110,000.00	-32,000.00	165,000.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	259.46	50.00	209.46	1,936.48	400.00	1,536.48	600.00
3699-00-000	TOTAL OTHER INCOME	259.46	50.00	209.46	1,936.48	400.00	1,536.48	600.00
3999-00-000	TOTAL INCOME	158,370.46	159,136.32	-765.86	1,258,669.59	1,273,090.56	-14,420.97	1,909,636.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	20,320.76	23,925.00	3,604.24	174,236.74	191,400.00	17,163.26	287,100.00
4110-04-000	Employee Benefit Contribution-Admin	6,295.02	6,116.25	-178.77	48,772.25	48,930.00	157.75	73,395.00
4110-99-000	Total Administrative Salaries	26,615.78	30,041.25	3,425.47	223,008.99	240,330.00	17,321.01	360,495.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	64.00	41.67	-22.33	484.00	333.36	-150.64	500.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4130-04-000	General Legal Expense	0.00	125.00	125.00	11,156.61	1,000.00	-10,156.61	1,500.00
4131-00-000	Total Legal Expense	64.00	166.67	102.67	11,640.61	1,333.36	-10,307.25	2,000.00
4140-00-000	Staff Training	3,748.00	166.67	-3,581.33	9,823.50	1,333.36	-8,490.14	2,000.00
4150-00-000	Travel	0.00	166.67	166.67	2,994.10	1,333.36	-1,660.74	2,000.00
4171-00-000	Auditing Fees	0.00	183.33	183.33	0.00	1,466.64	1,466.64	2,200.00
4189-00-000	Total Other Admin Expenses	0.00	350.00	350.00	2,994.10	2,800.00	-194.10	4,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	291.67	291.67	0.00	2,333.36	2,333.36	3,500.00
4190-02-000	Publications	55.05	166.67	111.62	384.62	1,333.36	948.74	2,000.00
4190-03-000	Advertising	0.00	125.00	125.00	724.00	1,000.00	276.00	1,500.00
4190-04-000	Office Supplies	255.40	666.67	411.27	2,027.69	5,333.36	3,305.67	8,000.00
4190-06-000	Compliance	0.00	583.33	583.33	410.00	4,666.64	4,256.64	7,000.00
4190-07-000	Telephone & Internet	319.57	750.00	430.43	2,939.16	6,000.00	3,060.84	9,000.00
4190-08-000	Postage	114.27	500.00	385.73	3,157.14	4,000.00	842.86	6,000.00
4190-10-000	Copiers	135.27	416.67	281.40	1,206.49	3,333.36	2,126.87	5,000.00
4190-12-000	Software	14,153.04	1,666.67	-12,486.37	17,473.47	13,333.36	-4,140.11	20,000.00
4190-13-000	IT/Website Maintenance	348.49	500.00	151.51	3,226.44	4,000.00	773.56	6,000.00
4190-18-000	Small Office Equipment	299.99	166.67	-133.32	2,038.97	1,333.36	-705.61	2,000.00
4190-22-000	Other Misc Admin Expenses	121.76	2,083.33	1,961.57	2,002.08	16,666.64	14,664.56	25,000.00
4191-00-000	Total Miscellaneous Admin Expenses	15,802.84	7,916.68	-7,886.16	35,590.06	63,333.44	27,743.38	95,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,230.62	38,641.27	-7,589.35	283,057.26	309,130.16	26,072.90	463,695.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs. (MTW-LL)	467.17	83.33	-383.84	610.08	666.64	56.56	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	467.17	83.33	-383.84	610.08	666.64	56.56	1,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	2,813.78	2,666.67	-147.11	22,230.83	21,333.36	-897.47	32,000.00
4320-00-000	Electricity	733.85	1,000.00	266.15	5,969.54	8,000.00	2,030.46	12,000.00
4330-00-000	Gas	24.04	333.33	309.29	237.76	2,666.64	2,428.88	4,000.00
4390-00-000	Sewer & Trash	3,235.25	3,000.00	-235.25	23,857.76	24,000.00	142.24	36,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,806.92	7,000.00	193.08	52,295.89	56,000.00	3,704.11	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	13,525.37	15,487.25	1,961.88	107,358.03	123,898.00	16,539.97	185,847.00
4410-05-000	Employee Benefit Contribution-Maint.	3,850.15	4,583.33	733.18	29,967.26	36,666.64	6,699.38	55,000.00
4419-00-000	Total General Maint Expense	17,375.52	20,070.58	2,695.06	137,325.29	160,564.64	23,239.35	240,847.00
4420-00-000	Materials							

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-01-000	Supplies-Grounds	21.36	125.00	103.64	412.14	1,000.00	587.86	1,500.00
4420-02-000	Supplies-Appliance	0.00	250.00	250.00	1,164.69	2,000.00	835.31	3,000.00
4420-03-000	Supplies-Unit Turnover	2,815.14	958.33	-1,856.81	5,294.02	7,666.64	2,372.62	11,500.00
4420-04-000	Supplies-Electrical	55.05	500.00	444.95	10,172.20	4,000.00	-6,172.20	6,000.00
4420-05-000	Supplies-Fuel & Parts	7.58	416.67	409.09	2,190.26	3,333.36	1,143.10	5,000.00
4420-06-000	Supplies-Janitorial/Cleaning	1,853.67	250.00	-1,603.67	5,009.64	2,000.00	-3,009.64	3,000.00
4420-07-000	Supplies-Maint/Repairs	5,955.08	1,000.00	-4,955.08	17,585.61	8,000.00	-9,585.61	12,000.00
4420-08-000	Supplies-Plumbing	613.87	416.67	-197.20	3,930.79	3,333.36	-597.43	5,000.00
4420-09-000	Tools and Equipment	533.96	166.67	-367.29	2,325.51	1,333.36	-992.15	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	83.33	331.71	666.64	334.93	1,000.00
4429-00-000	Total Materials	11,855.71	4,166.67	-7,689.04	48,416.57	33,333.36	-15,083.21	50,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	0.00	0.00	920.00	0.00	-920.00	0.00
4430-03-000	Contract-Trash Collection	120.80	250.00	129.20	1,228.00	2,000.00	772.00	3,000.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
4430-05-000	Contract-Unit Turnover	7,004.69	1,666.67	-5,338.02	20,006.16	13,333.36	-6,672.80	20,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	93.32	666.64	573.32	1,000.00
4430-07-000	Contract-Pest Control	1,200.00	166.67	-1,033.33	10,180.52	1,333.36	-8,847.16	2,000.00
4430-08-000	Contract-Floor Covering	0.00	666.67	666.67	1,607.81	5,333.36	3,725.55	8,000.00
4430-09-000	Contract-Grounds	348.42	416.67	68.25	12,016.02	3,333.36	-8,682.66	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	190.43	166.67	-23.76	3,098.59	1,333.36	-1,765.23	2,000.00
4430-11-000	Contract-Plumbing	590.00	250.00	-340.00	1,614.00	2,000.00	386.00	3,000.00
4430-12-000	Contract-Inspections	1,230.00	1,166.67	-63.33	12,800.00	9,333.36	-3,466.64	14,000.00
4430-13-000	Contract-HVAC	0.00	666.67	666.67	16,944.69	5,333.36	-11,611.33	8,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	7,500.00	155.00	60,000.00	59,845.00	90,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	450.00	0.00	-450.00	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	20.00	0.00	-20.00	0.00
4439-00-000	Total Contract Costs	10,684.34	13,333.36	2,649.02	81,134.11	106,666.88	25,532.77	160,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	39,915.57	37,570.61	-2,344.96	266,875.97	300,564.88	33,688.91	450,847.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	170.48	333.33	162.85	1,228.12	2,666.64	1,438.52	4,000.00
4510-10-000	Property Insurance	1,161.69	1,000.00	-161.69	9,010.62	8,000.00	-1,010.62	12,000.00
4510-20-000	Liability Insurance	515.19	500.00	-15.19	4,252.74	4,000.00	-252.74	6,000.00
4510-30-000	Workmen's Compensation	182.66	666.67	484.01	3,624.55	5,333.36	1,708.81	8,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,333.33	2,333.33	14,000.11	18,666.64	4,666.53	28,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	16,666.64	16,666.64	25,000.00

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

January - August 2023

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4599-00-000	TOTAL GENERAL EXPENSES	2,030.02	6,916.66	4,886.64	32,116.14	55,333.28	23,217.14	83,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	3,207.41	6,776.50	3,569.09	70,494.96	54,212.00	-16,282.96	81,318.00
4852-00-000	Interest Expense-Loan 2	0.00	11,666.67	11,666.67	140,000.00	93,333.36	-46,666.64	140,000.00
4899-00-000	TOTAL FINANCING EXPENSES	3,207.41	18,443.17	15,235.76	210,494.96	147,545.36	-62,949.60	221,318.00
8000-00-000	TOTAL EXPENSES	98,657.71	108,655.04	9,997.33	845,450.30	869,240.32	23,790.02	1,303,860.00
9000-00-000	NET INCOME	59,712.75	50,481.28	9,231.47	413,219.29	403,850.24	9,369.05	605,776.00

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

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	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	9,777.00	8,627.08	1,149.92	71,374.00	69,016.64	2,357.36	103,525.00
3112-06-000	PBV HAP Subsidy	0.00	10,544.25	-10,544.25	73,986.00	84,354.00	-10,368.00	126,531.00
3119-00-000	Total Rental Income	9,777.00	19,171.33	-9,394.33	145,360.00	153,370.64	-8,010.64	230,056.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	101.38	150.00	-48.62	972.06	1,200.00	-227.94	1,800.00
3120-03-000	Damages	0.00	183.33	-183.33	2,028.00	1,466.64	561.36	2,200.00
3120-04-000	Late Charges	0.00	0.00	0.00	245.00	0.00	245.00	0.00
3120-05-000	Legal Fees Tenant	0.00	0.00	0.00	122.00	0.00	122.00	0.00
3120-08-000	Workorders/Maint Charges	30.00	0.00	30.00	1,354.00	0.00	1,354.00	0.00
3129-00-000	Total Other Tenant Income	131.38	333.33	-201.95	4,721.06	2,666.64	2,054.42	4,000.00
3199-00-000	TOTAL TENANT INCOME	9,908.38	19,504.66	-9,596.28	150,081.06	156,037.28	-5,956.22	234,056.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	496.52	16.67	479.85	2,671.66	133.36	2,538.30	200.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	120.00	0.00	120.00	0.00
3699-00-000	TOTAL OTHER INCOME	496.52	16.67	479.85	2,791.66	133.36	2,658.30	200.00
3999-00-000	TOTAL INCOME	10,404.90	19,521.33	-9,116.43	152,872.72	156,170.64	-3,297.92	234,256.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	1,890.36	2,047.92	157.56	16,094.75	16,383.36	288.61	24,575.00
4110-04-000	Employee Benefit Contribution-Admin	870.99	568.33	-302.66	6,045.63	4,546.64	-1,498.99	6,820.00
4110-99-000	Total Administrative Salaries	2,761.35	2,616.25	-145.10	22,140.38	20,930.00	-1,210.38	31,395.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	0.00	0.00	0.00	128.00	0.00	-128.00	0.00
4130-04-000	General Legal Expense	2,932.50	0.00	-2,932.50	8,124.26	0.00	-8,124.26	0.00
4131-00-000	Total Legal Expense	2,932.50	0.00	-2,932.50	8,252.26	0.00	-8,252.26	0.00
4140-00-000	Staff Training	2,050.00	41.67	-2,008.33	2,309.50	333.36	-1,976.14	500.00
4150-00-000	Travel	0.00	41.67	-41.67	0.00	333.36	333.36	500.00
4173-00-000	Management Fee	1,015.02	958.33	-56.69	7,650.53	7,666.64	16.11	11,500.00

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

January - August 2023

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4189-00-000	Total Other Admin Expenses	1,015.02	1,000.00	-15.02	7,650.53	8,000.00	349.47	12,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.33	8.33	25.00	66.64	41.64	100.00
4190-02-000	Publications	0.00	8.33	8.33	0.00	66.64	66.64	100.00
4190-03-000	Advertising	0.00	8.33	8.33	0.00	66.64	66.64	100.00
4190-04-000	Office Supplies	6.87	29.17	22.30	125.08	233.36	108.28	350.00
4190-06-000	Compliance	0.00	125.00	125.00	1,050.00	1,000.00	-50.00	1,500.00
4190-07-000	Telephone & Internet	21.74	300.00	278.26	1,914.85	2,400.00	485.15	3,600.00
4190-08-000	Postage	13.49	41.67	28.18	152.38	333.36	180.98	500.00
4190-10-000	Copiers	53.50	100.00	46.50	505.28	800.00	294.72	1,200.00
4190-12-000	Software	1,572.54	170.83	-1,401.71	1,639.37	1,366.64	-272.73	2,050.00
4190-13-000	IT/Website Maintenance	34.40	125.00	90.60	297.06	1,000.00	702.94	1,500.00
4190-21-000	HCC Fees	0.00	575.00	575.00	6,966.90	4,600.00	-2,366.90	6,900.00
4190-22-000	Other Misc Admin Expenses	6.00	83.33	77.33	839.78	666.64	-173.14	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,708.54	1,574.99	-133.55	13,515.70	12,599.92	-915.78	18,900.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	10,467.41	5,232.91	-5,234.50	53,868.37	41,863.28	-12,005.09	62,795.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	2,322.34	12,166.64	9,844.30	18,250.00
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0.00	177.66	0.00	-177.66	0.00
4220-01-000	Other Tenant Svcs. (MTW-LL)	0.00	125.00	125.00	1,045.00	1,000.00	-45.00	1,500.00
4242-20-300	Tenant Services-Supplies & Materials	224.42	0.00	-224.42	224.42	0.00	-224.42	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	224.42	1,645.83	1,421.41	3,769.42	13,166.64	9,397.22	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	405.76	358.33	-47.43	3,063.03	2,866.64	-196.39	4,300.00
4320-00-000	Electricity	1,791.63	1,666.67	-124.96	14,267.34	13,333.36	-933.98	20,000.00
4330-00-000	Gas	170.47	175.00	4.53	1,686.21	1,400.00	-286.21	2,100.00
4390-00-000	Sewer & Trash	887.10	970.83	83.73	6,934.80	7,766.64	831.84	11,650.00
4399-00-000	TOTAL UTILITY EXPENSES	3,254.96	3,170.83	-84.13	25,951.38	25,366.64	-584.74	38,050.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,261.76	1,725.83	464.07	10,293.02	13,806.64	3,513.62	20,710.00
4410-05-000	Employee Benefit Contribution-Maint.	355.87	504.00	148.13	2,765.26	4,032.00	1,266.74	6,048.00
4419-00-000	Total General Maint Expense	1,617.63	2,229.83	612.20	13,058.28	17,838.64	4,780.36	26,758.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	50.00	50.00	29.97	400.00	370.03	600.00
4420-02-000	Supplies-Appliance	0.00	25.00	25.00	40.87	200.00	159.13	300.00

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

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4420-03-000	Supplies-Unit Turnover	0.00	58.33	58.33	119.83	466.64	346.81	700.00
4420-04-000	Supplies-Electrical	0.00	58.33	58.33	293.29	466.64	173.35	700.00
4420-05-000	Supplies-Fuel & Parts	0.00	16.67	16.67	181.54	133.36	-48.18	200.00
4420-06-000	Supplies-Janitorial/Cleaning	9.10	8.33	-0.77	270.00	66.64	-203.36	100.00
4420-07-000	Supplies-Maint/Repairs	0.00	33.33	33.33	2,174.14	266.64	-1,907.50	400.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	165.87	200.00	34.13	300.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	0.00	66.64	66.64	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	31.53	66.64	35.11	100.00
4429-00-000	Total Materials	9.10	291.65	282.55	3,307.04	2,333.20	-973.84	3,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	221.00	200.00	-21.00	1,805.55	1,600.00	-205.55	2,400.00
4430-04-000	Contract-Snow Removal	0.00	183.33	183.33	125.00	1,466.64	1,341.64	2,200.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	534.93	666.64	131.71	1,000.00
4430-07-000	Contract-Pest Control	0.00	58.33	58.33	580.52	466.64	-113.88	700.00
4430-10-000	Contract-Janitorial/Cleaning	126.84	108.33	-18.51	1,099.33	866.64	-232.69	1,300.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-12-000	Contract-Inspections	100.00	316.67	216.67	2,100.00	2,533.36	433.36	3,800.00
4430-13-000	Contract-HVAC	0.00	400.00	400.00	1,621.50	3,200.00	1,578.50	4,800.00
4430-15-000	Contract-Video Surveillance	0.00	16.67	16.67	2,066.51	133.36	-1,933.15	200.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	0.00	400.00	400.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	0.00	0.00	1,425.00	0.00	-1,425.00	0.00
4439-00-000	Total Contract Costs	447.84	1,499.99	1,052.15	11,358.34	11,999.92	641.58	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,074.57	4,021.47	1,946.90	27,723.66	32,171.76	4,448.10	48,258.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	19.42	33.33	13.91	165.56	266.64	101.08	400.00
4510-10-000	Property Insurance	726.50	150.00	-576.50	5,812.00	1,200.00	-4,612.00	1,800.00
4510-20-000	Liability Insurance	204.90	150.00	-54.90	1,639.20	1,200.00	-439.20	1,800.00
4510-30-000	Workmen's Compensation	51.71	83.33	31.62	470.63	666.64	196.01	1,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	0.99	8.08	16.00	7.92	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4599-00-000	TOTAL GENERAL EXPENSES	1,003.54	460.33	-543.21	8,095.47	3,682.64	-4,412.83	5,524.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	10,920.00	10,920.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	10,920.00	10,920.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	18,389.90	15,896.37	-2,493.53	130,328.30	127,170.96	-3,157.34	190,757.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - August 2023								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	-7,985.00	3,624.96	-11,609.96	22,544.42	28,999.68	-6,455.26	43,499.00

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~~ without 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
HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

ARTICLE I - THE AUTHORITY

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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.

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).

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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.

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Amended:

RESOLUTION NO. _____
INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF
MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION,
CONSTRUCTION AND EQUIPPING OF HELIOS APARTMENTS LOCATED
IN THE COUNTY OF HENRICO, VIRGINIA

WHEREAS, there have been described to the Harrisonburg Redevelopment and Housing Authority (the “Authority”) the plans by 5701 Chamberlayne, LLC, a Virginia limited liability company, or an affiliated entity (the “Borrower”), to acquire, construct and equip an approximately 186-unit multifamily residential rental housing project to be known as Helios consisting of two residential buildings containing one-, two- and three-bedroom apartments and a clubhouse/leasing office (the “Project”), all located on land at 5701 Chamberlayne Road, Henrico, Virginia 23227, in the County of Henrico, Virginia; and

WHEREAS, the Project shall be established and maintained as a “qualified residential rental project” within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the Authority is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the “Act”) of the Code of Virginia of 1950, as amended (the “Virginia Code”), to issue its bonds for the purpose, among others, of financing the acquisition, construction, rehabilitation and equipping of multifamily residential rental apartment projects such as the Project; and

WHEREAS, the Borrower has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an amount not to exceed \$33,000,000 (the “Bonds”), the proceeds of which will be used to finance costs to be incurred in acquiring, constructing and equipping the Project as permitted under the Act; and

WHEREAS, a public hearing (the “Public Hearing”) has been held on September 20, 2023 with respect to the Project and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code.

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

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this Resolution.

2. It is hereby found and determined that the acquisition, construction and equipping of the Project by the Borrower will further the public purposes of the Act by assisting in providing housing to “persons of low income” and “persons of moderate income” (as each such term is defined in the Act).

3. It is hereby found and determined that the Project will constitute a “housing project” as that term is defined in the Act.

4. To induce the Borrower to acquire and rehabilitate the Project and maintain the Project as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the acquisition, construction and equipping of the Project, including any necessary reserve funds and costs of issuance of the Bonds, in each case only as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) its multifamily housing revenue bonds therefor in the maximum principal amount not to exceed \$33,000,000 upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in form and pursuant to terms to be set by the Authority.

5. It having been represented to the Authority that it is necessary to proceed with the acquisition, construction and equipping of the Project, the Authority hereby agrees that the Borrower may proceed with the plans for the Project, enter into contracts related to the acquisition, construction and equipping of the Project and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project.

6. The Authority hereby designates McGuireWoods LLP, Tysons, Virginia, to serve as bond counsel and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.

7. The Authority hereby agrees, if requested, to accept the recommendation of the Borrower with respect to the appointment of a placement agent or underwriter for the sale of Bonds, or a purchaser for the Bonds, pursuant to terms to be mutually agreed upon.

8. The Borrower has represented to the Authority that interest on the Bonds is intended to be generally excluded from the gross income of the holders thereof for federal and state income tax purposes, and that the Borrower will pay to the Authority an origination fee of one-half of one percent (0.5%) of the first five million dollars (\$5,000,000) of the principal amount of the Bonds and two-tenths of one percent (0.2%) of the principal amount of the Bonds which exceed five million dollars (\$5,000,000) up to ten million dollars (\$10,000,000); no additional fee is levied for Bonds over ten million dollars (\$10,000,000).

9. All costs and expenses in connection with the Bonds, including but not limited to the fees and expenses of the Authority, bond counsel, and counsel for the Authority, shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

10. In adopting this Resolution, the Authority intends to evidence its “official intent” to reimburse the Project expenditures with proceeds from the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2, including, without limitation, such expenditures with respect to the Project as are incurred prior to the issuance of the Bonds but not more than sixty (60) days before the date of this Resolution.

11. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City of Harrisonburg (the “City”) (and the Bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

12. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the Authority to issue the Bonds for any reason. Any obligation of the Authority to exercise its powers to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority’s failure to issue Bonds for the Project for any reason, including but not limited to, the failure of the City Council of the City (the “City Council”) to approve the issuance of the Bonds.

13. The Authority recommends that the City Council approve the issuance of the Bonds and hereby directs the Chairperson or the Vice Chairperson of the Authority to submit to the City Council a reasonably detailed summary of the comments, if any, expressed at the public hearing, the fiscal impact statement required by Virginia law, and a copy of this Resolution.

14. The Authority hereby authorizes the Chairperson, the Vice Chairperson or the Executive Director of the Authority to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrower.

15. No Bonds may be issued pursuant to this Resolution until such time as (a) the issuance of the Bonds has been approved by the City Council and (b) the Bonds have received an allocation or allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder.

16. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds or the creditworthiness of the Project or the Borrower.

17. All other acts of the officers of the Issuer, which are in conformity with the purposes and intent of this Resolution and in furtherance of the issuance of the Bonds, are hereby approved and confirmed.

18. This Resolution shall take effect immediately upon its adoption.

Adopted: September 20, 2023

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a Resolution titled **“INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF HELIOS APARTMENTS IN THE COUNTY OF HENRICO, VIRGINIA”** taken at a meeting of the Authority held on September 20, 2023:

	AYE	NAY	ABSTAIN	ABSENT
Gil Colman, Chair				
Kevin Coffman, Vice-Chair				
Luciano Benjamin				
Shonda Green				
Janet E. Harvey				
Kenneth Kettler				
Amanda Leech				

Dated: September 20, 2023

(SEAL)

Michael G. Wong, Executive Director of the
Harrisonburg Redevelopment and Housing
Authority

FISCAL IMPACT STATEMENT
FOR PROPOSED BOND FINANCING

Date: September 20, 2023

To the Mayor and City Council
of the City Harrisonburg, Virginia

Applicant: 5701 Chamberlayne, LLC

Facility: Multifamily Housing Facility to be known as Helios in Henrico County, Virginia

1.	Maximum amount of financing sought.	\$	33,000,000
2.	Estimated taxable value of the facility's real property to be constructed in the locality.	\$	39,786,000
3.	Estimated real property tax per year using present tax rates.	\$	346,140
4.	Estimated personal property tax per year using present tax rates.	\$	5,750
5.	Estimated merchants' capital tax per year using present tax rates.	\$	0
6.	(a) Estimated dollar value per year of goods that will be purchased from Virginia companies within the locality.	\$	300,000
	(b) Estimated dollar value per year of goods that will be purchased from non-Virginia companies within the locality.	\$	0
	(c) Estimated dollar value per year of services that will be purchased from Virginia companies within the locality.	\$	250,000
	(d) Estimated dollar value per year of services that will be purchased from non-Virginia companies within the locality.	\$	0
7.	Estimated number of regular employees on year round basis.		5
8.	Average annual salary per employee.	\$	75,000

Chair, Harrisonburg Redevelopment and Housing
Authority

**NOTICE OF PUBLIC HEARING BEFORE THE
HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
ON PROPOSED PRIVATE ACTIVITY BOND FINANCING FOR
5701 CHAMBERLAYNE, LLC**

Notice is hereby given that the Harrisonburg Redevelopment and Housing Authority (the "Authority"), whose address is 286 Kelley Street, Harrisonburg, Virginia 22802, will hold a public hearing on the request of 5701 Chamberlayne, LLC, a Virginia limited liability company (the "Borrower"), whose address is 2601 West Broad Street, Suite 201, Richmond, Virginia 23220, for the issuance by the Authority of a maximum principal amount of \$33,000,000 of its revenue bonds, which bonds may be tax-exempt or taxable for federal income tax purposes and issued in one or more series at one time or from time to time, to finance or refinance a portion of the cost of acquiring, constructing and equipping an approximately 186-unit multifamily residential rental housing project to be known as Helios (the "Project") consisting of a four-story residential building comprised of approximately 154,272 square feet, a three-story residential building comprised of approximately 62,580 square feet and a clubhouse/leasing office comprised of approximately 3,808 square feet, all to be located on land in the County of Henrico, Virginia at 5701 Chamberlayne Road, Henrico, Virginia 23227. The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended. The Project will be owned by the Borrower or an entity affiliated with and controlled by or under common ownership with the Borrower. The public hearing, which may be continued or adjourned, will be held at 4:00 p.m. on September 20, 2023 before the Board of Commissioners of the Authority at the City of Harrisonburg Council Chambers, 409 South Main Street, Harrisonburg, Virginia, 22801.

The proposed private activity bonds will not pledge the credit or the taxing power of the Commonwealth of Virginia, the City of Harrisonburg, Virginia, the County of Henrico, Virginia or the Authority but will be payable solely from the revenues derived from the Borrower and the Project and pledged therefor. The Authority has no taxing power.

The public hearing will provide an opportunity for interested persons to be heard and communications and writings to be received and considered. The hearing shall provide the fullest opportunity for the expression of opinion, for argument on the merits, and for the introduction of documentary evidence pertinent to the issuance of the proposed private activity bonds.

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

Published September 13, 2023

September 20, 2023

City Council
City of Harrisonburg
Harrisonburg, Virginia

**Harrisonburg Redevelopment and Housing Authority
Proposed Financing for 5701 Chamberlayne, LLC**

5701 Chamberlayne, LLC, a Virginia limited liability company (the “Borrower”), has requested that the Harrisonburg Redevelopment and Housing Authority (the “Authority”), issue up to \$33,000,000 of its revenue bonds (the “Bonds”) to assist the Borrower in financing the acquisition, construction and equipping of an approximately 186-unit multifamily residential rental housing project to be known as Helios (the “Project”) to be located at 5701 Chamberlayne Road, Henrico, Virginia 23227 in the County of Henrico, Virginia.

As set forth in the resolution of the Authority attached hereto (the “Resolution”), the Authority has agreed to issue the Bonds as requested. The Authority has conducted a public hearing (the “Public Hearing”) on the proposed financing of the Project and has recommended that you approve the issuance of the Bonds as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, Section 15.2-4906, as applicable to housing authorities, of the Code of Virginia of 1950, as amended (the “Virginia Code”), and, to the extent applicable, Section 36-19(9) of the Virginia Code.

Attached hereto is (1) a certificate evidencing the conduct of the Public Hearing and the action taken by the Authority, (2) the fiscal impact statement required pursuant to Virginia Code Section 15.2-4907, as applicable to housing authorities, (3) a summary of the comments expressed at the Public Hearing and (4) the form of resolution suggested by counsel to evidence your approval.

Secretary, Harrisonburg Redevelopment and
Housing Authority

CERTIFICATE

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority (the "Authority") certifies as follows:

1. A meeting of the Board of Commissioners of the Authority (the "Board") was duly called and held at 4:00 p.m. on September 20, 2023 at the City of Harrisonburg Council Chambers, 409 South Main Street, Harrisonburg, Virginia 22801, pursuant to proper notice given to each Commissioner of the Authority before such meeting. The meeting was open to the public. The time of the meeting and the place at which the meeting was held provided a reasonable opportunity for persons of differing views to appear and be heard.

2. The Chairman of the Board announced the commencement of a public hearing on the application of 5701 Chamberlayne, LLC, and that a notice of the hearing was published on September 13, 2023 in a newspaper having general circulation in the City of Harrisonburg, Virginia (the "Notice"). A copy of the Notice has been filed with the records of the Authority and is attached as Exhibit A.

3. A summary of the statements made at the public hearing is attached as Exhibit B.

4. Attached as Exhibit C is a true, correct and complete copy of a resolution ("Resolution") adopted at such meeting of the Authority by a majority of the Commissioners present at such meeting. The Resolution constitutes all formal action taken by the Authority at such meeting relating to the matters referred to in the Resolution. The Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on this date.

WITNESS my hand and the seal of the Authority, this 20th day of September, 2023.

Secretary, Harrisonburg Redevelopment and
Housing Authority

[SEAL]

Exhibits:

A – Copy of Certified Notice of Public Hearing

B – Summary of Statements

C - Resolution

Exhibit B

**HARRISONBURG REDEVELOPMENT AND HOUSING
AUTHORITY, HARRISONBURG, VIRGINIA**

Application Statement for Revenue Bond Financing

EXECUTIVE SUMMARY

Name of Applicant: 5701 Chamberlayne, LLC

Legal structure (Corporation, LLC, LLP, etc.): LLC

Principal business address: 2601 West Broad Street, Suite 201, Richmond, VA 23220

Contact representative: Zachery R. Frederick Telephone No. (804) 519-3425

Proposed Project location: 5701 Chamberlayne Road, Richmond, VA 23227

Present owner of site: Chesapeake Veterans Home, LLC

Present location of Applicant: 2601 West Broad Street, Suite 201, Richmond, VA 23220

Type of project: 4% LIHTC targeting families earning no more than 60% AMI

Number of Housing Units to be provided (if applicable): 186

Number of new jobs to be created: 70 Construction / 5 Permanent

Type of building to be constructed or rehabilitated: (Describe construction, square footage, special features, etc.):

4 story new construction elevator building comprised of 154,272 SF

3 story walk up new construction building comprised of 62,580 SF

3,808 SF new construction clubhouse / leasing office

Maximum amount of bonds anticipated: \$33,000,000

Proposed purchaser of bonds (if known): Bank of America

Anticipated maturity of bonds: 2066

APPLICANT:

1. Legal name of Applicant and state of incorporation:

5701 Chamberlayne, LLC – Virginia

2. Address and location of principle office:

2601 West Broad Street, Suite 201, Richmond, VA 23220

3. Telephone number: (804) 519-3425

4. Names and addresses of current officers:

Zachery R. Frederick – 2601 West Broad Street, Suite 201, Richmond, VA 23220

Andrew N. Basham – 1810 Mactavish Avenue, Richmond, VA 23230

S. Taylor Williams – 1810 Mactavish Avenue, Richmond, VA 23230

5. Applicant Representative (including phone number and email address) to whom correspondence should be directed:

Zachery R. Frederick – (804) 519-3425 – zac@crescent-development.com

6. Name, address, phone number and email address of counsel for Applicant:

Michael W. Graff, Jr. (703) 712-5110 – mgraft@mcguirewoods.com

STATEMENT OF BENEFITS TO THE CITY OF HARRISONBURG AND THE COMMONWEALTH OF VIRGINIA FROM THIS PROJECT PER CODE OF VIRGINIA § 15.2-4907:

- | | |
|--|---------------------|
| 1. State the maximum amount of financing sought. | <u>\$33,000,000</u> |
| 2. State the estimated taxable value of the facility's real property to be constructed in the locality. | <u>\$39,786,000</u> |
| 3. State the estimated real property tax per year using present tax rates. | <u>\$346,140</u> |
| 4. State the estimated personal property tax per year using present tax rates. | <u>\$5,750</u> |
| 5. State the estimated merchants' capital tax per year using present tax rates. | <u>\$0</u> |
| 6. a. State the estimated dollar value per year of goods that will be purchased from Virginia companies within the locality. | \$300,000 |
| b. State the estimated dollar value per year of goods that will be purchased from non-Virginia companies within the locality. | <u>\$0</u> |
| c. State the estimated dollar value per year of services that will be purchased from Virginia companies within the locality. | <u>\$250,000</u> |
| d. State the estimated dollar value per year of services that will be purchased from non-Virginia companies within the locality. | <u>\$0</u> |
| 7. State the estimated number of regular employees on year round basis. | <u>5</u> |
| 8. State the average annual salary per employee. | <u>\$75,000</u> |

IDENTIFICATION AND DESCRIPTION OF PROPOSED PROJECT:

1. Project Name.
Helios
-

2. Location of project.

5701 Chamberlayne Road, Richmond, VA 23227

3. Describe the type of facility for which you are applying for financing.

Helios will be a 186 unit newly constructed 4 story elevator and 3 story walk up affordable housing community targeting families earning no more than 60% of the area median income. Additionally, the project will be powered by a multi acre solar array adjacent to the apartments.

4. Describe the proposed arrangement to finance the cost of acquisition, construction or rehabilitation of the project. Briefly detail a projected time schedule.

Bank of America and Red Stone Equity Partners have arranged to provide the acquisition and construction financing which is anticipated to close December 2023 and simultaneously begin the 20 month construction period. Following lease up and stabilization, Cedar Rapids Bank & Trust is expected to provide the permanent take-out loan.

5. If the Applicant now owns the project site, indicate: N/A

- a. Date of purchase _____
- b. Purchase price _____
- c. Balance of existing mortgage _____
- e. Site information
 - i) Dimensions: _____ ft. by _____ ft. or _____ acres
 - ii) Tax Map Reference Number: _____
 - iii) Present Zoning Classification: _____
 - iv) Describe the following.
 - a) Are there any buildings on the site? _____
 - b) Is demolition planned? _____
 - c) To your knowledge, does the structure(s) have any historical significance? _____

6. If the Applicant is not the owner of the project site, does the applicant have an option to purchase the site and any buildings on the site? N/A If yes, indicate:

- a. Date option agreement signed with owner _____
- b. Purchase price _____
- c. Expiration date of option _____

7. Has the Applicant entered into a contract to purchase the site? If yes, indicate:

- a. Date signed May 18, 2022
- b. Purchase price \$3,850,000
- c. Settlement date December 29, 2023

8. Present owner of the site of the project and relationship between the present legal owner and the Applicant. No relationship between present owner and Applicant.

9. Development team. Please indicate the name, address and telephone number of the architect, engineer, general contractor, major subcontractors, consultants, management agents, lenders, underwriters and other financing participants.

See attached Development Team

10. State the proposed uses of bond proceeds:

Land	<u>\$0</u>
Buildings	<u>\$33,000,000</u>
Costs of financing and contingencies	<u>\$0</u>
Other (please explain)	
	<u>\$0</u>
Face amount of issue	<u>\$33,000,000</u>

11. Have any of the above expenditures already been made by the Applicant? If yes, please describe: No.

12. Have any of the above expenditures been incurred but not paid by the Applicant? If yes, please describe: N/A

13. Will any of the funds to be borrowed through the Authority be used to repay or refinance an existing mortgage or outstanding loan? No.

14. Please state the type and amount of the outstanding bonds or other obligations, if any, on the present facilities and the year(s) when such obligations will be paid off. N/A

FINANCIAL

1. Description of Applicant's (or related entity's) present debt, guaranty, long-term contracts, prior liens and other contingent liabilities. See attached Developer Experience, financials to be provide upon request.

2. Commercial banking connections and duration. See attached Developer Experience, references to be provide upon request.

3. Has the Applicant, any proposed guarantor or any of their principal partners or shareholders ever declared bankruptcy or been involved in any bankruptcy or insolvency proceeding, whether voluntary or involuntary? If so, please describe. No.

4. Has any underwriter, broker or investment banker been retained by Applicant in connection with this proposed bond issue? If so, please provide their name and address. No.

5. Please indicate the person or institution to whom the bonds will be sold or any persons or institutions which have indicated an interest in purchasing the bonds. Bank of America

6. Is the Applicant or any shareholder, partner or affiliate of the Applicant presently involved in any litigation, investigation or proceeding? If so, please describe. No.

7. Is the Applicant or any shareholder, partner, or affiliate of the Applicant, or any other person working for or with the Applicant in this proposed financing subject to any order, decree or judgment of any court, administrative or other governmental agency or body? If so, please describe. No.

8. Is the Applicant, or any of its shareholders, partners, or any guarantor, or any other person representing or affiliated with the Applicant in connection with this proposed financing, involved in any investigation, litigation or proceeding relating to the issuance or sale of securities or any applicable banking laws or regulations? Have any of the foregoing persons ever been involved in any such investigation, litigation or proceeding? If so, please describe. No.

9. Is the Applicant or any of its partners, shareholders or affiliates subject to regulation (other than in the ordinary course of business) by any Federal or State administrative agencies or bodies? If so, please provide details. No.

**DETAIL CONCERNING
DESCRIPTION OF MULTI-FAMILY
HOUSING PROJECT
(Only complete if applicable.)**

1. Type of Development (check all that apply)
- | | |
|--|--|
| <input checked="" type="checkbox"/> Rental | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Co-op | <input type="checkbox"/> Elderly |
| <input type="checkbox"/> Condominium | <input checked="" type="checkbox"/> Family |
| <input type="checkbox"/> Rehabilitation | |
2. What is the total number of buildings planned: 3
3. Number of units proposed: Total 186; Family 186; Elderly _____
4. In the event of Rehabilitation, provide a brief description of the work to be performed:
N/A
-
-
5. List community facilities and project amenities planned for the development (include square footage of each): The community amenities will include a 3,808 SF clubhouse that will contain a workout facility, business center, lounge, and leasing/maintenance. Additionally, the grounds will provide a playground, dog run, grilling area and vast green space.
-
6. List any Commercial or Professional Facilities:
N/A
-

Applicant Information:

7. List previous multi-family experience of Applicant or any principals of Applicant. Include project name, location, and number of units, type of financing and whether subsidized. (If no previous experience, please indicate).
See attached Developer Experience
-
-
-

8. Has the Applicant or any shareholder, partner, or affiliate of the Applicant ever had a financial interest in real estate that:

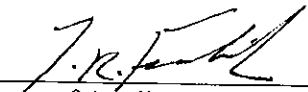
- a. Was foreclosed upon? No.
- b. Was assigned to the lender (or nominee) or to FHA? No.
- c. Was the subject of a forbearance or other deferment arrangement with the FHA, or any mortgage? No.

If so, please describe.

ATTACH THE FOLLOWING AS EXHIBITS TO THIS APPLICATION

- 1. Site Plan
- 2. Photograph(s) of Site
- 3. Copy of applicable Housing Assistance Plan

NOTE: IF THE AUTHORITY HAS ACCEPTED A PARTIALLY COMPLETED APPLICATION, UPON THIRTY DAYS WRITTEN NOTICE THE APPLICANT SHALL COMPLETE THIS APPLICATION IN ITS ENTIRETY, INCLUDING PROVIDING ALL ATTACHMENTS, OR COMPLETE SUCH PORTIONS AS MAY BE REQUESTED BY THE AUTHORITY FROM TIME TO TIME. ANY AND ALL COSTS TO THE AUTHORITY, INCLUDING ITS ATTORNEY'S FEES INCURRED IN SUCH PROCESS WILL BE PAID BY THE APPLICANT.


Name of Applicant: 5701 Chamberlayne, LLC
By Zachery R. Frederick
Its Managing Member
Dated August 15, 2023

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

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$552,896.16
		Total	\$552,896.16
	AR Due from:		
	JR Polly Lineweaver Apartments	\$241,404.78	
	Housing Choice Voucher Program	\$49,487.90	
	Commerce Village, LLC	\$18,465.51	
	Franklin Heights, LLC-Operating/Debt Servicing	\$89,147.65	
	Commerce Village II	\$0.00	
	Bluestone Towne Center	\$0.00	
		\$398,505.84	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account		\$770,700.46
	United Bank-FSS Escrow for participants		\$46,427.90
		Total	\$817,128.36

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$5,585.20
		Total	\$5,585.20

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$208,577.93
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$40,435.30
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Commerce Village, LLC

Cash:	First Bank & Trust	\$266,160.32	
	Virginia Housing-Replacement Reserve Account	\$70,917.01	
	Truist/BB&T-Operating Reseve Account	\$130,840.29	

<u>Grand Total</u>	<u>\$2,092,540.57</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of July 31, 2023**

	Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31
LOCAL COMMUNITY DEVELOPMENT							
Cash: First Bank & Trust	\$670,807.01	\$883,126.06	\$692,315.59	\$687,782.37	\$669,805.92	\$528,062.17	\$552,896.16
HOUSING CHOICE VOUCHER PROGRAM							
Cash: Truist-Checking	\$627,435.08	\$840,058.63	\$879,234.35	\$887,203.30	\$854,986.87	\$814,728.72	\$770,700.46
United Bank-FSS Escrow	\$83,896.63	\$83,966.17	\$84,299.41	\$68,768.36	\$58,200.56	\$51,893.70	\$46,427.90
J.R. POLLY LINEWEAVER APARTMENTS							
Cash: United Bank-Checking	\$32,858.00	\$20,457.45	\$9,656.69	\$11,484.69	\$3,064.69	\$9,865.20	\$5,585.20
ALL PROGRAMS-FH, LW, JRL, CVO							
Cash: United Bank-Security Dep.	\$199,747.75	\$201,928.64	\$205,346.37	\$208,995.56	\$209,245.31	\$204,495.82	\$208,577.93
COMPONENT UNITS							
Franklin Heights, LLC							
Cash: United Bank-Checking	\$296,870.40	\$246,749.61	\$397,853.79	\$458,437.12	\$519,151.81	\$570,045.91	\$40,435.30
Commerce Village LLC							
Cash: First Bank & Trust	\$246,596.05	\$241,969.79	\$247,152.81	\$251,371.03	\$254,263.69	\$263,774.45	\$266,160.32
VA Housing-Repl Reserve	\$64,582.43	\$65,608.01	\$66,626.07	\$67,687.26	\$68,747.39	\$69,837.03	\$70,917.01
Truist-Operating Reserve	\$130,754.27	\$130,755.27	\$130,756.38	\$130,757.45	\$130,758.56	\$130,759.63	\$130,840.29
Total	\$2,353,547.62	\$2,714,619.63	\$2,713,241.46	\$2,772,487.14	\$2,768,224.80	\$2,643,462.63	\$2,092,540.57

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

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$336,762.12
		Total	\$336,762.12
	AR Due from:		
	JR Polly Lineweaver Apartments	\$256,158.25	
	Housing Choice Voucher Program	\$86,290.93	
	Commerce Village, LLC	\$17,411.39	
	Franklin Heights, LLC-Operating/Debt Servicing	\$164,547.26	
	Commerce Village II	\$60,011.38	
	Bluestone Towne Center	\$259,937.87	
		\$844,357.08	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account		\$772,107.14
	United Bank-FSS Escrow for participants		\$35,288.50
		Total	\$807,395.64

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$7,749.75
		Total	\$7,749.75

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$192,505.38
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COMPONENT UNITS

Franklin Heights, LLC			
Cash:	United Bank-Checking Account		\$96,930.65

Commerce Village, LLC

Cash:	First Bank & Trust	\$261,892.56	
	Virginia Housing-Replacement Reserve Account	\$71,997.85	
	Truist/BB&T-Operating Reseve Account	\$131,005.97	

<u>Grand Total</u>	<u>\$1,906,239.92</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of August 31, 2023**

		Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31	Cash Balance as of 8/31
LOCAL COMMUNITY DEVELOPMENT									
Cash:	First Bank & Trust	\$670,807.01	\$883,126.06	\$692,315.59	\$687,782.37	\$669,805.92	\$528,062.17	\$552,896.16	\$336,762.12
HOUSING CHOICE VOUCHER PROGRAM									
Cash:	Truist-Checking	\$627,435.08	\$840,058.63	\$879,234.35	\$887,203.30	\$854,986.87	\$814,728.72	\$770,700.46	\$772,107.14
	United Bank-FSS Escrow	\$83,896.63	\$83,966.17	\$84,299.41	\$68,768.36	\$58,200.56	\$51,893.70	\$46,427.90	\$35,288.50
J.R. POLLY LINEWEAVER APARTMENTS									
Cash:	United Bank-Checking	\$32,858.00	\$20,457.45	\$9,656.69	\$11,484.69	\$3,064.69	\$9,865.20	\$5,585.20	\$7,749.75
ALL PROGRAMS-FH, LW, JRL, CVO									
Cash:	United Bank-Security Dep.	\$199,747.75	\$201,928.64	\$205,346.37	\$208,995.56	\$209,245.31	\$204,495.82	\$208,577.93	\$192,505.38
COMPONENT UNITS									
Franklin Heights, LLC									
Cash:	United Bank-Checking	\$296,870.40	\$246,749.61	\$397,853.79	\$458,437.12	\$519,151.81	\$570,045.91	\$40,435.30	\$96,930.65
Commerce Village LLC									
Cash:	First Bank & Trust	\$246,596.05	\$241,969.79	\$247,152.81	\$251,371.03	\$254,263.69	\$263,774.45	\$266,160.32	\$261,892.56
	VA Housing-Repl Reserve	\$64,582.43	\$65,608.01	\$66,626.07	\$67,687.26	\$68,747.39	\$69,837.03	\$70,917.01	\$1,997.85
	Truist-Operating Reserve	\$130,754.27	\$130,755.27	\$130,756.38	\$130,757.45	\$130,758.56	\$130,759.63	\$130,840.29	\$131,005.97
	Total	\$2,353,547.62	\$2,714,619.63	\$2,713,241.46	\$2,772,487.14	\$2,768,224.80	\$2,643,462.63	\$2,092,540.57	\$1,836,239.92