



# Harrisonburg Redevelopment & Housing Authority

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February 16, 2024

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, February 21, 2024 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.

Michael G. Wong  
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

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

AGENDA  
Regular Meeting  
February 21, 2024

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
  - January 17, 2024
- IV. Financial Reports
  - January 2024

Reports

- A. Executive Director
  - 1. Request for Proposals-Project Base Vouchers
  - 2. 2023 Budget Overruns
- 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
      - 2024 Point in Time Count
    - 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  
January 17, 2024

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, January 17 at 4:00 p.m.**

Those present were:

Gil Colman, Chair  
Luciano Benjamin, Commissioner  
Kenneth Kettler, Commissioner  
Amanda Leech, Commissioner  
Shonda Green, Commissioner  
Janet Awkard-Rogers, 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. Karen Thomas, President of the Northeast Neighborhood Association, requested that something be done with the curb and guttering in front of 611 Myrtle. She also shared a picture of a limb that fell in front of 445 Myrtle street and expressed concerns with safety for the children. No other public comment was received.

Mr. Wong then presented the November 15<sup>th</sup> meeting minutes for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Leech made the motion to approve the November minutes. The motion was unanimously approved.

Mr. Wong then presented the November and December 2023 financials for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion to approve the November financials as presented. The motion was unanimously approved. Commissioner Leech seconded by Commissioner Green then made the motion to approve the December financials as presented. The motion was unanimously approved.

Mr. Wong then presented the 2022 financial audit for consideration of approval. He related of a three-month delay in completing the audit due to migration and setup issues, which created interfund report errors. The finance director worked closely with Yardi software consultants to identify how the errors were caused and how to correct. He stated the general ledger and account balances were in line, which indicated it was a

setup or coding issue when the data was migrated. He said the audit issued two findings, which are related to Bluestone Town Center being listed as a receivable and should have been set up as a component unit due to the capital investment and the delay in the audit submission due to the hard coding and mapping issues discussed above. After discussion, Commissioner Benjamin seconded by Commissioner Green made the motion approving the 2022 audit. The motion was unanimously approved.

Mr. Wong then provided brief updates on current projects. He expressed thanks to the Commissioners who attended the City Council meeting in support of the grant and revitalization resolution for Bluestone Town Center. He said the next step is the approval of the preliminary site plan and submission of the LIHTC application in March. He said the next community advisory committee meeting is scheduled for January 30<sup>th</sup> at Lucy Simms. He thanked Commissioner Kettler and Commissioner Awkard-Rogers for their attendance at the December meeting. He stated of an outcome of the meeting is to improve the website to provide more updated information to the community.

Mr. Wong related of working with the architects to conduct an analysis of the Lineweaver Annex exterior to determine if there is any water infiltration. He related of the plan to look at additional financing options to support the renovation costs.

Mr. Wong then provided a brief update on the Commerce Village II project. He related of the recent award of \$1.3 million from the City of Harrisonburg ARPA funds. He stated of the need to recognize Kim Haines for her work in submitting the various successful funding proposals. He related that he anticipates notice of a potential award from the Virginia Department of Housing and Community Development housing trust funds in late January. He stated of the Commerce Village II site plan being submitted for city review and approval today. He anticipates building plans will be submitted to the City for permitting in late February with bidding in early April.

The Board of Commissioners then discussed public comment received earlier in the meeting. After a period of discussion, it was agreed that the issue of the curb and guttering will be discussed at the liaison meeting scheduled with the City next week. No action was taken on the trees and leaves issue.

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

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

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Michael G. Wong  
Executive Director

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Gil Colman  
Chair

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

		JANUARY 2024			
		PTD Actual	PTD 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	41,407.17	39,673.08	1,734.09	476,077.00
3112-06-000	PBV HAP Subsidy	20,936.47	25,740.00	-4,803.53	308,880.00
3119-00-000	Total Rental Income	62,343.64	65,413.08	-3,069.44	784,957.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	282.81	333.33	-50.52	4,000.00
3120-03-000	Damages	77.00	125.00	-48.00	1,500.00
3120-04-000	Late Charges	252.00	83.33	168.67	1,000.00
3120-05-000	Legal Fees - Tenant	-25.00	0.00	-25.00	0.00
3120-08-000	Workorders/Maint Charges	1,616.00	291.67	1,324.33	3,500.00
3129-00-000	Total Other Tenant Income	2,202.81	833.33	1,369.48	10,000.00
3199-00-000	TOTAL TENANT INCOME	64,546.45	66,246.41	-1,699.96	794,957.00
3400-00-000	GRANT INCOME				
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	84,072.00
3410-61-200	COC Planning Grant	0.00	2,022.33	-2,022.33	24,268.00
3499-00-000	TOTAL GRANT INCOME	0.00	13,977.58	-13,977.58	167,731.00
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	28.03	0.00	28.03	0.00
3620-00-000	Management Fee Income	0.00	958.33	-958.33	11,500.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	45,000.00
3650-00-000	Miscellaneous Other Income	0.00	17,500.00	-17,500.00	210,000.00
3699-00-000	TOTAL OTHER INCOME	28.03	22,208.33	-22,180.30	266,500.00
3999-00-000	TOTAL INCOME	64,574.48	102,432.32	-37,857.84	1,229,188.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	18,780.54	21,314.50	2,533.96	255,774.00
4110-04-000	Employee Benefit Contribution-Admin	5,818.30	8,224.16	2,405.86	98,690.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,327.36	4,479.08	151.72	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	1,419.20	220.17	-1,199.03	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,232.16	4,021.42	-1,210.74	48,257.00

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

JANUARY 2024

		PTD Actual	PTD Budget	Variance	Annual
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,717.03	959.67	-757.36	11,516.00
4110-61-200	Salary-COC Planning Grant	907.20	1,889.75	982.55	22,677.00
4110-61-201	Adm Benefits-COC Planning	272.20	132.58	-139.62	1,591.00
4110-99-000	Total Administrative Salaries	38,473.99	41,241.33	2,767.34	494,896.00
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	64.00	66.67	2.67	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	200.00
4130-04-000	General Legal Expense	1,460.10	1,375.00	-85.10	16,500.00
4131-00-000	Total Legal Expense	1,524.10	1,458.34	-65.76	17,500.00
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	916.66	916.66	11,000.00
4150-00-000	Travel	400.00	916.66	516.66	11,000.00
4171-00-000	Auditing Fees	0.00	708.34	708.34	8,500.00
4189-00-000	Total Other Admin Expenses	400.00	2,541.66	2,141.66	30,500.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	100.00	100.00	1,200.00
4190-02-000	Publications	0.00	58.34	58.34	700.00
4190-03-000	Advertising	0.00	58.34	58.34	700.00
4190-04-000	Office Supplies	10.36	208.33	197.97	2,500.00
4190-06-000	Compliance	0.00	100.00	100.00	1,200.00
4190-07-000	Telephone & Internet	419.33	783.33	364.00	9,400.00
4190-08-000	Postage	42.68	166.67	123.99	2,000.00
4190-10-000	Copiers	230.86	266.67	35.81	3,200.00
4190-12-000	Software	35.83	1,750.00	1,714.17	21,000.00
4190-13-000	IT/Website Maintenance	534.75	375.00	-159.75	4,500.00
4190-14-000	Community Donations	0.00	833.33	833.33	10,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	3,000.00
4190-22-000	Other Misc Admin Expenses	647.98	500.00	-147.98	6,000.00
4190-50-100	VA Homelessness Solutions Program(VHSP)	440.47	250.00	-190.47	3,000.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	125.84	2,024.92	1,899.08	24,299.00
4191-00-000	Total Miscellaneous Admin Expenses	40,962.09	48,966.26	8,004.17	587,595.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	42,886.19	52,966.26	10,080.07	635,595.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	1,738.06	1,666.67	-71.39	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,738.06	1,666.67	-71.39	20,000.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	1,045.38	916.66	-128.72	11,000.00

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

JANUARY 2024

		PTD Actual	PTD Budget	Variance	Annual
4320-00-000	Electricity	7,445.60	6,050.00	-1,395.60	72,600.00
4330-00-000	Gas	0.00	133.33	133.33	1,600.00
4390-00-000	Sewer & Trash	2,263.21	2,083.33	-179.88	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,754.19	9,183.32	-1,570.87	110,200.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	6,172.40	7,983.25	1,810.85	95,799.00
4410-05-000	Employee Benefit Contribution-Maint.	1,464.59	2,747.08	1,282.49	32,965.00
4419-00-000	Total General Maint Expense	7,636.99	10,730.33	3,093.34	128,764.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	39.97	25.00	-14.97	300.00
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	3,500.00
4420-04-000	Supplies-Electrical	93.79	525.00	431.21	6,300.00
4420-05-000	Supplies-Fuel & Parts	42.92	62.50	19.58	750.00
4420-06-000	Supplies-Janitorial/Cleaning	22.31	250.00	227.69	3,000.00
4420-07-000	Supplies-Maint/Repairs	1,360.71	875.00	-485.71	10,500.00
4420-08-000	Supplies-Plumbing	357.39	62.50	-294.89	750.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	800.00
4429-00-000	Total Materials	1,917.09	2,216.68	299.59	26,600.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	1,800.00
4430-03-000	Contract-Trash Collection	49.95	225.00	175.05	2,700.00
4430-04-000	Contract-Snow Removal	1,230.00	125.00	-1,105.00	1,500.00
4430-05-000	Contract-Unit Turnover	2,432.37	1,833.33	-599.04	22,000.00
4430-06-000	Contract-Electrical	-287.00	166.67	453.67	2,000.00
4430-07-000	Contract-Pest Control	162.28	1,141.66	979.38	13,700.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	268.57	341.66	73.09	4,100.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-12-000	Contract-Inspections	900.00	416.67	-483.33	5,000.00
4430-13-000	Contract-HVAC	1,694.17	1,333.34	-360.83	16,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	875.00	875.00	10,500.00
4430-18-000	Contract-Alarm Monitoring	440.76	133.33	-307.43	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,200.00
4430-99-000	Contract Costs-Other	600.00	166.66	-433.34	2,000.00

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

JANUARY 2024

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4439-00-000	Total Contract Costs	7,491.10	7,224.99	-266.11	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	17,045.18	20,172.00	3,126.82	242,064.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	259.92	321.33	61.41	3,856.00
4510-10-000	Property Insurance	406.99	483.00	76.01	5,796.00
4510-20-000	Liability Insurance	190.75	231.75	41.00	2,781.00
4510-30-000	Workmen's Compensation	499.89	542.42	42.53	6,509.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,357.55	1,995.17	637.62	23,942.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	5,119.41	5,079.91	-39.50	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	5,119.41	5,079.91	-39.50	60,959.00
8000-00-000	TOTAL EXPENSES	78,900.58	91,063.33	12,162.75	1,092,760.00
9000-00-000	NET INCOME	-14,326.10	11,368.99	-25,695.09	136,428.00



<b>BRIDGEPORT BUILDING</b>					
<b>Statement of Revenues, Expenditures and Changes in Fund Net Position</b>					
JANUARY 2024					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	<b>INCOME</b>				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	18,198.17	18,613.08	-414.91	223,357.00
3119-00-000	Total Rental Income	18,198.17	18,613.08	-414.91	223,357.00
3199-00-000	TOTAL TENANT INCOME	18,198.17	18,613.08	-414.91	223,357.00
3999-00-000	TOTAL INCOME	18,198.17	18,613.08	-414.91	223,357.00
4000-00-000	<b>EXPENSES</b>				
4100-00-000	ADMINISTRATIVE EXPENSES				
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	0.00	125.00	125.00	1,500.00
4131-00-000	Total Legal Expense	0.00	125.00	125.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses				
4190-07-000	Telephone & Internet	51.56	50.00	-1.56	600.00
4191-00-000	Total Miscellaneous Admin Expenses	51.56	50.00	-1.56	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51.56	175.00	123.44	2,100.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	0.00	83.33	83.33	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4420-00-000	Materials				
4420-07-000	Supplies-Maint/Repairs	0.00	166.67	166.67	2,000.00
4429-00-000	Total Materials	0.00	166.67	166.67	2,000.00
4430-00-000	Contract Costs				
4430-04-000	Contract-Snow Removal	655.00	41.67	-613.33	500.00
4430-06-000	Contract-Electrical	-287.00	0.00	287.00	0.00
4430-07-000	Contract-Pest Control	64.91	58.33	-6.58	700.00
4430-10-000	Contract-Janitorial/Cleaning	136.14	208.33	72.19	2,500.00
4430-13-000	Contract-HVAC	0.00	500.00	500.00	6,000.00
4430-17-000	Contract-Elevator	0.00	250.00	250.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	398.00	20.83	-377.17	250.00
4430-99-000	Contract Costs-Other	600.00	83.33	-516.67	1,000.00
4439-00-000	Total Contract Costs	1,567.05	1,162.49	-404.56	13,950.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,567.05	1,329.16	-237.89	15,950.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,545.22	2,404.33	-140.89	28,852.00
4899-00-000	TOTAL FINANCING EXPENSES	2,545.22	2,404.33	-140.89	28,852.00
8000-00-000	TOTAL EXPENSES	4,163.83	3,991.82	-172.01	47,902.00
9000-00-000	NET INCOME	14,034.34	14,621.26	-586.92	175,455.00

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

JANUARY 2024

		PTD Actual	PTD 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	22,239.00	21,060.00	1,179.00	252,720.00
3112-06-000	PBV HAP Subsidy	20,936.47	25,740.00	-4,803.53	308,880.00
3119-00-000	Total Rental Income	43,175.47	46,800.00	-3,624.53	561,600.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	282.81	333.33	-50.52	4,000.00
3120-03-000	Damages	77.00	125.00	-48.00	1,500.00
3120-04-000	Late Charges	102.00	83.33	18.67	1,000.00
3120-05-000	Legal Fees - Tenant	-25.00	0.00	-25.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	3,500.00
3129-00-000	Total Other Tenant Income	436.81	833.33	-396.52	10,000.00
3199-00-000	TOTAL TENANT INCOME	43,612.28	47,633.33	-4,021.05	571,600.00
3999-00-000	TOTAL INCOME	43,612.28	47,633.33	-4,021.05	571,600.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	4,655.52	5,006.50	350.98	60,078.00
4110-04-000	Employee Benefit Contribution-Admin	1,703.15	1,546.83	-156.32	18,562.00
4110-99-000	Total Administrative Salaries	6,358.67	6,553.33	194.66	78,640.00
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	64.00	66.67	2.67	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	200.00
4130-04-000	General Legal Expense	0.00	416.67	416.67	5,000.00
4131-00-000	Total Legal Expense	64.00	500.01	436.01	6,000.00
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	333.33	333.33	4,000.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	16.67	16.67	200.00
4190-02-000	Publications	0.00	16.67	16.67	200.00
4190-03-000	Advertising	0.00	16.67	16.67	200.00
4190-04-000	Office Supplies	10.36	83.33	72.97	1,000.00
4190-06-000	Compliance	0.00	100.00	100.00	1,200.00
4190-07-000	Telephone & Internet	158.83	233.33	74.50	2,800.00
4190-08-000	Postage	0.00	41.67	41.67	500.00
4190-10-000	Copiers	69.56	125.00	55.44	1,500.00
4190-12-000	Software	38.11	500.00	461.89	6,000.00
4190-13-000	IT/Website Maintenance	138.78	83.33	-55.45	1,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,774.31	7,895.00	1,120.69	94,740.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,838.31	8,728.34	1,890.03	104,740.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	1,738.06	1,666.67	-71.39	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,738.06	1,666.67	-71.39	20,000.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	1,045.38	833.33	-212.05	10,000.00
4320-00-000	Electricity	7,208.45	5,833.33	-1,375.12	70,000.00
4390-00-000	Sewer & Trash	2,263.21	2,083.33	-179.88	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,517.04	8,749.99	-1,767.05	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	3,659.99	5,064.58	1,404.59	60,775.00

<b>LINEWEAVER ANNEX APARTMENTS</b>					
<b>Statement of Revenues, Expenditures and Changes in Fund Net Position</b>					
JANUARY 2024					
		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4410-05-000	Employee Benefit Contribution-	855.97	1,837.00	981.03	22,044.00
	Maint.				
4419-00-000	Total General Maint Expense	4,515.96	6,901.58	2,385.62	82,819.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	3,500.00
4420-04-000	Supplies-Electrical	93.79	500.00	406.21	6,000.00
4420-05-000	Supplies-Fuel & Parts	42.92	62.50	19.58	750.00
4420-06-000	Supplies-Janitorial/Cleaning	22.31	83.33	61.02	1,000.00
4420-07-000	Supplies-Maint/Repairs	1,284.23	625.00	-659.23	7,500.00
4420-08-000	Supplies-Plumbing	357.39	62.50	-294.89	750.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	500.00
4429-00-000	Total Materials	1,800.64	1,750.01	-50.63	21,000.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	1,800.00
4430-03-000	Contract-Trash Collection	25.65	225.00	199.35	2,700.00
4430-04-000	Contract-Snow Removal	575.00	83.33	-491.67	1,000.00
4430-05-000	Contract-Unit Turnover	2,432.37	1,833.33	-599.04	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	2,000.00
4430-07-000	Contract-Pest Control	32.46	1,000.00	967.54	12,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	132.43	133.33	0.90	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-12-000	Contract-Inspections	900.00	416.67	-483.33	5,000.00
4430-13-000	Contract-HVAC	1,694.17	666.67	-1,027.50	8,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	625.00	625.00	7,500.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,200.00
4439-00-000	Total Contract Costs	5,807.08	5,666.67	-140.41	68,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	12,123.68	14,318.26	2,194.58	171,819.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	207.43	221.33	13.90	2,656.00
4510-10-000	Property Insurance	316.28	341.33	25.05	4,096.00
4510-20-000	Liability Insurance	145.23	156.75	11.52	1,881.00
4510-30-000	Workmen's Compensation	155.14	167.42	12.28	2,009.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	824.08	1,303.50	479.42	15,642.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,574.19	2,675.58	101.39	32,107.00
4899-00-000	TOTAL FINANCING EXPENSES	2,574.19	2,675.58	101.39	32,107.00
8000-00-000	TOTAL EXPENSES	34,615.36	37,442.34	2,826.98	449,308.00
9000-00-000	NET INCOME	8,996.92	10,190.99	-1,194.07	122,292.00

<b>COMMUNITY GRANTS</b>					
<b>Statement of Revenues, Expenditures and Changes in Fund Net Position</b>					
JANUARY 2024					
		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3400-00-000	GRANT INCOME				
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	84,072.00
3410-61-200	COC Planning Grant	0.00	2,022.33	-2,022.33	24,268.00
3499-00-000	TOTAL GRANT INCOME	0.00	13,977.58	-13,977.58	167,731.00
3999-00-000	TOTAL INCOME	0.00	13,977.58	-13,977.58	167,731.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,327.36	4,479.08	151.72	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	1,419.20	220.17	-1,199.03	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,232.16	4,021.42	-1,210.74	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,717.03	959.67	-757.36	11,516.00
4110-61-200	Salary-COC Planning Grant	907.20	1,889.75	982.55	22,677.00
4110-61-201	Adm Benefits-COC Planning	272.20	132.58	-139.62	1,591.00
4110-99-000	Total Administrative Salaries	13,875.15	11,702.67	-2,172.48	140,432.00
4190-00-000	Miscellaneous Admin Expenses				
4190-50-100	VA Homelessness Solutions Program(VHSP)	440.47	250.00	-190.47	3,000.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	125.84	2,024.92	1,899.08	24,299.00
4191-00-000	Total Miscellaneous Admin Expenses	14,441.46	13,977.59	-463.87	167,731.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,441.46	13,977.59	-463.87	167,731.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
8000-00-000	TOTAL EXPENSES	14,441.46	13,977.59	-463.87	167,731.00
9000-00-000	NET INCOME	-14,441.46	-0.01	-14,441.45	0.00

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

JANUARY 2024

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3400-00-000	GRANT INCOME				
3410-01-000	Section 8 HAP Earned	535,744.00	502,024.00	33,720.00	6,024,288.00
3410-02-000	Section 8 Admin. Fee Income	51,555.00	50,033.17	1,521.83	600,398.00
3410-03-000	Section 8 FSS Grant Income	7,325.94	5,250.00	2,075.94	63,000.00
3499-00-000	TOTAL GRANT INCOME	594,624.94	557,307.17	37,317.77	6,687,686.00
3600-00-000	OTHER INCOME				
3640-00-000	Fraud Recovery-HAP	564.90	583.33	-18.43	7,000.00
3640-01-000	Fraud Recovery-ADM	564.90	583.33	-18.43	7,000.00
3699-00-000	TOTAL OTHER INCOME	1,129.80	1,166.66	-36.86	14,000.00
3999-00-000	TOTAL INCOME	595,754.74	558,473.83	37,280.91	6,701,686.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	33,485.73	38,713.33	5,227.60	464,560.00
4110-04-000	Employee Benefit	10,013.56	13,471.50	3,457.94	161,658.00
4110-20-400	Contribution-Admin				
4110-20-400	Administrative Salaries-FSS	3,893.48	4,217.92	324.44	50,615.00
4110-21-400	Employee Benefits	1,386.31	1,032.08	-354.23	12,385.00
4110-21-400	Contribution-FSS				
4110-99-000	Total Administrative Salaries	48,779.08	57,434.83	8,655.75	689,218.00
4130-00-000	Legal Expense				
4130-02-000	Criminal Background	221.60	291.67	70.07	3,500.00
4130-04-000	Checks				
4130-04-000	General Legal Expense	0.00	166.67	166.67	2,000.00
4131-00-000	Total Legal Expense	221.60	458.34	236.74	5,500.00
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	299.00	1,416.67	1,117.67	17,000.00
4150-00-000	Travel	0.00	833.33	833.33	10,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	10,000.00
4172-00-000	Port Out Admin Fee Paid	42.66	266.67	224.01	3,200.00
4189-00-000	Total Other Admin Expenses	341.66	3,350.00	3,008.34	40,200.00
4190-00-000	Miscellaneous Admin				
4190-00-000	Expenses				
4190-01-000	Membership and Fees	0.00	83.33	83.33	1,000.00
4190-03-000	Advertising	381.81	125.00	-256.81	1,500.00
4190-04-000	Office Supplies	0.00	166.67	166.67	2,000.00
4190-05-000	Fuel-Administrative	61.31	150.00	88.69	1,800.00
4190-06-000	Compliance	3,326.47	1,750.00	-1,576.47	21,000.00
4190-07-000	Telephone & Internet	288.09	541.67	253.58	6,500.00
4190-08-000	Postage	0.00	416.66	416.66	5,000.00
4190-10-000	Copiers	251.06	208.33	-42.73	2,500.00
4190-12-000	Software	118.56	2,208.34	2,089.78	26,500.00
4190-13-000	IT/Website Maintenance	472.50	458.34	-14.16	5,500.00
4190-18-000	Small Office Equipment	135.98	266.67	130.69	3,200.00
4190-22-000	Other Misc Admin	-1,391.10	208.34	1,599.44	2,500.00
4190-22-000	Expenses				
4191-00-000	Total Miscellaneous Admin	52,423.76	64,018.18	11,594.42	768,218.00
4191-00-000	Expenses				
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	52,987.02	67,826.52	14,839.50	813,918.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	3,000.00

<b>HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5 and FSS Grant)</b>					
<b>Statement of Revenues, Expenditures and Changes in Fund Net Position</b>					
JANUARY 2024					
		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4220-03-000	Local Non-Traditional Expense	0.00	8,333.33	8,333.33	100,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	8,583.33	8,583.33	103,000.00
4300-00-000	UTILITY EXPENSES				
4320-00-000	Electricity	537.33	333.33	-204.00	4,000.00
4330-00-000	Gas	457.55	166.67	-290.88	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	994.88	500.00	-494.88	6,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	75.83	83.33	7.50	1,000.00
4510-10-000	Property Insurance	23.27	25.00	1.73	300.00
4510-20-000	Liability Insurance	15.12	16.67	1.55	200.00
4510-30-000	Workmen's Compensation	551.60	595.33	43.73	7,144.00
4599-00-000	TOTAL GENERAL EXPENSES	665.82	720.33	54.51	8,644.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-00-000	Housing Assistance Payments	555,363.00	494,524.00	-60,839.00	5,934,288.00
4715-01-000	Tenant Utility Payments-Voucher	7,753.00	6,833.34	-919.66	82,000.00
4715-02-000	Port Out HAP Payments	1,171.00	1,250.00	79.00	15,000.00
4715-07-000	Tenant FSS Goal Incentives	4,300.00	2,500.00	-1,800.00	30,000.00
4715-08-000	Landlord Incentives	750.00	5,000.00	4,250.00	60,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	569,337.00	510,107.34	-59,229.66	6,121,288.00
8000-00-000	TOTAL EXPENSES	623,984.72	587,737.52	-36,247.20	7,052,850.00
9000-00-000	NET INCOME	-28,229.98	-29,263.69	1,033.71	-351,164.00

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

JANUARY 2024

		PTD Actual	PTD 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	17,401.00	13,817.42	3,583.58	165,809.00
3112-00-000	50059 HAP Subsidy	22,101.00	25,660.83	-3,559.83	307,930.00
3119-00-000	Total Rental Income	39,502.00	39,478.25	23.75	473,739.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	282.82	463.50	-180.68	5,562.00
3120-03-000	Damages	0.00	500.00	-500.00	6,000.00
3120-04-000	Late Charges	123.00	83.33	39.67	1,000.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	600.00
3120-08-000	Workorders/Maint Charges	0.00	541.67	-541.67	6,500.00
3129-00-000	Total Other Tenant Income	405.82	1,638.50	-1,232.68	19,662.00
3199-00-000	TOTAL TENANT INCOME	39,907.82	41,116.75	-1,208.93	493,401.00
3400-00-000	GRANT INCOME				
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	78,321.00
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	78,321.00
3999-00-000	TOTAL INCOME	39,907.82	47,643.50	-7,735.68	571,722.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	3,055.32	3,482.92	427.60	41,795.00
4110-04-000	Employee Benefit	1,223.00	1,188.83	-34.17	14,266.00
4110-99-000	Contribution-Admin				
4110-99-000	Total Administrative Salaries	4,278.32	4,671.75	393.43	56,061.00
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	0.00	66.67	66.67	800.00
4130-02-000	Criminal Background	0.00	16.67	16.67	200.00
4130-04-000	Checks				
4130-04-000	General Legal Expense	1,193.94	250.00	-943.94	3,000.00
4131-00-000	Total Legal Expense	1,193.94	333.34	-860.60	4,000.00
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	333.33	333.33	4,000.00
4190-00-000	Miscellaneous Admin Expenses				
4190-04-000	Office Supplies	10.36	41.67	31.31	500.00
4190-07-000	Telephone & Internet	194.94	233.33	38.39	2,800.00
4190-08-000	Postage	0.00	41.67	41.67	500.00
4190-10-000	Copiers	57.09	83.33	26.24	1,000.00
4190-12-000	Software	25.41	333.33	307.92	4,000.00
4190-13-000	IT/Website Maintenance	92.52	83.33	-9.19	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	4,658.64	5,488.41	829.77	65,861.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,852.58	6,155.08	302.50	73,861.00
4200-00-000	TENANT SERVICES				
4210-20-300	Tenant Services-Salaries	0.00	4,553.33	4,553.33	54,640.00
4211-20-300	Tenant Services-Benefits	0.00	1,104.58	1,104.58	13,255.00
4220-01-000	Other Tenant Svcs.	1,738.06	1,666.67	-71.39	20,000.00
4240-20-300	Tenant Services-Other Direct Costs	88.55	472.17	383.62	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,826.61	8,193.41	6,366.80	98,321.00

<b>JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)</b>					
<b>Statement of Revenues, Expenditures and Changes in Fund Net Position</b>					
JANUARY 2024					
		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	754.11	833.33	79.22	10,000.00
4320-00-000	Electricity	9,104.69	5,833.33	-3,271.36	70,000.00
4390-00-000	Sewer & Trash	1,833.34	2,083.33	249.99	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	11,692.14	8,749.99	-2,942.15	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	4,099.06	5,064.58	965.52	60,775.00
4410-05-000	Employee Benefit	477.35	1,837.00	1,359.65	22,044.00
4419-00-000	Contribution-Maint.				
4419-00-000	Total General Maint Expense	4,576.41	6,901.58	2,325.17	82,819.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	3,500.00
4420-04-000	Supplies-Electrical	93.79	250.00	156.21	3,000.00
4420-05-000	Supplies-Fuel & Parts	39.85	62.50	22.65	750.00
4420-06-000	Supplies-Janitorial/Cleaning	22.31	83.33	61.02	1,000.00
4420-07-000	Supplies-Maint/Repairs	1,025.18	625.00	-400.18	7,500.00
4420-08-000	Supplies-Plumbing	99.39	62.50	-36.89	750.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	500.00
4420-10-000	Maintenance	0.00	41.67	41.67	500.00
4429-00-000	Paper/Supplies				
4429-00-000	Total Materials	1,280.52	1,500.01	219.49	18,000.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Routine	0.00	83.33	83.33	1,000.00
4430-03-000	Maintenance				
4430-03-000	Contract-Trash Collection	15.39	225.00	209.61	2,700.00
4430-04-000	Contract-Snow Removal	1,130.00	83.33	-1,046.67	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	15,000.00
4430-06-000	Contract-Electrical	717.32	166.67	-550.65	2,000.00
4430-07-000	Contract-Pest Control	1,632.46	750.00	-882.46	9,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	132.43	133.33	0.90	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-13-000	Contract-HVAC	1,694.17	416.67	-1,277.50	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator	4,228.36	1,250.00	-2,978.36	15,000.00
4430-18-000	Maintenance				
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	600.00
4430-19-000	Contract-Sprinkler	0.00	100.00	100.00	1,200.00
4439-00-000	Monitoring				
4439-00-000	Total Contract Costs	9,565.13	4,641.67	-4,923.46	55,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,422.06	13,043.26	-2,378.80	156,519.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	280.65	288.67	8.02	3,464.00
4510-10-000	Property Insurance	386.61	417.25	30.64	5,007.00
4510-20-000	Liability Insurance	175.47	189.42	13.95	2,273.00
4510-30-000	Workmen's Compensation	137.90	148.83	10.93	1,786.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	980.63	1,460.84	480.21	17,530.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,299.71	2,283.33	-16.38	27,400.00
4899-00-000	TOTAL FINANCING EXPENSES	2,299.71	2,283.33	-16.38	27,400.00
8000-00-000	TOTAL EXPENSES	38,073.73	39,885.91	1,812.18	478,631.00
9000-00-000	NET INCOME	1,834.09	7,757.59	-5,923.50	93,091.00



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

JANUARY 2024

		PTD Actual	PTD 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	42,475.56	47,522.60	-5,047.04	570,271.20
3112-06-000	PBV HAP Subsidy	109,886.00	110,886.07	-1,000.07	1,330,632.80
3119-00-000	Total Rental Income	152,361.56	158,408.67	-6,047.11	1,900,904.00
3120-00-000	Other Tenant Income				
3120-03-000	Damages	3,593.00	2,083.33	1,509.67	25,000.00
3120-04-000	Late Charges	1,479.00	666.67	812.33	8,000.00
3120-05-000	Legal Fees - Tenant	130.06	83.33	46.73	1,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	100.00
3120-07-000	Tenant Owed Utilities	365.90	166.67	199.23	2,000.00
3120-08-000	Workorders/Maint Charges	0.00	325.00	-325.00	3,900.00
3120-11-000	Collection Loss-Tenants	215.41	0.00	215.41	0.00
3129-00-000	Total Other Tenant Income	5,783.37	3,333.33	2,450.04	40,000.00
3199-00-000	TOTAL TENANT INCOME	158,144.93	161,742.00	-3,597.07	1,940,904.00
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	0.00	7,916.67	-7,916.67	95,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	7,916.67	-7,916.67	95,000.00
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	249.04	208.33	40.71	2,500.00
3699-00-000	TOTAL OTHER INCOME	249.04	208.33	40.71	2,500.00
3999-00-000	TOTAL INCOME	158,393.97	169,867.00	-11,473.03	2,038,404.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	22,608.31	23,977.25	1,368.94	287,727.00
4110-04-000	Employee Benefit Contribution-Admin	6,669.16	7,334.83	665.67	88,018.00
4110-99-000	Total Administrative Salaries	29,277.47	31,312.08	2,034.61	375,745.00
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	128.00	41.67	-86.33	500.00
4130-04-000	General Legal Expense	225.00	1,250.00	1,025.00	15,000.00
4131-00-000	Total Legal Expense	353.00	1,291.67	938.67	15,500.00
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	250.00	1,250.00	1,000.00	15,000.00
4150-00-000	Travel	0.00	833.33	833.33	10,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	2,500.00
4189-00-000	Total Other Admin Expenses	250.00	2,291.66	2,041.66	27,500.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	550.00	83.33	-466.67	1,000.00
4190-02-000	Publications	0.00	83.33	83.33	1,000.00
4190-03-000	Advertising	0.00	83.33	83.33	1,000.00
4190-04-000	Office Supplies	305.63	333.33	27.70	4,000.00
4190-06-000	Compliance	0.00	208.33	208.33	2,500.00
4190-07-000	Telephone & Internet	261.62	416.67	155.05	5,000.00
4190-08-000	Postage	0.00	500.00	500.00	6,000.00
4190-10-000	Copiers	161.30	208.33	47.03	2,500.00
4190-12-000	Software	116.22	1,666.67	1,550.45	20,000.00
4190-13-000	IT/Website Maintenance	395.97	416.67	20.70	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	3,000.00
4190-22-000	Other Misc Admin Exp	-30.00	833.33	863.33	10,000.00
4191-00-000	Total Miscellaneous Admin Exp	31,038.21	36,395.40	5,357.19	436,745.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	31,641.21	39,978.73	8,337.52	479,745.00

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

JANUARY 2024

		PTD Actual	PTD Budget	Variance	Annual
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	125.00	125.00	1,500.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	2,257.85	2,666.67	408.82	32,000.00
4320-00-000	Electricity	1,111.69	833.33	-278.36	10,000.00
4330-00-000	Gas	22.79	166.67	143.88	2,000.00
4390-00-000	Sewer & Trash	2,642.15	3,333.33	691.18	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,034.48	7,000.00	965.52	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	14,545.71	17,226.17	2,680.46	206,714.00
4410-05-000	Employee Benefit Contribution-Maint.	4,816.49	5,722.92	906.43	68,675.00
4419-00-000	Total General Maint Expense	19,362.20	22,949.09	3,586.89	275,389.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	83.33	83.33	1,000.00
4420-02-000	Supplies-Appliance	0.00	166.67	166.67	2,000.00
4420-03-000	Supplies-Unit Turnover	41.60	625.00	583.40	7,500.00
4420-04-000	Supplies-Electrical	1,850.00	1,250.00	-600.00	15,000.00
4420-05-000	Supplies-Fuel & Parts	147.15	291.67	144.52	3,500.00
4420-06-000	Supplies-Janitorial/Cleaning	50.98	333.33	282.35	4,000.00
4420-07-000	Supplies-Maint/Repairs	3,696.19	1,250.00	-2,446.19	15,000.00
4420-08-000	Supplies-Plumbing	672.54	416.67	-255.87	5,000.00
4420-09-000	Tools and Equipment Maintenance	422.40	208.33	-214.07	2,500.00
4420-10-000	Paper/Supplies	26.84	83.33	56.49	1,000.00
4429-00-000	Total Materials	6,907.70	4,708.33	-2,199.37	56,500.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Routine Maintenance	0.00	83.33	83.33	1,000.00
4430-03-000	Contract-Trash Collection	0.00	250.00	250.00	3,000.00
4430-04-000	Contract-Snow Removal	270.00	83.33	-186.67	1,000.00
4430-05-000	Contract-Unit Turnover	1,467.57	1,666.67	199.10	20,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	1,000.00
4430-07-000	Contract-Pest Control	64.91	1,000.00	935.09	12,000.00
4430-08-000	Contract-Floor Covering	0.00	333.33	333.33	4,000.00
4430-09-000	Contract-Grounds	0.00	833.33	833.33	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	369.57	333.33	-36.24	4,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	3,000.00
4430-12-000	Contract-Inspections	1,150.00	1,166.67	16.67	14,000.00
4430-13-000	Contract-HVAC	3,542.35	1,666.67	-1,875.68	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	7,583.33	7,583.33	91,000.00
4439-00-000	Total Contract Costs	6,864.40	15,416.65	8,552.25	185,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	33,134.30	43,074.07	9,939.77	516,889.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	170.48	184.00	13.52	2,208.00
4510-10-000	Property Insurance	1,161.69	1,239.42	77.73	14,873.00
4510-20-000	Liability Insurance	515.19	549.33	34.14	6,592.00
4510-30-000	Workmen's Compensation	482.66	520.83	38.17	6,250.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,500.00	2,500.00	30,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,330.02	7,076.91	4,746.89	84,923.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	0.00	10,592.04	10,592.04	127,104.53

FRNAKLIN HEIGHTS LLC (incl. CDBG Grants)					
Statement of Revenues, Expenditures and Changes in Fund Net Position					
JANUARY 2024					
		PTD Actual	PTD Budget	Variance	Annual
4852-00-000	Interest Expense-Loan 2	0.00	5,833.33	5,833.33	70,000.00
4899-00-000	TOTAL FINANCING EXPENSES	0.00	16,425.37	16,425.37	197,104.53
8000-00-000	TOTAL EXPENSES	73,140.01	113,680.08	40,540.07	1,364,161.53
9000-00-000	NET INCOME	85,253.96	56,186.92	29,067.04	674,242.47

COMMERCE VILLAGE LLC					
Statement of Revenues, Expenditures and Changes in Fund Net Position					
JANUARY 2024					
		PTD Actual	PTD 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	10,006.00	10,142.55	-136.55	121,710.60
3112-06-000	PBV HAP Subsidy	9,509.00	10,142.55	-633.55	121,710.60
3119-00-000	Total Rental Income	19,515.00	20,285.10	-770.10	243,421.20
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	147.01	150.00	-2.99	1,800.00
3120-03-000	Damages	0.00	208.33	-208.33	2,500.00
3120-04-000	Late Charges	0.00	25.00	-25.00	300.00
3120-05-000	Legal Fees - Tenant	0.00	21.67	-21.67	260.00
3120-08-000	Workorders/Maint Charges	30.00	100.00	-70.00	1,200.00
3129-00-000	Total Other Tenant Income	177.01	505.00	-327.99	6,060.00
3199-00-000	TOTAL TENANT INCOME	19,692.01	20,790.10	-1,098.09	249,481.20
3600-00-000	OTHER INCOME				
3611-00-000	Investment Income - Restricted	553.68	250.00	303.68	3,000.00
3699-00-000	TOTAL OTHER INCOME	553.68	250.00	303.68	3,000.00
3999-00-000	TOTAL INCOME	20,245.69	21,040.10	-794.41	252,481.20
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	2,886.76	3,127.33	240.57	37,528.00
4110-04-000	Employee Benefit Contributi	1,051.71	974.00	-77.71	11,688.00
4110-99-000	Total Administrative Salaries	3,938.47	4,101.33	162.86	49,216.00
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	0.00	125.00	125.00	1,500.00
4150-00-000	Travel	0.00	83.33	83.33	1,000.00
4173-00-000	Management Fee	0.00	958.33	958.33	11,500.00
4189-00-000	Total Other Admin Expenses	0.00	1,166.66	1,166.66	14,000.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	8.33	8.33	100.00
4190-02-000	Publications	0.00	8.33	8.33	100.00
4190-04-000	Office Supplies	4.94	50.00	45.06	600.00
4190-06-000	Compliance	0.00	125.00	125.00	1,500.00
4190-07-000	Telephone & Internet	331.10	300.00	-31.10	3,600.00
4190-08-000	Postage	0.00	41.67	41.67	500.00
4190-10-000	Copiers	40.13	100.00	59.87	1,200.00
4190-12-000	Software	12.70	166.67	153.97	2,000.00
4190-13-000	IT/Website Maintenance	46.26	91.67	45.41	1,100.00
4190-21-000	HCC Fees	0.00	625.00	625.00	7,500.00
4190-22-000	Other Misc Admin Expenses	6.00	83.33	77.33	1,000.00
4191-00-000	Total Miscellaneous Admin Expe	4,379.60	5,701.33	1,321.73	68,416.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSE	4,379.60	6,867.99	2,488.39	82,416.00
4200-00-000	TENANT SERVICES				
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	18,250.00
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENS	0.00	1,645.83	1,645.83	19,750.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	395.01	358.33	-36.68	4,300.00

<b>COMMERCE VILLAGE LLC</b>					
<b>Statement of Revenues, Expenditures and Changes in Fund Net Position</b>					
JANUARY 2024					
		PTD Actual	PTD Budget	Variance	Annual
4320-00-000	Electricity	2,078.18	1,666.67	-411.51	20,000.00
4330-00-000	Gas	223.33	200.00	-23.33	2,400.00
4390-00-000	Sewer & Trash	887.10	916.67	29.57	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	3,583.62	3,141.67	-441.95	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	736.07	994.33	258.26	11,932.00
4410-05-000	Employee Benefit Contributions	333.13	355.58	22.45	4,267.00
4419-00-000	Total General Maint Expense	1,069.20	1,349.91	280.71	16,199.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	8.33	8.33	100.00
4420-02-000	Supplies-Appliance	0.00	8.33	8.33	100.00
4420-03-000	Supplies-Unit Turnover	0.00	16.67	16.67	200.00
4420-04-000	Supplies-Electrical	1,858.65	50.00	-1,808.65	600.00
4420-05-000	Supplies-Fuel & Parts	15.33	16.67	1.34	200.00
4420-06-000	Supplies-Janitorial/Cleaning	10.62	50.00	39.38	600.00
4420-07-000	Supplies-Maint/Repairs	98.01	108.33	10.32	1,300.00
4420-08-000	Supplies-Plumbing	47.33	25.00	-22.33	300.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	100.00
4429-00-000	Total Materials	2,029.94	291.66	-1,738.28	3,500.00
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	7.56	225.00	217.44	2,700.00
4430-04-000	Contract-Snow Removal	2,000.00	83.33	-1,916.67	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	1,000.00
4430-07-000	Contract-Pest Control	64.91	91.67	26.76	1,100.00
4430-10-000	Contract-Janitorial/Cleaning	114.32	133.33	19.01	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-12-000	Contract-Inspections	300.00	291.67	-8.33	3,500.00
4430-13-000	Contract-HVAC	770.06	333.33	-436.73	4,000.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	1,000.00
4430-18-000	Contract-Alarm Monitoring	479.04	50.00	-429.04	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	1,000.00
4439-00-000	Total Contract Costs	3,735.89	1,499.99	-2,235.90	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERA	6,835.03	3,141.56	-3,693.47	37,699.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	19.42	21.00	1.58	252.00
4510-10-000	Property Insurance	1,303.42	477.92	-825.50	5,735.00
4510-20-000	Liability Insurance	367.62	214.17	-153.45	2,570.00
4510-30-000	Workmen's Compensation	51.72	55.83	4.11	670.00
4521-00-000	Misc. Taxes/Licenses/Insurance	2.02	2.00	-0.02	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	1,744.20	979.25	-764.95	11,751.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,730.00	1,365.00	-1,365.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	2,730.00	1,365.00	-1,365.00	16,380.00
8000-00-000	TOTAL EXPENSES	19,272.45	17,141.30	-2,131.15	205,696.00
9000-00-000	NET INCOME	973.24	3,898.80	-2,925.56	46,785.20

## 2023 Budget Overruns

Resolution # \_\_\_\_\_

Resolution to approve differences in budgeted expenses versus actual expenses for fiscal year ending 2023.

### Programs with Budget Overruns

	Actual Expenses	Budgeted Expenses	Budget Overrun
Local Community Development (includes Lineweaver Annex Apartments and Bridgeport Building)	\$1,441,778	\$1,277,062	(168,482)
Housing Choice Voucher Program	\$6,986,015	\$6,458,469	(\$527,546)
JR "Polly" Lineweaver Apts.	\$635,761	\$562,691	(\$73,070)
Component Units-Discreetly Presented (includes CVO, CVM, LAC, SHC)	\$330,096	\$298,221	(\$31,874)

### Programs that were within Budgeted Expenses

Franklin Heights, LLC	\$2,004,955	\$2,062,893	\$57,939
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**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS**  
**Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	1,215,392.23	1,160,401.00	54,991.23
3112-00-000	50059 HAP Subsidy	247,829.00	283,061.00	-35,232.00
3112-06-000	PBV HAP Subsidy	1,591,984.65	1,686,482.00	-94,497.35
3119-00-000	Total Rental Income	3,055,205.88	3,129,944.00	-74,738.12
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	9,470.02	9,200.00	270.02
3120-02-000	Cleaning Fee	309.00	350.00	-41.00
3120-03-000	Damages	56,424.49	38,850.00	17,574.49
3120-04-000	Late Charges	12,791.50	9,100.00	3,691.50
3120-05-000	Legal Fees - Tenant	1,031.05	1,000.00	31.05
3120-07-000	Tenant Owed Utilities	1,547.27	1,600.00	-52.73
3120-08-000	Workorders/Maint Charges	10,391.86	9,700.00	691.86
3120-11-000	Collection Loss-Tenants	1,386.69	0.00	1,386.69
3129-00-000	Total Other Tenant Income	93,351.88	69,800.00	23,551.88
3199-00-000	TOTAL TENANT INCOME	3,148,557.76	3,199,744.00	-51,186.24
3400-00-000	GRANT INCOME			
3410-01-000	Section 8 HAP Earned	5,970,712.00	5,715,283.00	255,429.00
3410-02-000	Section 8 Admin. Fee Income	1,052,347.00	620,817.00	431,530.00
3410-03-000	Section 8 FSS Grant Income	68,535.19	63,000.00	5,535.19
3410-20-300	Service Coordinator Grant (SC)	67,822.84	68,556.00	-733.16
3410-50-100	VA Homelessness Solutions Program	42,016.48	59,391.00	-17,374.52
3410-53-100	CHERP-HMIS Grant	57,504.12	29,786.00	27,718.12
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	114,221.70	84,072.00	30,149.70
3410-61-200	COC Planning Grant	30,450.94	22,714.00	7,736.94
3415-00-000	Other Government Grants	148,000.00	165,000.00	-17,000.00
3499-00-000	TOTAL GRANT INCOME	7,551,610.27	6,828,619.00	722,991.27
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	3,020.78	600.00	2,420.78
3611-00-000	Investment Income - Restricted	5,066.02	200.00	4,866.02
3620-00-000	Management Fee Income	11,662.54	11,500.00	162.54
3621-00-000	Bond Application Fees	45,500.00	45,500.00	0.00
3640-00-000	Fraud Recovery-HAP	10,904.86	7,000.00	3,904.86
3640-01-000	Fraud Recovery-ADM	10,904.86	7,000.00	3,904.86
3650-00-000	Miscellaneous Other Income	129,938.49	154,500.00	-24,561.51
3651-00-000	Misc Income-FSS Forfeitures	1,228.71	2,500.00	-1,271.29
3699-00-000	TOTAL OTHER INCOME	218,226.26	228,800.00	-10,573.74
3999-00-000	TOTAL INCOME	10,918,394.29	10,257,163.00	661,231.29
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	1,024,560.19	1,029,498.00	4,937.81
4110-04-000	Employee Benefit Contribution-Admin	273,174.18	303,216.00	30,041.82
4110-20-400	Administrative Salaries-FSS	49,435.66	48,450.00	-985.66
4110-21-400	Employee Benefits Contribution-FSS	14,530.55	14,550.00	19.45
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	47,991.80	45,391.00	-2,600.80
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	11,862.19	12,000.00	137.81
4110-53-100	Salary-CHERP HMIS	10,361.39	29,186.00	18,824.61
4110-54-100	Adm Benefits-CHERP-HMIS	599.40	0.00	-599.40
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	60,999.65	60,000.00	-999.65
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	17,465.90	12,000.00	-5,465.90
4110-61-200	Salary-COC Planning Grant	7,332.83	16,714.00	9,381.17

**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS**  
**Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
4110-61-201	Adm Benefits-COC Planning	1,957.11	6,000.00	4,042.89
4110-99-000	Total Administrative Salaries	1,520,270.85	1,577,005.00	56,734.15
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	1,533.00	1,440.00	-93.00
4130-02-000	Criminal Background Checks	2,960.05	3,200.00	239.95
4130-04-000	General Legal Expense	98,161.38	24,860.00	-73,301.38
4131-00-000	Total Legal Expense	102,654.43	29,500.00	-73,154.43
4139-00-000	Other Admin Expenses			
4140-00-000	Staff Training	49,632.91	17,500.00	-32,132.91
4150-00-000	Travel	61,495.43	14,500.00	-46,995.43
4171-00-000	Auditing Fees	19,240.00	19,240.00	0.00
4172-00-000	Port Out Admin Fee Paid	99.49	2,000.00	1,900.51
4173-00-000	Management Fee	11,672.20	11,500.00	-172.20
4182-00-000	Consultants	2,461.10	0.00	-2,461.10
4189-00-000	Total Other Admin Expenses	144,601.13	64,740.00	-79,861.13
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	3,870.84	4,810.00	939.16
4190-02-000	Publications	725.35	2,350.00	1,624.65
4190-03-000	Advertising	1,125.47	4,250.00	3,124.53
4190-04-000	Office Supplies	7,794.16	16,350.00	8,555.84
4190-05-000	Fuel-Administrative	1,294.76	1,250.00	-44.76
4190-06-000	Compliance	33,459.36	27,550.00	-5,909.36
4190-07-000	Telephone & Internet	28,925.67	32,000.00	3,074.33
4190-08-000	Postage	11,343.02	12,300.00	956.98
4190-09-000	Rent and Utility Adjustments	302.00	0.00	-302.00
4190-10-000	Copiers	7,573.91	11,700.00	4,126.09
4190-12-000	Software	90,379.32	62,640.00	-27,739.32
4190-13-000	IT/Website Maintenance	25,555.79	28,100.00	2,544.21
4190-14-000	Community Donations	11,250.00	10,000.00	-1,250.00
4190-15-000	Cell Phones/Pagers	0.00	0.00	0.00
4190-18-000	Small Office Equipment	12,313.66	11,600.00	-713.66
4190-21-000	HCC Fees	6,966.90	7,100.00	133.10
4190-22-000	Other Misc Admin Expenses	61,551.96	17,500.00	-44,051.96
4190-50-100	VA Homelessness Solutions Program(VHSP)	3,800.93	2,000.00	-1,800.93
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	38,771.00	38,771.00	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	22,079.87	22,100.00	20.13
4191-00-000	Total Miscellaneous Admin Expenses	1,889,354.82	1,889,376.00	21.18
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,136,610.38	1,983,616.00	-152,994.38
4200-00-000	TENANT SERVICES			
4210-00-000	Tenant Services Salaries	2,322.34	18,250.00	15,927.66
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	177.66	0.00	-177.66
4210-20-300	Tenant Services-Salaries	49,161.34	48,700.00	-461.34
4211-20-300	Tenant Services-Benefits	11,979.91	13,751.00	1,771.09
4220-00-000	Tenant Services-FSS Forfeitures	1,346.19	0.00	-1,346.19
4220-01-000	Other Tenant Svcs.	76,053.03	19,500.00	-56,553.03
4220-02-000	Tenant FSS Goal Incentives	10,525.00	0.00	-10,525.00
4240-20-300	Tenant Services-Other Direct Costs	5,240.70	4,000.00	-1,240.70
4241-20-300	Tenant Services-Training	1,098.20	1,000.00	-98.20
4242-20-300	Tenant Services-Supplies & Materials	624.18	105.00	-519.18
4243-20-300	Tenant Services-Travel	0.00	1,000.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	158,528.55	106,306.00	-52,222.55
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	58,127.02	55,100.00	-3,027.02
4320-00-000	Electricity	180,790.50	173,600.00	-7,190.50
4330-00-000	Gas	5,304.73	9,700.00	4,395.27
4330-01-000	Gas-Vacant Units	0.00	0.00	0.00
4390-00-000	Sewer & Trash	89,445.45	97,650.00	8,204.55
4399-00-000	TOTAL UTILITY EXPENSES	333,667.70	336,050.00	2,382.30
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			



**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS****Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	310,748.35	353,303.00	42,554.65
4410-05-000	Employee Benefit Contribution-Maint.	79,978.72	106,368.00	26,389.28
4419-00-000	Total General Maint Expense	390,727.07	459,671.00	68,943.93
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	3,063.59	1,560.00	-1,503.59
4420-02-000	Supplies-Appliance	7,431.30	6,385.00	-1,046.30
4420-03-000	Supplies-Unit Turnover	20,343.57	18,150.00	-2,193.57
4420-04-000	Supplies-Electrical	30,711.98	18,900.00	-11,811.98
4420-05-000	Supplies-Fuel & Parts	5,387.93	5,310.00	-77.93
4420-06-000	Supplies-Janitorial/Cleaning	11,228.08	7,850.00	-3,378.08
4420-07-000	Supplies-Maint/Repairs	46,751.19	21,685.00	-25,066.19
4420-08-000	Supplies-Plumbing	12,994.90	9,050.00	-3,944.90
4420-09-000	Tools and Equipment	3,420.62	3,800.00	379.38
4420-10-000	Maintenance Paper/Supplies	1,074.97	1,410.00	335.03
4429-00-000	Total Materials	142,408.13	94,100.00	-48,308.13
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	1,177.42	500.00	-677.42
4430-02-000	Contract-Appliance	105.00	0.00	-105.00
4430-03-000	Contract-Trash Collection	14,544.67	12,600.00	-1,944.67
4430-04-000	Contract-Snow Removal	340.00	2,100.00	1,760.00
4430-05-000	Contract-Unit Turnover	111,565.63	68,900.00	-42,665.63
4430-06-000	Contract-Electrical	6,331.14	6,200.00	-131.14
4430-07-000	Contract-Pest Control	61,328.91	11,750.00	-49,578.91
4430-08-000	Contract-Floor Covering	1,782.81	1,850.00	67.19
4430-09-000	Contract-Grounds	31,231.02	6,500.00	-24,731.02
4430-10-000	Contract-Janitorial/Cleaning	10,984.51	9,550.00	-1,434.51
4430-11-000	Contract-Plumbing	12,807.32	8,700.00	-4,107.32
4430-12-000	Contract-Inspections	22,832.50	21,000.00	-1,832.50
4430-13-000	Contract-HVAC	46,794.74	34,520.00	-12,274.74
4430-15-000	Contract-Video Surveillance	93,331.51	93,555.00	223.49
4430-17-000	Contract-Elevator Maintenance	31,124.70	29,400.00	-1,724.70
4430-18-000	Contract-Alarm Monitoring	2,420.24	2,500.00	79.76
4430-19-000	Contract-Sprinkler Monitoring	4,654.75	4,825.00	170.25
4430-23-000	Contract-Consultants	21,333.64	0.00	-21,333.64
4430-99-000	Contract Costs-Other	5,914.07	5,550.00	-364.07
4439-00-000	Total Contract Costs	480,604.58	320,000.00	-160,604.58
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,013,739.78	873,771.00	-139,968.78
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	11,515.46	10,695.00	-820.46
4510-10-000	Property Insurance	31,296.35	26,730.00	-4,566.35
4510-20-000	Liability Insurance	13,418.99	13,925.00	506.01
4510-30-000	Workmen's Compensation	22,445.94	25,800.00	3,354.06
4521-00-000	Misc. Taxes/Licenses/Insurance	70,077.40	28,024.00	-42,053.40
4570-00-000	Bad Debt-Tenant Rents	75,161.46	40,500.00	-34,661.46
4570-01-000	Bad Debt-Other	1,008.26	0.00	-1,008.26
4599-00-000	TOTAL GENERAL EXPENSES	224,923.86	145,674.00	-79,249.86
4700-00-000	HOUSING ASSISTANCE PAYMENTS			
4715-00-000	Housing Assistance Payments	6,057,760.00	5,730,283.00	-327,477.00
4715-01-000	Tenant Utility Payments-Voucher	75,158.00	0.00	-75,158.00
4715-02-000	Port Out HAP Payments	3,270.00	0.00	-3,270.00
4715-06-000	FSS Escrow Payments	18,784.00	0.00	-18,784.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	6,154,972.00	5,730,283.00	-424,689.00
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	289,707.83	173,789.00	-115,918.83
4852-00-000	Interest Expense-Loan 2	140,000.00	140,000.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	429,707.83	313,789.00	-115,918.83
5000-00-000	NON-OPERATING ITEMS			

<b>HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS</b>				
<b>Statement of Revenues, Expenditures and Changes in Net Position</b>				
December 31, 2023-End of Year				
		<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>
5100-01-000	Depreciation Expense	1,169,848.36	1,169,848.36	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	1,169,848.36	1,169,848.36	0.00
8000-00-000	TOTAL EXPENSES	11,621,998.46	10,659,337.36	-962,661.10
9000-00-000	NET INCOME	-703,604.17	-402,174.36	-301,429.81

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

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	418,078.78	420,056.00	-1,977.22
3112-06-000	PBV HAP Subsidy	261,183.65	305,915.00	-44,731.35
3119-00-000	Total Rental Income	679,262.43	725,971.00	-46,708.57
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	3,954.71	3,500.00	454.71
3120-03-000	Damages	12,545.00	2,000.00	10,545.00
3120-04-000	Late Charges	2,446.71	0.00	2,446.71
3120-05-000	Legal Fees - Tenant	345.00	0.00	345.00
3120-08-000	Workorders/Maint Charges	6,989.76	3,500.00	3,489.76
3129-00-000	Total Other Tenant Income	26,281.18	9,000.00	17,281.18
3199-00-000	TOTAL TENANT INCOME	705,543.61	734,971.00	-29,427.39
3400-00-000	GRANT INCOME			
3410-50-100	VA Homelessness Solutions Program	42,016.48	59,391.00	-17,374.52
3410-53-100	CHERP-HMIS Grant	57,504.12	29,786.00	27,718.12
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	114,221.70	84,072.00	30,149.70
3410-61-200	COC Planning Grant	30,450.94	22,714.00	7,736.94
3499-00-000	TOTAL GRANT INCOME	244,193.24	195,963.00	48,230.24
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	350.70	0.00	350.70
3620-00-000	Management Fee Income	11,662.54	11,500.00	162.54
3621-00-000	Bond Application Fees	45,500.00	45,500.00	0.00
3650-00-000	Miscellaneous Other Income	125,917.74	149,000.00	-23,082.26
3699-00-000	TOTAL OTHER INCOME	183,430.98	206,000.00	-22,569.02
3999-00-000	TOTAL INCOME	1,133,167.83	1,136,934.00	-3,766.17
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	247,330.99	252,910.00	5,579.01
4110-04-000	Employee Benefit Contribution-Admin	64,783.79	76,918.00	12,134.21
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	47,991.80	45,391.00	-2,600.80
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	11,862.19	12,000.00	137.81
4110-53-100	Salary-CHERP HMIS	10,361.39	29,186.00	18,824.61
4110-54-100	Adm Benefits-CHERP-HMIS	599.40	0.00	-599.40
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	60,999.65	60,000.00	-999.65
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	17,465.90	12,000.00	-5,465.90
4110-61-200	Salary-COC Planning Grant	7,332.83	16,714.00	9,381.17
4110-61-201	Adm Benefits-COC Planning	1,957.11	6,000.00	4,042.89
4110-99-000	Total Administrative Salaries	470,685.05	511,119.00	40,433.95
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	640.00	640.00	0.00
4130-04-000	General Legal Expense	59,119.88	16,860.00	-42,259.88
4131-00-000	Total Legal Expense	59,759.88	17,500.00	-42,259.88
4139-00-000	Other Admin Expenses			
4140-00-000	Staff Training	14,620.75	6,000.00	-8,620.75
4150-00-000	Travel	35,382.44	6,000.00	-29,382.44
4171-00-000	Auditing Fees	6,250.00	6,250.00	0.00
4182-00-000	Consultants	2,461.10	0.00	-2,461.10
4189-00-000	Total Other Admin Expenses	58,714.29	18,250.00	-40,464.29
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	1,771.71	1,900.00	128.29
4190-02-000	Publications	213.20	600.00	386.80

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

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
4190-03-000	Advertising	0.00	500.00	500.00
4190-04-000	Office Supplies	1,759.37	2,500.00	740.63
4190-06-000	Compliance	1,200.00	1,700.00	500.00
4190-07-000	Telephone & Internet	9,970.18	9,000.00	-970.18
4190-08-000	Postage	2,537.58	3,000.00	462.42
4190-10-000	Copiers	2,357.11	2,500.00	142.89
4190-12-000	Software	20,507.11	24,000.00	3,492.89
4190-13-000	IT/Website Maintenance	5,641.55	6,100.00	458.45
4190-14-000	Community Donations	11,250.00	10,000.00	-1,250.00
4190-18-000	Small Office Equipment	3,420.68	2,500.00	-920.68
4190-22-000	Other Misc Admin Expenses	38,926.62	6,300.00	-32,626.62
4190-50-100	VA Homelessness Solutions Program(VHSP)	3,800.93	2,000.00	-1,800.93
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	38,771.00	38,771.00	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	22,079.87	22,100.00	20.13
4191-00-000	Total Miscellaneous Admin Expenses	634,891.96	644,590.00	9,698.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	753,366.13	680,340.00	-73,026.13
4200-00-000	TENANT SERVICES			
4220-01-000	Other Tenant Svcs.	16,098.29	1,000.00	-15,098.29
4240-20-300	Tenant Services-Other Direct Costs	28.54	0.00	-28.54
4299-00-000	TOTAL TENANT SERVICES EXPENSES	16,126.83	1,000.00	-15,126.83
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	10,089.05	10,800.00	710.95
4320-00-000	Electricity	67,592.54	67,600.00	7.46
4330-00-000	Gas	207.63	1,600.00	1,392.37
4390-00-000	Sewer & Trash	21,627.21	25,000.00	3,372.79
4399-00-000	TOTAL UTILITY EXPENSES	99,516.43	105,000.00	5,483.57
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	68,863.80	78,550.00	9,686.20
4410-05-000	Employee Benefit Contribution-Maint.	16,213.45	24,860.00	8,646.55
4419-00-000	Total General Maint Expense	85,077.25	103,410.00	18,332.75
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	1,966.97	400.00	-1,566.97
4420-02-000	Supplies-Appliance	2,582.12	1,650.00	-932.12
4420-03-000	Supplies-Unit Turnover	4,795.73	3,900.00	-895.73
4420-04-000	Supplies-Electrical	8,983.67	1,750.00	-7,233.67
4420-05-000	Supplies-Fuel & Parts	906.34	1,000.00	93.66
4420-06-000	Supplies-Janitorial/Cleaning	3,534.06	3,700.00	165.94
4420-07-000	Supplies-Maint/Repairs	8,839.08	10,600.00	1,760.92
4420-08-000	Supplies-Plumbing	2,121.45	1,300.00	-821.45
4420-09-000	Tools and Equipment	165.76	500.00	334.24
4420-10-000	Maintenance Paper/Supplies	531.93	800.00	268.07
4429-00-000	Total Materials	34,427.11	25,600.00	-8,827.11
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	1,177.42	0.00	-1,177.42
4430-02-000	Contract-Appliance	105.00	0.00	-105.00
4430-03-000	Contract-Trash Collection	4,152.56	3,200.00	-952.56
4430-04-000	Contract-Snow Removal	152.50	1,000.00	847.50
4430-05-000	Contract-Unit Turnover	44,979.07	30,000.00	-14,979.07
4430-06-000	Contract-Electrical	1,471.26	2,000.00	528.74
4430-07-000	Contract-Pest Control	20,695.45	7,950.00	-12,745.45
4430-09-000	Contract-Grounds	2,202.50	0.00	-2,202.50
4430-10-000	Contract-Janitorial/Cleaning	3,862.86	4,500.00	637.14
4430-11-000	Contract-Plumbing	2,178.79	1,600.00	-578.79
4430-12-000	Contract-Inspections	4,825.00	4,000.00	-825.00
4430-13-000	Contract-HVAC	12,802.89	8,325.00	-4,477.89
4430-15-000	Contract-Video Surveillance	110.00	300.00	190.00
4430-17-000	Contract-Elevator Maintenance	11,106.24	11,200.00	93.76
4430-18-000	Contract-Alarm Monitoring	1,724.74	1,700.00	-24.74

<b>LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)</b>				
<b>Statement of Revenues, Expenditures and Changes in Net Position</b>				
December 31, 2023-End of Year				
		<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>
4430-19-000	Contract-Sprinkler Monitoring	1,757.38	1,825.00	67.62
4430-23-000	Contract-Consultants	20,883.64	0.00	-20,883.64
4430-99-000	Contract Costs-Other	4,662.47	4,400.00	-262.47
4439-00-000	Total Contract Costs	138,849.77	82,000.00	-56,849.77
4499-00-000	<b>TOTAL MAINTENANCE AND OPERATIONAL EXPENSES</b>	<b>258,354.13</b>	<b>211,010.00</b>	<b>-47,344.13</b>
4500-00-000	<b>GENERAL EXPENSES</b>			
4510-00-000	Insurance-Other	3,237.14	4,000.00	762.86
4510-10-000	Property Insurance	4,886.77	6,000.00	1,113.23
4510-20-000	Liability Insurance	2,548.49	3,000.00	451.51
4510-30-000	Workmen's Compensation	6,274.35	8,000.00	1,725.65
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00
4570-00-000	Bad Debt-Tenant Rents	28,000.42	5,000.00	-23,000.42
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	<b>44,947.17</b>	<b>26,000.00</b>	<b>-18,947.17</b>
4800-00-000	<b>FINANCING EXPENSE</b>			
4851-00-000	Interest Expense-Loan 1	65,125.19	49,370.00	-15,755.19
4899-00-000	<b>TOTAL FINANCING EXPENSES</b>	<b>65,125.19</b>	<b>49,370.00</b>	<b>-15,755.19</b>
5000-00-000	<b>NON-OPERATING ITEMS</b>			
5100-01-000	Depreciation Expense	204,342.15	204,342.15	0.00
5999-00-000	<b>TOTAL NON-OPERATING ITEMS</b>	<b>204,342.15</b>	<b>204,342.15</b>	<b>0.00</b>
8000-00-000	<b>TOTAL EXPENSES</b>	<b>1,441,778.03</b>	<b>1,277,062.15</b>	<b>-164,715.88</b>
9000-00-000	<b>NET INCOME</b>	<b>-308,610.20</b>	<b>-140,128.15</b>	<b>-168,482.05</b>

**HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS**  
**Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3400-00-000	GRANT INCOME			
3410-01-000	Section 8 HAP Earned	5,970,712.00	5,715,283.00	255,429.00
3410-02-000	Section 8 Admin. Fee Income	1,052,347.00	620,817.00	431,530.00
3410-03-000	Section 8 FSS Grant Income	68,535.19	63,000.00	5,535.19
3499-00-000	TOTAL GRANT INCOME	7,091,594.19	6,399,100.00	692,494.19
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	5.85	0.00	5.85
3640-00-000	Fraud Recovery-HAP	10,904.86	7,000.00	3,904.86
3640-01-000	Fraud Recovery-ADM	10,904.86	7,000.00	3,904.86
3650-00-000	Miscellaneous Other Income	0.00	5,500.00	-5,500.00
3651-00-000	Misc Income-FSS Forfeitures	1,228.71	2,500.00	-1,271.29
3699-00-000	TOTAL OTHER INCOME	23,044.28	22,000.00	1,044.28
3999-00-000	TOTAL INCOME	7,114,638.47	6,421,100.00	693,538.47
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	430,045.93	427,263.00	-2,782.93
4110-04-000	Employee Benefit Contribution-Admin	112,334.18	128,683.00	16,348.82
4110-20-400	Administrative Salaries-FSS	49,435.66	48,450.00	-985.66
4110-21-400	Employee Benefits Contribution-FSS	14,530.55	14,550.00	19.45
4110-99-000	Total Administrative Salaries	606,346.32	618,946.00	12,599.68
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	2,835.40	3,000.00	164.60
4130-04-000	General Legal Expense	516.59	2,000.00	1,483.41
4131-00-000	Total Legal Expense	3,351.99	5,000.00	1,648.01
4139-00-000	Other Admin Expenses			
4140-00-000	Staff Training	18,774.66	8,000.00	-10,774.66
4150-00-000	Travel	14,889.55	5,000.00	-9,889.55
4171-00-000	Auditing Fees	9,040.00	9,040.00	0.00
4172-00-000	Port Out Admin Fee Paid	99.49	2,000.00	1,900.51
4189-00-000	Total Other Admin Expenses	42,803.70	24,040.00	-18,763.70
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	1,302.44	1,310.00	7.56
4190-03-000	Advertising	401.47	500.00	98.53
4190-04-000	Office Supplies	2,331.61	2,500.00	168.39
4190-05-000	Fuel-Administrative	1,294.76	1,250.00	-44.76
4190-06-000	Compliance	29,515.36	16,350.00	-13,165.36
4190-07-000	Telephone & Internet	6,927.09	5,300.00	-1,627.09
4190-08-000	Postage	4,371.14	1,800.00	-2,571.14
4190-09-000	Rent and Utility Adjustments	302.00	0.00	-302.00
4190-10-000	Copiers	2,253.52	2,000.00	-253.52

**HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS**  
**Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
4190-12-000	Software	44,815.10	7,190.00	-37,625.10
4190-13-000	IT/Website Maintenance	9,123.16	9,000.00	-123.16
4190-15-000	Cell Phones/Pagers	0.00	0.00	0.00
4190-18-000	Small Office Equipment	5,373.25	2,800.00	-2,573.25
4190-22-000	Other Misc Admin Expenses	15,255.91	0.00	-15,255.91
4191-00-000	Total Miscellaneous Admin Expenses	729,613.13	668,946.00	-60,667.13
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	775,768.82	697,986.00	-77,782.82
4200-00-000	TENANT SERVICES			
4220-00-000	Tenant Services-FSS Forfeitures	1,346.19	0.00	-1,346.19
4220-01-000	Other Tenant Svcs.	25,725.00	15,000.00	-10,725.00
4220-02-000	Tenant FSS Goal Incentives	10,525.00	0.00	-10,525.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	37,596.19	15,000.00	-22,596.19
4300-00-000	UTILITY EXPENSES			
4320-00-000	Electricity	4,801.86	4,000.00	-801.86
4330-00-000	Gas	2,428.82	2,000.00	-428.82
4399-00-000	TOTAL UTILITY EXPENSES	7,230.68	6,000.00	-1,230.68
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	1,337.24	1,340.00	2.76
4510-10-000	Property Insurance	372.90	400.00	27.10
4510-20-000	Liability Insurance	214.66	225.00	10.34
4510-30-000	Workmen's Compensation	7,514.25	7,235.00	-279.25
4570-01-000	Bad Debt-Other	1,008.26	0.00	-1,008.26
4599-00-000	TOTAL GENERAL EXPENSES	10,447.31	9,200.00	-1,247.31
4700-00-000	HOUSING ASSISTANCE PAYMENTS			
4715-00-000	Housing Assistance Payments	6,057,760.00	5,730,283.00	-327,477.00
4715-01-000	Tenant Utility Payments-Voucher	75,158.00	0.00	-75,158.00
4715-02-000	Port Out HAP Payments	3,270.00	0.00	-3,270.00
4715-06-000	FSS Escrow Payments	18,784.00	0.00	-18,784.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	6,154,972.00	5,730,283.00	-424,689.00
8000-00-000	TOTAL EXPENSES	6,986,015.00	6,458,469.00	-527,546.00
9000-00-000	NET INCOME	128,623.47	-37,369.00	165,992.47

**JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)**  
**Statement of Revenues, Expenditures and Changes in Net Position**  
 December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	169,807.93	186,820.00	-17,012.07
3112-00-000	50059 HAP Subsidy	247,829.00	283,061.00	-35,232.00
3119-00-000	Total Rental Income	417,636.93	469,881.00	-52,244.07
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	3,954.73	4,800.00	-845.27
3120-02-000	Cleaning Fee	309.00	350.00	-41.00
3120-03-000	Damages	3,242.49	4,350.00	-1,107.51
3120-04-000	Late Charges	528.72	600.00	-71.28
3120-05-000	Legal Fees - Tenant	180.73	600.00	-419.27
3120-08-000	Workorders/Maint Charges	2,951.06	6,100.00	-3,148.94
3129-00-000	Total Other Tenant Income	11,166.73	16,800.00	-5,633.27
3199-00-000	TOTAL TENANT INCOME	428,803.66	486,681.00	-57,877.34
3400-00-000	GRANT INCOME			
3410-20-300	Service Coordinator Grant (SC)	67,822.84	68,556.00	-733.16
3499-00-000	TOTAL GRANT INCOME	67,822.84	68,556.00	-733.16
3999-00-000	TOTAL INCOME	496,626.50	555,237.00	-58,610.50
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	40,215.66	37,650.00	-2,565.66
4110-04-000	Employee Benefit Contribution-Admin	13,081.69	17,400.00	4,318.31
4110-99-000	Total Administrative Salaries	53,297.35	55,050.00	1,752.65
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	281.00	300.00	19.00
4130-02-000	Criminal Background Checks	124.65	200.00	75.35
4130-04-000	General Legal Expense	15,819.04	4,500.00	-11,319.04
4131-00-000	Total Legal Expense	16,224.69	5,000.00	-11,224.69
4139-00-000	Other Admin Expenses			
4140-00-000	Staff Training	1,109.00	1,000.00	-109.00
4150-00-000	Travel	1,801.27	1,000.00	-801.27
4171-00-000	Auditing Fees	1,750.00	1,750.00	0.00
4189-00-000	Total Other Admin Expenses	4,660.27	3,750.00	-910.27
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	107.88	500.00	392.12
4190-02-000	Publications	0.00	250.00	250.00
4190-03-000	Advertising	0.00	250.00	250.00
4190-04-000	Office Supplies	413.49	1,000.00	586.51
4190-07-000	Telephone & Internet	4,004.41	4,100.00	95.59
4190-08-000	Postage	424.78	1,000.00	575.22
4190-10-000	Copiers	504.50	1,000.00	495.50
4190-12-000	Software	3,952.85	4,900.00	947.15
4190-13-000	IT/Website Maintenance	754.51	1,500.00	745.49
4190-18-000	Small Office Equipment	0.00	300.00	300.00
4190-22-000	Other Misc Admin Expenses	108.89	200.00	91.11
4191-00-000	Total Miscellaneous Admin Expenses	63,568.66	70,050.00	6,481.34
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	84,453.62	78,800.00	-5,653.62
4200-00-000	TENANT SERVICES			
4210-20-300	Tenant Services-Salaries	49,161.34	48,700.00	-461.34
4211-20-300	Tenant Services-Benefits	11,979.91	13,751.00	1,771.09
4220-01-000	Other Tenant Svcs.	17,728.26	1,000.00	-16,728.26
4240-20-300	Tenant Services-Other Direct Costs	5,212.16	4,000.00	-1,212.16



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

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
4241-20-300	Tenant Services-Training	1,098.20	1,000.00	-98.20
4242-20-300	Tenant Services-Supplies & Materials	399.76	105.00	-294.76
4243-20-300	Tenant Services-Travel	0.00	1,000.00	1,000.00
4299-00-000	<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>85,579.63</b>	<b>69,556.00</b>	<b>-16,023.63</b>
4300-00-000	<b>UTILITY EXPENSES</b>			
4310-00-000	Water	9,233.32	8,000.00	-1,233.32
4320-00-000	Electricity	76,260.46	70,000.00	-6,260.46
4390-00-000	Sewer & Trash	21,721.08	25,000.00	3,278.92
4399-00-000	<b>TOTAL UTILITY EXPENSES</b>	<b>107,214.86</b>	<b>103,000.00</b>	<b>-4,214.86</b>
4400-00-000	<b>MAINTENANCE AND OPERATIONAL EXPENSES</b>			
4400-99-000	<b>General Maint Expense</b>			
4410-00-000	Maintenance Salaries	57,277.58	68,196.00	10,918.42
4410-05-000	Employee Benefit Contribution-Maint.	12,877.99	20,460.00	7,582.01
4419-00-000	<b>Total General Maint Expense</b>	<b>70,155.57</b>	<b>88,656.00</b>	<b>18,500.43</b>
4420-00-000	<b>Materials</b>			
4420-01-000	Supplies-Grounds	300.33	310.00	9.67
4420-02-000	Supplies-Appliance	1,207.06	1,210.00	2.94
4420-03-000	Supplies-Unit Turnover	4,405.33	4,700.00	294.67
4420-04-000	Supplies-Electrical	5,040.27	600.00	-4,440.27
4420-05-000	Supplies-Fuel & Parts	841.58	810.00	-31.58
4420-06-000	Supplies-Janitorial/Cleaning	1,787.37	750.00	-1,037.37
4420-07-000	Supplies-Maint/Repairs	12,860.17	3,660.00	-9,200.17
4420-08-000	Supplies-Plumbing	2,360.98	2,400.00	39.02
4420-09-000	Tools and Equipment	395.55	400.00	4.45
4420-10-000	Maintenance Paper/Supplies	152.14	160.00	7.86
4429-00-000	<b>Total Materials</b>	<b>29,350.78</b>	<b>15,000.00</b>	<b>-14,350.78</b>
4430-00-000	<b>Contract Costs</b>			
4430-01-000	Contract-Routine Maintenance	0.00	500.00	500.00
4430-03-000	Contract-Trash Collection	4,798.00	4,800.00	2.00
4430-04-000	Contract-Snow Removal	62.50	100.00	37.50
4430-05-000	Contract-Unit Turnover	33,749.60	17,400.00	-16,349.60
4430-06-000	Contract-Electrical	4,766.56	4,100.00	-666.56
4430-07-000	Contract-Pest Control	27,220.14	1,000.00	-26,220.14
4430-08-000	Contract-Floor Covering	175.00	200.00	25.00
4430-09-000	Contract-Grounds	6,142.50	1,500.00	-4,642.50
4430-10-000	Contract-Janitorial/Cleaning	1,547.26	1,550.00	2.74
4430-11-000	Contract-Plumbing	2,698.23	2,700.00	1.77
4430-13-000	Contract-HVAC	6,800.84	5,200.00	-1,600.84
4430-17-000	Contract-Elevator Maintenance	20,018.46	18,200.00	-1,818.46
4430-18-000	Contract-Alarm Monitoring	460.50	500.00	39.50
4430-19-000	Contract-Sprinkler Monitoring	1,152.37	1,200.00	47.63
4430-99-000	Contract Costs-Other	1,048.10	1,050.00	1.90
4439-00-000	<b>Total Contract Costs</b>	<b>110,640.06</b>	<b>60,000.00</b>	<b>-50,640.06</b>
4499-00-000	<b>TOTAL MAINTENANCE AND OPERATIONAL EXPENSES</b>	<b>210,146.41</b>	<b>163,656.00</b>	<b>-46,490.41</b>
4500-00-000	<b>GENERAL EXPENSES</b>			
4510-00-000	Insurance-Other	3,104.80	3,105.00	0.20
4510-10-000	Property Insurance	4,027.46	4,030.00	2.54
4510-20-000	Liability Insurance	1,913.18	1,925.00	11.82
4510-30-000	Workmen's Compensation	1,478.15	2,890.00	1,411.85
4570-00-000	Bad Debt-Tenant Rents	10,164.41	10,000.00	-164.41
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	<b>20,688.00</b>	<b>21,950.00</b>	<b>1,262.00</b>
4800-00-000	<b>FINANCING EXPENSE</b>			
4851-00-000	Interest Expense-Loan 1	28,670.29	26,721.00	-1,949.29
4899-00-000	<b>TOTAL FINANCING EXPENSES</b>	<b>28,670.29</b>	<b>26,721.00</b>	<b>-1,949.29</b>
5000-00-000	<b>NON-OPERATING ITEMS</b>			
5100-01-000	Depreciation Expense	99,008.44	99,008.44	0.00
5999-00-000	<b>TOTAL NON-OPERATING ITEMS</b>	<b>99,008.44</b>	<b>99,008.44</b>	<b>0.00</b>

<b>JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)</b>			<b>Statement of Revenues, Expenditures and Changes in Net Position</b>		
December 31, 2023-End of Year			<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>
8000-00-000	TOTAL EXPENSES		635,761.25	562,691.44	-73,069.81
9000-00-000	NET INCOME		-139,134.75	-7,454.44	-131,680.31

**FRANKLIN HEIGHTS, LLC (incl. CDBG) Component Unit-Blended  
Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	517,141.52	450,000.00	67,141.52
3112-06-000	PBV HAP Subsidy	1,219,260.00	1,254,036.00	-34,776.00
3119-00-000	Total Rental Income	1,736,401.52	1,704,036.00	32,365.52
3120-00-000	Other Tenant Income			
3120-03-000	Damages	40,637.00	29,400.00	11,237.00
3120-04-000	Late Charges	9,501.07	8,500.00	1,001.07
3120-05-000	Legal Fees - Tenant	383.32	400.00	-16.68
3120-07-000	Tenant Owed Utilities	1,547.27	1,600.00	-52.73
3120-08-000	Workorders/Maint Charges	-40.91	100.00	-140.91
3120-11-000	Collection Loss-Tenants	1,386.69	0.00	1,386.69
3129-00-000	Total Other Tenant Income	53,414.44	40,000.00	13,414.44
3199-00-000	TOTAL TENANT INCOME	1,789,815.96	1,744,036.00	45,779.96
3400-00-000	GRANT INCOME			
3415-00-000	Other Government Grants	148,000.00	165,000.00	-17,000.00
3499-00-000	TOTAL GRANT INCOME	148,000.00	165,000.00	-17,000.00
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	2,634.23	600.00	2,034.23
3611-00-000	Investment Income - Restricted	247.52	0.00	247.52
3699-00-000	TOTAL OTHER INCOME	2,881.75	600.00	2,281.75
3999-00-000	TOTAL INCOME	1,940,697.71	1,909,636.00	31,061.71
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	280,749.50	287,100.00	6,350.50
4110-04-000	Employee Benefit Contribution-Admin	73,222.95	73,395.00	172.05
4110-99-000	Total Administrative Salaries	353,972.45	360,495.00	6,522.55
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	484.00	500.00	16.00
4130-04-000	General Legal Expense	10,164.00	1,500.00	-8,664.00
4131-00-000	Total Legal Expense	10,648.00	2,000.00	-8,648.00
4139-00-000	Other Admin Expenses			
4140-00-000	Staff Training	11,569.00	2,000.00	-9,569.00
4150-00-000	Travel	8,899.21	2,000.00	-6,899.21
4171-00-000	Auditing Fees	2,200.00	2,200.00	0.00
4189-00-000	Total Other Admin Expenses	22,668.21	6,200.00	-16,468.21
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	609.87	1,000.00	390.13
4190-02-000	Publications	512.15	1,500.00	987.85
4190-03-000	Advertising	724.00	3,000.00	2,276.00
4190-04-000	Office Supplies	3,110.48	10,000.00	6,889.52
4190-06-000	Compliance	649.00	8,000.00	7,351.00
4190-07-000	Telephone & Internet	5,323.69	10,000.00	4,676.31
4190-08-000	Postage	3,797.14	6,000.00	2,202.86
4190-10-000	Copiers	1,771.03	5,000.00	3,228.97
4190-12-000	Software	19,440.84	24,500.00	5,059.16
4190-13-000	IT/Website Maintenance	9,659.31	10,000.00	340.69
4190-18-000	Small Office Equipment	2,484.73	6,000.00	3,515.27
4190-22-000	Other Misc Admin Expenses	10,119.62	10,000.00	-119.62
4191-00-000	Total Miscellaneous Admin Expenses	412,174.31	455,495.00	43,320.69
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	445,490.52	463,695.00	18,204.48

**FRANKLIN HEIGHTS, LLC (incl. CDBG) Component Unit-Blended  
Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
4200-00-000	TENANT SERVICES			
4220-01-000	Other Tenant Svcs.	4,777.88	1,000.00	-3,777.88
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,777.88	1,000.00	-3,777.88
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	34,113.03	32,000.00	-2,113.03
4320-00-000	Electricity	9,070.69	12,000.00	2,929.31
4330-00-000	Gas	400.11	4,000.00	3,599.89
4330-01-000	Gas-Vacant Units	0.00	0.00	0.00
4390-00-000	Sewer & Trash	35,586.96	36,000.00	413.04
4399-00-000	TOTAL UTILITY EXPENSES	79,170.79	84,000.00	4,829.21
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	169,696.17	185,847.00	16,150.83
4410-05-000	Employee Benefit Contribution-Maint.	46,612.69	55,000.00	8,387.31
4419-00-000	Total General Maint Expense	216,308.86	240,847.00	24,538.14
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	650.52	650.00	-0.52
4420-02-000	Supplies-Appliance	3,324.40	3,325.00	0.60
4420-03-000	Supplies-Unit Turnover	10,864.72	9,000.00	-1,864.72
4420-04-000	Supplies-Electrical	15,540.11	15,550.00	9.89
4420-05-000	Supplies-Fuel & Parts	3,348.53	3,200.00	-148.53
4420-06-000	Supplies-Janitorial/Cleaning	5,529.36	3,000.00	-2,529.36
4420-07-000	Supplies-Maint/Repairs	21,940.42	7,025.00	-14,915.42
4420-08-000	Supplies-Plumbing	7,872.61	5,000.00	-2,872.61
4420-09-000	Tools and Equipment	2,859.31	2,900.00	40.69
4420-10-000	Maintenance Paper/Supplies	359.30	350.00	-9.30
4429-00-000	Total Materials	72,289.28	50,000.00	-22,289.28
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	0.00	0.00	0.00
4430-03-000	Contract-Trash Collection	2,230.00	1,600.00	-630.00
4430-05-000	Contract-Unit Turnover	29,776.61	20,000.00	-9,776.61
4430-06-000	Contract-Electrical	93.32	100.00	6.68
4430-07-000	Contract-Pest Control	12,440.16	2,000.00	-10,440.16
4430-08-000	Contract-Floor Covering	1,607.81	1,650.00	42.19
4430-09-000	Contract-Grounds	21,036.02	5,000.00	-16,036.02
4430-10-000	Contract-Janitorial/Cleaning	3,809.15	2,000.00	-1,809.15
4430-11-000	Contract-Plumbing	7,930.30	4,400.00	-3,530.30
4430-12-000	Contract-Inspections	15,200.00	14,000.00	-1,200.00
4430-13-000	Contract-HVAC	24,029.39	17,995.00	-6,034.39
4430-15-000	Contract-Video Surveillance	91,155.00	91,155.00	0.00
4430-23-000	Contract-Consultants	450.00	0.00	-450.00
4430-99-000	Contract Costs-Other	78.75	100.00	21.25
4439-00-000	Total Contract Costs	209,836.51	160,000.00	-49,836.51
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	498,434.65	450,847.00	-47,587.65
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	1,899.02	2,000.00	100.98
4510-10-000	Property Insurance	13,582.44	14,500.00	917.56
4510-20-000	Liability Insurance	6,280.28	6,500.00	219.72
4510-30-000	Workmen's Compensation	6,505.05	7,000.00	494.95
4521-00-000	Misc. Taxes/Licenses/Insurance	29,776.27	28,000.00	-1,776.27
4570-00-000	Bad Debt-Tenant Rents	34,450.82	25,000.00	-9,450.82
4599-00-000	TOTAL GENERAL EXPENSES	92,493.88	83,000.00	-9,493.88
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	-14,446.37	81,318.00	95,764.37
4852-00-000	Interest Expense-Loan 2	140,000.00	140,000.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	125,553.63	221,318.00	95,764.37
5000-00-000	NON-OPERATING ITEMS			

**FRANKLIN HEIGHTS, LLC (incl. CDBG) Component Unit-Blended  
Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>
5100-01-000	Depreciation Expense	759,033.32	759,033.32	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	759,033.32	759,033.32	0.00
8000-00-000	TOTAL EXPENSES	2,004,954.67	2,062,893.32	57,938.65
9000-00-000	NET INCOME	-64,256.96	-153,257.32	89,000.36

**EQUITY PLUS HARRISONBURG OWNER LLC (Component Unit-Blended)**  
**Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4190-00-000	Miscellaneous Admin Expenses			
4190-22-000	Other Misc Admin Expenses	199.85	0.00	-199.85
4191-00-000	Total Miscellaneous Admin Expenses	199.85	0.00	-199.85
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	199.85	0.00	-199.85
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4500-00-000	GENERAL EXPENSES			
4521-00-000	Misc. Taxes/Licenses/Insurance	40,289.01	0.00	-40,289.01
4599-00-000	TOTAL GENERAL EXPENSES	40,289.01	0.00	-40,289.01
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	182,904.30	0.00	-182,904.30
4899-00-000	TOTAL FINANCING EXPENSES	182,904.30	0.00	-182,904.30
8000-00-000	TOTAL EXPENSES	223,393.16	0.00	-223,393.16
9000-00-000	NET INCOME	-223,393.16	0.00	-223,393.16

**COMPONENT UNITS-DISCREETLY PRESENTED (CVO, CVM, LAC, SHC)**  
**Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	110,364.00	103,525.00	6,839.00
3112-06-000	PBV HAP Subsidy	111,541.00	126,531.00	-14,990.00
3119-00-000	Total Rental Income	221,905.00	230,056.00	-8,151.00
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	1,560.58	900.00	660.58
3120-03-000	Damages	0.00	3,100.00	-3,100.00
3120-04-000	Late Charges	315.00	0.00	315.00
3120-05-000	Legal Fees - Tenant	122.00	0.00	122.00
3120-08-000	Workorders/Maint Charges	491.95	0.00	491.95
3129-00-000	Total Other Tenant Income	2,489.53	4,000.00	-1,510.47
3199-00-000	TOTAL TENANT INCOME	224,394.53	234,056.00	-9,661.47
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	30.00	0.00	30.00
3611-00-000	Investment Income - Restricted	4,818.50	200.00	4,618.50
3650-00-000	Miscellaneous Other Income	4,020.75	0.00	4,020.75
3699-00-000	TOTAL OTHER INCOME	8,869.25	200.00	8,669.25
3999-00-000	TOTAL INCOME	233,263.78	234,256.00	-992.22
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	26,218.11	24,575.00	-1,643.11
4110-04-000	Employee Benefit Contribution-Admin	9,751.57	6,820.00	-2,931.57
4110-99-000	Total Administrative Salaries	35,969.68	31,395.00	-4,574.68
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	128.00	0.00	-128.00
4130-04-000	General Legal Expense	12,541.87	0.00	-12,541.87
4131-00-000	Total Legal Expense	12,669.87	0.00	-12,669.87
4139-00-000	Other Admin Expenses			
4140-00-000	Staff Training	3,559.50	500.00	-3,059.50
4150-00-000	Travel	522.96	500.00	-22.96
4173-00-000	Management Fee	11,672.20	11,500.00	-172.20
4189-00-000	Total Other Admin Expenses	15,754.66	12,500.00	-3,254.66
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	78.94	100.00	21.06
4190-04-000	Office Supplies	179.21	350.00	170.79
4190-06-000	Compliance	2,095.00	1,500.00	-595.00
4190-07-000	Telephone & Internet	2,700.30	3,600.00	899.70
4190-08-000	Postage	212.38	500.00	287.62
4190-10-000	Copiers	687.75	1,200.00	512.25
4190-12-000	Software	1,663.42	2,050.00	386.58
4190-13-000	IT/Website Maintenance	377.26	1,500.00	1,122.74
4190-18-000	Small Office Equipment	1,035.00	0.00	-1,035.00
4190-21-000	HCC Fees	6,966.90	7,100.00	133.10
4190-22-000	Other Misc Admin Expenses	-3,058.93	1,000.00	4,058.93
4191-00-000	Total Miscellaneous Admin Expenses	48,906.91	50,295.00	1,388.09
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	77,331.44	62,795.00	-14,536.44
4200-00-000	TENANT SERVICES			
4210-00-000	Tenant Services Salaries	2,322.34	18,250.00	15,927.66
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	177.66	0.00	-177.66
4220-01-000	Other Tenant Svcs.	11,723.60	1,500.00	-10,223.60
4242-20-300	Tenant Services-Supplies & Materials	224.42	0.00	-224.42

**COMPONENT UNITS-DISCREETLY PRESENTED (CVO, CVM, LAC, SHC)**  
**Statement of Revenues, Expenditures and Changes in Net Position**

December 31, 2023-End of Year

		YTD Actual	YTD Budget	Variance
4299-00-000	TOTAL TENANT SERVICES EXPENSES	14,448.02	19,750.00	5,301.98
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	4,691.62	4,300.00	-391.62
4320-00-000	Electricity	23,064.95	20,000.00	-3,064.95
4330-00-000	Gas	2,268.17	2,100.00	-168.17
4390-00-000	Sewer & Trash	10,510.20	11,650.00	1,139.80
4399-00-000	TOTAL UTILITY EXPENSES	40,534.94	38,050.00	-2,484.94
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	14,910.80	20,710.00	5,799.20
4410-05-000	Employee Benefit Contribution-Maint.	4,274.59	6,048.00	1,773.41
4419-00-000	Total General Maint Expense	19,185.39	26,758.00	7,572.61
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	145.77	200.00	54.23
4420-02-000	Supplies-Appliance	317.72	200.00	-117.72
4420-03-000	Supplies-Unit Turnover	277.79	550.00	272.21
4420-04-000	Supplies-Electrical	1,147.93	1,000.00	-147.93
4420-05-000	Supplies-Fuel & Parts	291.48	300.00	8.52
4420-06-000	Supplies-Janitorial/Cleaning	377.29	400.00	22.71
4420-07-000	Supplies-Maint/Repairs	3,111.52	400.00	-2,711.52
4420-08-000	Supplies-Plumbing	639.86	350.00	-289.86
4420-10-000	Maintenance Paper/Supplies	31.60	100.00	68.40
4429-00-000	Total Materials	6,340.96	3,500.00	-2,840.96
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	0.00	0.00	0.00
4430-03-000	Contract-Trash Collection	3,364.11	3,000.00	-364.11
4430-04-000	Contract-Snow Removal	125.00	1,000.00	875.00
4430-05-000	Contract-Unit Turnover	3,060.35	1,500.00	-1,560.35
4430-07-000	Contract-Pest Control	973.16	800.00	-173.16
4430-09-000	Contract-Grounds	1,850.00	0.00	-1,850.00
4430-10-000	Contract-Janitorial/Cleaning	1,765.24	1,500.00	-265.24
4430-12-000	Contract-Inspections	2,807.50	3,000.00	192.50
4430-13-000	Contract-HVAC	3,161.62	3,000.00	-161.62
4430-15-000	Contract-Video Surveillance	2,066.51	2,100.00	33.49
4430-18-000	Contract-Alarm Monitoring	235.00	300.00	65.00
4430-19-000	Contract-Sprinkler Monitoring	1,745.00	1,800.00	55.00
4430-99-000	Contract Costs-Other	124.75	0.00	-124.75
4439-00-000	Total Contract Costs	21,278.24	18,000.00	-3,278.24
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	46,804.59	48,258.00	1,453.41
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	1,937.26	250.00	-1,687.26
4510-10-000	Property Insurance	8,426.78	1,800.00	-6,626.78
4510-20-000	Liability Insurance	2,462.38	2,275.00	-187.38
4510-30-000	Workmen's Compensation	674.14	675.00	0.86
4521-00-000	Misc. Taxes/Licenses/Insurance	12.12	24.00	11.88
4570-00-000	Bad Debt-Tenant Rents	2,545.81	500.00	-2,045.81
4599-00-000	TOTAL GENERAL EXPENSES	16,058.49	5,524.00	-10,534.49
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	27,454.42	16,380.00	-11,074.42
4899-00-000	TOTAL FINANCING EXPENSES	27,454.42	16,380.00	-11,074.42
5000-00-000	NON-OPERATING ITEMS			
5100-01-000	Depreciation Expense	107,464.45	107,464.45	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	107,464.45	107,464.45	0.00
8000-00-000	TOTAL EXPENSES	330,096.35	298,221.45	-31,874.90
9000-00-000	NET INCOME	-96,832.57	-63,965.45	-32,867.12



**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

**Current Balance**

0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	1,488,763.61
1111-99-000	Total Unrestricted Cash	1,488,763.61
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	194,347.90
1112-02-000	Cash Restricted-FSS Escrow	755.84
1112-03-000	Cash Restricted-HAP	-84,419.70
1112-06-000	Cash Restricted-FSS Forfeitures	825.05
1112-99-000	Total Restricted Cash	111,509.09
1119-00-000	TOTAL CASH	1,600,272.70
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	247,397.16
1122-01-000	Allowance for Doubtful Accounts-Tenants	-114,805.82
1122-02-000	A/R - Tenant Payment Agreement (TPA) Fraud	32,690.84
1123-03-000	A/R -PBV HAP	302.00
1129-00-000	A/R -Other	7,187.90
1129-15-000	A/R - East Gay Street Project	32,256.00
1129-30-000	A/R - Permanent Supportive Housing-CV	70,533.43
1129-31-000	A/R - Commerce Village-Land Note	300,000.00
1129-32-000	A/R - JRPL VCC LOAN PIF	58,472.25
1129-33-000	A/R - Commerce Village II	194,275.99
1129-99-000	Allowance for Doubtful Accounts-Other	-32,690.84
1135-01-000	A/R -50059 HAP	-1,426.00
1140-01-000	Mercy House, Inc. (Phalen)	30,000.00
1140-02-000	MLP-Doug & Twila Gregory/Valley Inn)	12,971.73
1140-03-000	Thompson, Katie - Homebuyers Assistance	2,910.00
1140-04-000	Musser, Melody - Homebuyers Assistance	5,259.95
1140-05-000	Matos Figueroa, Luis A - Homebuyers Assistance	3,555.61
1140-06-000	Hinkle Jeremy & Carolyn - Homebuyers Assistance	3,750.19
1140-07-000	Hensley, Warren & B Clausen - Homebuyers A	3,950.95
1140-08-000	Decena Montero, Nicole - Homebuyers Assistance	5,393.20
1140-09-000	Martinez, Maria-Homebuyers Assistance Program	6,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	673,708.55
1160-00-000	OTHER CURRENT ASSETS	
1162-20-000	Investments-Operating Reserves	131,660.02

**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		<b>Current Balance</b>
1162-21-000	Investments-Replacement Reserves	76,490.64
1162-23-000	Restricted Cash-NHT Interest Reserves	174,280.10
1211-00-000	Prepaid Expenses and Other Assets	33,158.79
1211-01-000	Tax & Insurance Escrow	791.06
1260-00-000	Inventories-Materials	9,609.96
1275-00-000	Allowance for Obsolete Inventories	-961.00
1291-00-000	Permanent Loan Costs	21,290.88
1292-00-000	Accum Amortization	-11,618.49
1295-00-000	Interprogram-Due From	3,989,060.59
1295-01-000	Interprogram-Due From Lineweaver Annex Corp	45,156.23
1295-02-000	Interprogram-Due From Shenandoah Housing Corp.	-3,513.62
1295-03-000	Interprogram-Due From Commerce Village Management	3,600.00
1299-00-000	<b>TOTAL OTHER CURRENT ASSETS</b>	<b>4,469,005.16</b>
1300-00-000	<b>TOTAL CURRENT ASSETS</b>	<b>6,742,986.41</b>
1400-00-000	<b>NONCURRENT ASSETS:</b>	
1400-01-000	<b>FIXED ASSETS</b>	
1400-04-000	Other Assets-Capital Leases	122,692.00
1400-05-000	Land	1,932,886.00
1400-06-000	Buildings	9,870,651.03
1400-07-000	Furniture and Equipment-Dwelling	13,278.11
1400-07-001	Furniture and Equipment-Ranges	97,128.72
1400-07-002	Furniture and Equipment-Refrigerators	147,036.71
1400-07-003	Furniture and Equipment-Surveillance Cameras	127,326.78
1400-07-004	Furniture and Equipment-Other	62,698.51
1400-08-000	Furniture and Equipment-Admin.	222,071.40
1400-08-001	Furniture and Equipment-Automotive	72,115.02
1400-08-002	Furniture and Equipment-Solar Panels	116,292.00
1400-08-003	Furniture and Equipment-Maintenance	39,954.01
1400-09-000	Leasehold Improvements	3,159,823.10
1400-10-000	Site Improvement	16,352,726.03
1400-11-000	Construction in Progress	8,095,008.73
1405-01-000	Accum Depreciation	-18,914,949.64
1420-00-000	<b>TOTAL FIXED ASSETS</b>	<b>21,516,738.51</b>
1499-00-000	<b>TOTAL NONCURRENT ASSETS</b>	<b>21,711,014.50</b>
1999-00-000	<b>TOTAL ASSETS</b>	<b>28,454,000.91</b>
2000-00-000	<b>LIABILITIES &amp; EQUITY</b>	
2001-00-000	<b>LIABILITIES:</b>	
2100-00-000	<b>CURRENT LIABILITIES:</b>	

**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		<b>Current Balance</b>
2111-00-000	A/P Vendors and Contractors	88,512.62
2114-00-000	Tenant Security Deposits	190,168.19
2114-03-000	Tenant Pet Deposits	10,992.00
2115-00-000	A/P Other	96,245.84
2115-20-000	A/P Liabilities-Developer's Fee	10,000.00
2115-21-000	A/P Liabilities-Construction Costs	70,533.43
2115-22-000	A/P Liabilities-Land Note	300,000.00
2115-24-000	A/P Liabilities-LAO-VCC Payoff	58,472.25
2116-02-000	A/P-Other Government-COH	109,755.15
2117-08-000	A/P-Flexible Spending Account	2,914.08
2119-92-000	A/P-Community Garden	709.87
2130-00-000	Current Portion of LT Debt	281,621.00
2131-00-000	Accrued Interest Payable	171,276.42
2135-00-000	Accrued Wage & Payroll Taxes	38,668.40
2145-00-000	Interprogram-Due To	4,040,249.06
2150-06-000	PBV HAP Suspense Clearing	-1,489.00
2240-00-000	Tenant Prepaid Rents	10,448.60
2260-00-000	Accrued Compensated Absences-Current	7,619.93
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>5,486,697.84</b>
2300-00-000	<b>NONCURRENT LIABILITIES:</b>	
2305-00-000	Accrued Compensated Absences-LT	68,943.24
2310-01-000	Note Payable - RD	8,229,129.50
2310-10-000	Loan Payable-Virginia Housing	750,000.00
2310-20-000	Loan Payable-DHCD/HOME	342,000.00
2310-21-000	Loan Payable-DHCD/PSH Grant	58,000.00
2350-00-000	Bonds Payable-UB/BOJ	3,534,861.10
2350-01-000	Bonds Payable-FH/HHR	1,630,000.00
2350-02-000	Bond Payable-FH/FH	2,050,000.00
2350-03-000	Bond Payable-FH(2021 Go-Bond Premium)	325,256.86
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>16,988,190.70</b>
2499-00-000	<b>TOTAL LIABILITIES</b>	<b>22,474,888.54</b>
2800-00-000	<b>EQUITY</b>	
2801-00-000	<b>CONTRIBUTED CAPITAL</b>	
2802-03-000	Tax Credit Equity-HEFVA/CV	1,980,802.22
2805-99-000	<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>1,980,802.22</b>
2807-00-000	<b>RESERVED FUND BALANCE</b>	
2807-01-000	Restrict Net Position (RNP)	110,570.00

**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		<b>Current Balance</b>
2808-00-000	TOTAL RESERVED FUND BALANCE	110,570.00
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	3,887,740.15
2809-99-000	TOTAL RETAINED EARNINGS:	3,887,740.15
2899-00-000	TOTAL EQUITY	5,979,112.37
2999-00-000	TOTAL LIABILITIES AND EQUITY	28,454,000.91

**LOCAL COMMUNITY DEVELOPMENT(incl. BP, LAO, and Grants)****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

**Current Balance**

		<b>Current Balance</b>
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	484,599.54
1111-99-000	Total Unrestricted Cash	484,599.54
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	37,768.42
1112-99-000	Total Restricted Cash	37,768.42
1119-00-000	TOTAL CASH	522,367.96
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	59,177.93
1122-01-000	Allowance for Doubtful Accounts-Tenants	-34,186.31
1129-00-000	A/R -Other	7,187.90
1129-15-000	A/R - East Gay Street Project	32,256.00
1129-30-000	A/R - Permanent Supportive Housing-CV	70,533.43
1129-31-000	A/R - Commerce Village-Land Note	300,000.00
1129-32-000	A/R - JRPL VCC LOAN PIF	58,472.25
1129-33-000	A/R - Commerce Village II	194,275.99
1140-01-000	Mercy House, Inc. (Phalen)	30,000.00
1140-02-000	MLP-Doug & Twila Gregory/Valley Inn)	12,971.73
1140-03-000	Thompson, Katie - Homebuyers Assistance	2,910.00
1140-04-000	Musser, Melody - Homebuyers Assistance	5,259.95
1140-05-000	Matos Figueroa, Luis A - Homebuyers Assistance	3,555.61
1140-06-000	Hinkle Jeremy & Carolyn - Homebuyers Assistance	3,750.19
1140-07-000	Hensley, Warren & B Clausen - Homebuyers A	3,950.95
1140-08-000	Decena Montero, Nicole - Homebuyers Assistance	5,393.20
1140-09-000	Martinez, Maria-Homebuyers Assistance Program	6,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	567,232.83
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	8,475.08
1295-00-000	Interprogram-Due From	3,989,060.59
1295-01-000	Interprogram-Due From Lineweaver Annex Corp	45,156.23
1295-02-000	Interprogram-Due From Shenandoah Housing Corp.	-3,513.62
1295-03-000	Interprogram-Due From Commerce Village Management	3,600.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,042,778.28
1300-00-000	TOTAL CURRENT ASSETS	5,132,379.07
1400-00-000	NONCURRENT ASSETS:	

**LOCAL COMMUNITY DEVELOPMENT(incl. BP, LAO, and Grants)****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

**Current Balance**

1400-01-000	<b>FIXED ASSETS</b>	
1400-04-000	Other Assets-Capital Leases	122,600.00
1400-05-000	Land	507,242.04
1400-06-000	Buildings	2,644,054.45
1400-07-001	Furniture and Equipment-Ranges	15,999.96
1400-07-002	Furniture and Equipment-Refrigerators	26,436.60
1400-07-003	Furniture and Equipment-Surveillance Cameras	94,192.30
1400-07-004	Furniture and Equipment-Other	62,698.51
1400-08-000	Furniture and Equipment-Admin.	180,734.40
1400-08-001	Furniture and Equipment-Automotive	20,016.54
1400-10-000	Site Improvement	2,957,872.43
1400-11-000	Construction in Progress	200,000.00
1405-01-000	Accum Depreciation	-4,169,832.04
1420-00-000	<b>TOTAL FIXED ASSETS</b>	<b>2,662,015.19</b>
1499-00-000	<b>TOTAL NONCURRENT ASSETS</b>	<b>2,856,291.18</b>
1999-00-000	<b>TOTAL ASSETS</b>	<b>7,988,670.25</b>
2000-00-000	<b>LIABILITIES &amp; EQUITY</b>	
2001-00-000	<b>LIABILITIES:</b>	
2100-00-000	<b>CURRENT LIABILITIES:</b>	
2111-00-000	A/P Vendors and Contractors	37,644.81
2114-00-000	Tenant Security Deposits	35,628.90
2114-03-000	Tenant Pet Deposits	1,550.00
2117-08-000	A/P-Flexible Spending Account	2,914.08
2119-92-000	A/P-Community Garden	709.87
2130-00-000	Current Portion of LT Debt	96,539.00
2135-00-000	Accrued Wage & Payroll Taxes	15,740.39
2145-00-000	Interprogram-Due To	3,645,815.61
2240-00-000	Tenant Prepaid Rents	2,149.01
2260-00-000	Accrued Compensated Absences-Current	1,345.37
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>3,840,037.04</b>
2300-00-000	<b>NONCURRENT LIABILITIES:</b>	
2305-00-000	Accrued Compensated Absences-LT	12,108.32
2350-00-000	Bonds Payable-UB/BOJ	1,547,792.24
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>1,559,900.56</b>
2499-00-000	<b>TOTAL LIABILITIES</b>	<b>5,399,937.60</b>
2800-00-000	<b>EQUITY</b>	

**LOCAL COMMUNITY DEVELOPMENT(incl. BP, LAO, and Grants)**  
**STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		<b>Current Balance</b>
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	2,588,732.65
2809-99-000	TOTAL RETAINED EARNINGS:	2,588,732.65
2899-00-000	TOTAL EQUITY	2,588,732.65
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,988,670.25

**HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS  
STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		<b>Current Balance</b>
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	613,294.56
1111-99-000	Total Unrestricted Cash	613,294.56
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	755.84
1112-03-000	Cash Restricted-HAP	-84,419.70
1112-06-000	Cash Restricted-FSS Forfeitures	825.05
1112-99-000	Total Restricted Cash	-82,838.81
1119-00-000	TOTAL CASH	530,455.75
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-02-000	A/R - Tenant Payment Agreement (TPA) Fraud	32,690.84
1129-99-000	Allowance for Doubtful Accounts-Other	-32,690.84
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	3,887.56
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,887.56
1300-00-000	TOTAL CURRENT ASSETS	534,343.31
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	31,953.00
1405-01-000	Accum Depreciation	-31,953.00
1999-00-000	TOTAL ASSETS	534,343.31
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	14,486.66
2135-00-000	Accrued Wage & Payroll Taxes	10,379.21
2260-00-000	Accrued Compensated Absences-Current	2,773.01
2299-00-000	TOTAL CURRENT LIABILITIES	27,638.88
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	24,957.02
2399-00-000	TOTAL NONCURRENT LIABILITIES	24,957.02



**HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

**Current Balance**

2499-00-000	TOTAL LIABILITIES	52,595.90
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Restrict Net Position (RNP)	110,570.00
2808-00-000	TOTAL RESERVED FUND BALANCE	110,570.00
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	371,177.41
2809-99-000	TOTAL RETAINED EARNINGS:	371,177.41
2899-00-000	TOTAL EQUITY	481,747.41
2999-00-000	TOTAL LIABILITIES AND EQUITY	534,343.31

<b>JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)</b>		
<b>STATEMENT OF NET POSITION</b>		
December 31, 2023-End of Year		
		<b>Current Balance</b>
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,847.50
1112-99-000	Total Restricted Cash	14,847.50
1119-00-000	TOTAL CASH	14,847.50
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	59,972.47
1122-01-000	Allowance for Doubtful Accounts-Tenants	-26,087.38
1135-01-000	A/R -50059 HAP	-1,426.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	32,459.09
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	4,723.62
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,723.62
1300-00-000	TOTAL CURRENT ASSETS	52,030.21
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	225,580.00
1400-06-000	Buildings	2,984,434.69
1400-07-001	Furniture and Equipment-Ranges	19,306.98
1400-07-002	Furniture and Equipment-Refrigerators	22,401.16
1400-08-001	Furniture and Equipment-Automotive	5,237.50
1400-08-002	Furniture and Equipment-Solar Panels	116,292.00
1400-10-000	Site Improvement	115,481.45
1405-01-000	Accum Depreciation	-2,659,009.60
1420-00-000	TOTAL FIXED ASSETS	829,724.18
1499-00-000	TOTAL NONCURRENT ASSETS	829,724.18
1999-00-000	TOTAL ASSETS	881,754.39
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	17,502.25
2114-00-000	Tenant Security Deposits	14,671.29
2114-03-000	Tenant Pet Deposits	770.00

**JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		<b>Current Balance</b>
2115-24-000	A/P Liabilities-LAO-VCC Payoff	58,472.25
2116-02-000	A/P-Other Government-COH	109,755.15
2130-00-000	Current Portion of LT Debt	92,172.00
2135-00-000	Accrued Wage & Payroll Taxes	1,634.56
2145-00-000	Interprogram-Due To	349,190.84
2240-00-000	Tenant Prepaid Rents	3,181.59
2260-00-000	Accrued Compensated Absences-Current	259.58
2299-00-000	<b>TOTAL CURRENT LIABILITIES</b>	<b>647,609.51</b>
2300-00-000	<b>NONCURRENT LIABILITIES:</b>	
2305-00-000	Accrued Compensated Absences-LT	2,700.25
2350-00-000	Bonds Payable-UB/BOJ	743,140.69
2399-00-000	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>745,840.94</b>
2499-00-000	<b>TOTAL LIABILITIES</b>	<b>1,393,450.45</b>
2800-00-000	<b>EQUITY</b>	
2809-00-000	<b>RETAINED EARNINGS:</b>	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	-511,696.06
2809-99-000	<b>TOTAL RETAINED EARNINGS:</b>	<b>-511,696.06</b>
2899-00-000	<b>TOTAL EQUITY</b>	<b>-511,696.06</b>
2999-00-000	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>881,754.39</b>

## FRANKLIN HEIGHTS LLC (incl. CDBG) Component Unit-Blended

### STATEMENT OF NET POSITION

December 31, 2023-End of Year

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	105,318.83
1111-99-000	Total Unrestricted Cash	105,318.83
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	124,751.98
1112-99-000	Total Restricted Cash	124,751.98
1119-00-000	TOTAL CASH	230,070.81
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	121,007.51
1122-01-000	Allowance for Doubtful Accounts-Tenants	-52,177.62
1123-03-000	A/R -PBV HAP	302.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	69,131.89
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	14,204.28
1260-00-000	Inventories-Materials	9,609.96
1275-00-000	Allowance for Obsolete Inventories	-961.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	22,853.24
1300-00-000	TOTAL CURRENT ASSETS	322,055.94
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	900,063.96
1400-06-000	Buildings	4,242,161.89
1400-07-001	Furniture and Equipment-Ranges	48,877.98
1400-07-002	Furniture and Equipment-Refrigerators	71,082.10
1400-08-001	Furniture and Equipment-Automotive	46,860.98
1400-08-003	Furniture and Equipment-Maintenance	39,954.01
1400-10-000	Site Improvement	12,853,576.15
1405-01-000	Accum Depreciation	-11,124,276.12
1420-00-000	TOTAL FIXED ASSETS	7,078,300.95
1499-00-000	TOTAL NONCURRENT ASSETS	7,078,300.95
1999-00-000	TOTAL ASSETS	7,400,356.89
2000-00-000	LIABILITIES & EQUITY	

## FRANKLIN HEIGHTS LLC (incl. CDBG) Component Unit-Blended

### STATEMENT OF NET POSITION

December 31, 2023-End of Year

**Current Balance**

2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	14,044.84
2114-00-000	Tenant Security Deposits	122,627.00
2114-03-000	Tenant Pet Deposits	8,672.00
2130-00-000	Current Portion of LT Debt	92,910.00
2131-00-000	Accrued Interest Payable	81,760.42
2135-00-000	Accrued Wage & Payroll Taxes	9,939.15
2150-06-000	PBV HAP Suspense Clearing	-1,489.00
2240-00-000	Tenant Prepaid Rents	3,212.00
2260-00-000	Accrued Compensated Absences-Current	2,794.33
2299-00-000	TOTAL CURRENT LIABILITIES	334,470.74
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	25,148.92
2350-00-000	Bonds Payable-UB/BOJ	1,243,928.17
2350-01-000	Bonds Payable-FH/HHR	1,630,000.00
2350-02-000	Bond Payable-FH/FH	2,050,000.00
2350-03-000	Bond Payable-FH(2021 Go-Bond Premium)	325,256.86
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,274,333.95
2499-00-000	TOTAL LIABILITIES	5,608,804.69
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	1,791,552.20
2809-99-000	TOTAL RETAINED EARNINGS:	1,791,552.20
2899-00-000	TOTAL EQUITY	1,791,552.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,400,356.89

<b>EQUITY PLUS HARRISONBURG OWNER LLC</b>		
<b>Component Unit-Blended</b>		
<b>STATEMENT OF NET POSITION</b>		
December 31, 2023-End of Year		
		<b>Current Balance</b>
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	32,356.25
1111-99-000	Total Unrestricted Cash	32,356.25
1119-00-000	TOTAL CASH	32,356.25
1160-00-000	OTHER CURRENT ASSETS	
1162-23-000	Restricted Cash-NHT Interest Reserves	174,280.10
1299-00-000	TOTAL OTHER CURRENT ASSETS	174,280.10
1300-00-000	TOTAL CURRENT ASSETS	206,636.35
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-11-000	Construction in Progress	7,895,008.73
1420-00-000	TOTAL FIXED ASSETS	7,895,008.73
1499-00-000	TOTAL NONCURRENT ASSETS	7,895,008.73
1999-00-000	TOTAL ASSETS	8,101,645.08
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2115-00-000	A/P Other	96,245.84
2299-00-000	TOTAL CURRENT LIABILITIES	96,245.84
2300-00-000	NONCURRENT LIABILITIES:	
2310-01-000	Note Payable - RD	8,229,129.50
2399-00-000	TOTAL NONCURRENT LIABILITIES	8,229,129.50
2499-00-000	TOTAL LIABILITIES	8,325,375.34
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	-223,730.26
2809-99-000	TOTAL RETAINED EARNINGS:	-223,730.26

**EQUITY PLUS HARRISONBURG OWNER LLC**  
**Component Unit-Blended**  
**STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		<b>Current Balance</b>
2899-00-000	TOTAL EQUITY	-223,730.26
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,101,645.08

**COMPONENT UNITS-DISCREETLY PRESENTED**  
**CVO, CVM, LAC, SHC**  
**STATEMENT OF NET POSITION**

December 31, 2023-End of Year

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	253,194.43
1111-99-000	Total Unrestricted Cash	253,194.43
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	16,980.00
1112-99-000	Total Restricted Cash	16,980.00
1119-00-000	TOTAL CASH	270,174.43
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	7,239.25
1122-01-000	Allowance for Doubtful Accounts-Tenants	-2,354.51
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,884.74
1160-00-000	OTHER CURRENT ASSETS	
1162-20-000	Investments-Operating Reserves	131,660.02
1162-21-000	Investments-Replacement Reserves	76,490.64
1211-00-000	Prepaid Expenses and Other Assets	1,868.25
1211-01-000	Tax & Insurance Escrow	791.06
1291-00-000	Permanent Loan Costs	21,290.88
1292-00-000	Accum Amortization	-11,618.49
1299-00-000	TOTAL OTHER CURRENT ASSETS	220,482.36
1300-00-000	TOTAL CURRENT ASSETS	495,541.53
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-04-000	Other Assets-Capital Leases	92.00
1400-05-000	Land	300,000.00
1400-07-000	Furniture and Equipment-Dwelling	13,278.11
1400-07-001	Furniture and Equipment-Ranges	12,943.80
1400-07-002	Furniture and Equipment-Refrigerators	27,116.85
1400-07-003	Furniture and Equipment-Surveillance Cameras	33,134.48
1400-08-000	Furniture and Equipment-Admin.	9,384.00
1400-09-000	Leasehold Improvements	3,159,823.10
1400-10-000	Site Improvement	425,796.00
1405-01-000	Accum Depreciation	-929,878.88
1420-00-000	TOTAL FIXED ASSETS	3,051,689.46
1499-00-000	TOTAL NONCURRENT ASSETS	3,051,689.46



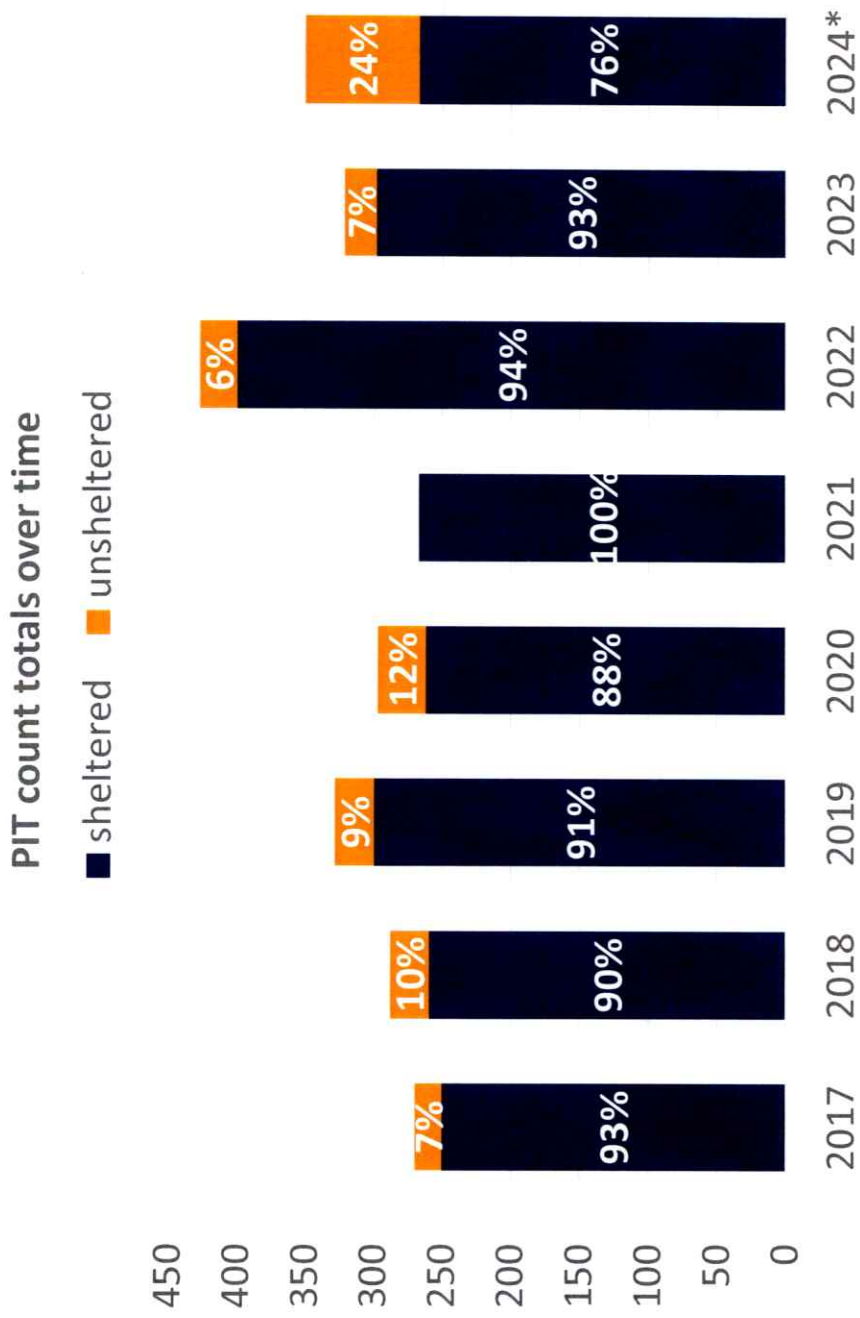
**COMPONENT UNITS-DISCREETLY PRESENTED****CVO, CVM, LAC, SHC****STATEMENT OF NET POSITION**

December 31, 2023-End of Year

**Current Balance**

1999-00-000	TOTAL ASSETS	3,547,230.99
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	4,834.06
2114-00-000	Tenant Security Deposits	17,241.00
2115-20-000	A/P Liabilities-Developer's Fee	10,000.00
2115-21-000	A/P Liabilities-Construction Costs	70,533.43
2115-22-000	A/P Liabilities-Land Note	300,000.00
2131-00-000	Accrued Interest Payable	89,516.00
2135-00-000	Accrued Wage & Payroll Taxes	975.09
2145-00-000	Interprogram-Due To	45,242.61
2240-00-000	Tenant Prepaid Rents	1,906.00
2260-00-000	Accrued Compensated Absences-Current	447.64
2299-00-000	TOTAL CURRENT LIABILITIES	540,695.83
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	4,028.73
2310-10-000	Loan Payable-Virginia Housing	750,000.00
2310-20-000	Loan Payable-DHCD/HOME	342,000.00
2310-21-000	Loan Payable-DHCD/PSH Grant	58,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,154,028.73
2499-00-000	TOTAL LIABILITIES	1,694,724.56
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-03-000	Tax Credit Equity-HEFVA/CV	1,980,802.22
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,980,802.22
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	-128,295.79
2809-99-000	TOTAL RETAINED EARNINGS:	-128,295.79
2899-00-000	TOTAL EQUITY	1,852,506.43
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,547,230.99

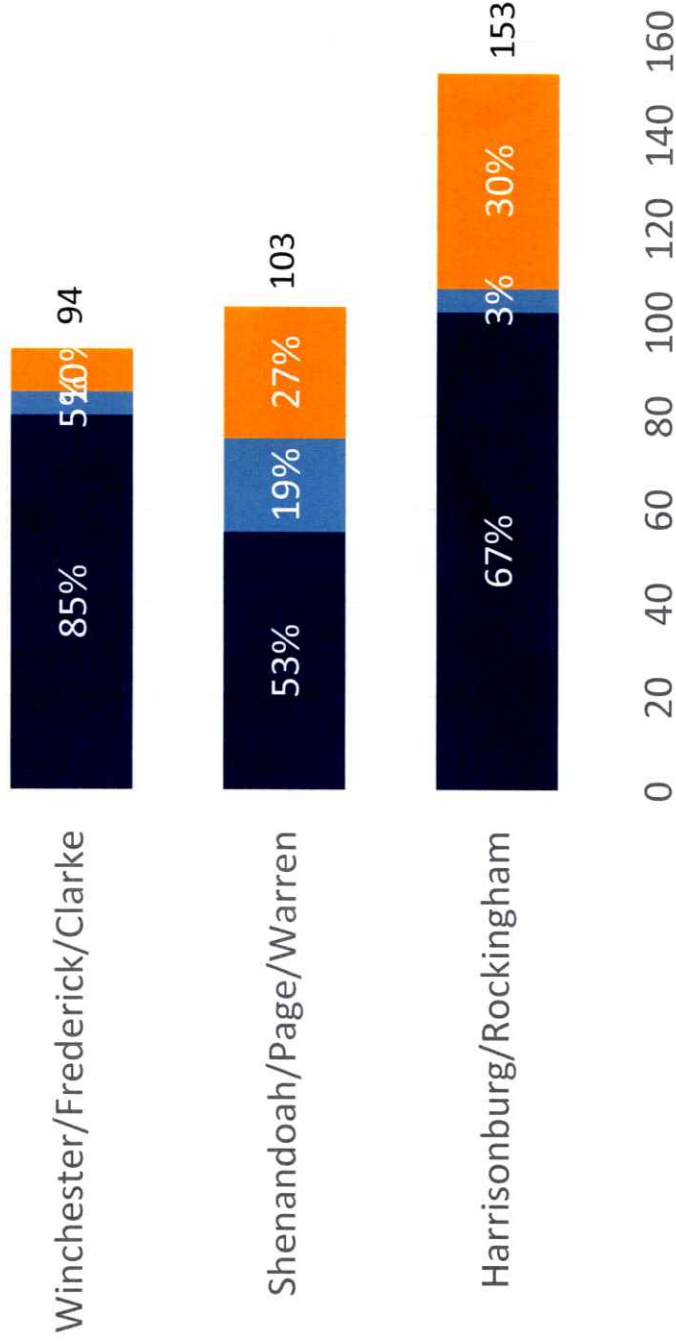
# PRELIMINARY PIT COUNT RESULTS



# PRELIMINARY PIT COUNT RESULTS

## 2024\* PIT Count: 350 people experiencing homelessness

■ Emergency Shelter (68%) ■ DV shelter (9%) ■ Unsheltered (24%)



\* This chart uses preliminary numbers and may change slightly before being finalized in April 2024

# HUD's CoC NOFO Award Annual Comparison – FY 21-24

<b>HUD CoC NOFO Award Annual Comparison</b>			
	Harrisonburg Redevelopment and Housing Author CoC Planning Project Application FY2022		\$24,268
	Harrisonburg Redevelopment and Housing Author HMIS Renewal FY22		\$84,072
	Northwestern Community Services Board NWCS Permanent Supportive Housing Progra		\$257,280
	Northwestern Community Services Board NWCSB PSH Program for Chronically HomeI		\$19,884
<b>Total Award FY 2021</b>			<b>\$385,504</b>
<b>FY 2022 HUD CoC Competition Award</b>			
VA-513	Harrisonburg Redevelopment and Housing Author CoC Planning Project Application FY2022		\$24,268
VA-513	Harrisonburg Redevelopment and Housing Author HMIS Renewal FY22		\$84,072
VA-513	Northwestern Community Services Board NWCS Permanent Supportive Housing Progra		\$257,280
VA-513	Northwestern Community Services Board NWCSB PSH Program for Chronically HomeI		\$19,884
<b>Total Award FY 2022</b>			<b>\$385,504</b>
<b>FY 2023 HUD CoC Competition Award</b>			
VA-513	Harrisonburg Redevelopment and Housing Author CoC Planning Project Application FY 2023		\$50,019
VA-513	Harrisonburg Redevelopment and Housing Author HMIS Renewal FY23		\$84,072
VA-513	Northwestern Community Services Board NWCSB Permanent Supportive Housing Progra		\$282,924
<b>Total Award FY 2023</b>			<b>\$417,015</b>

**Waiting List Review**

Harrisonburg Redevelopment and Housing Authority (VA014)  
Housing Choice Voucher

<b>Waiting List Code:</b> HCV	<b>Date/Time Last Generated:</b> February 07, 2024 09:03 PM
<b>Property:</b> Waitlist Property	<b>List Open:</b> Yes
<b>Property Code:</b>	<b>Date Open:</b>
<b>Waiting List Type:</b> Tenant Based	<b>Date Closed:</b>
<b>Max Refusals:</b> 1	

**List Ordering**

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

**Waiting List Statistics**

**Total Selected:** 1487  
**Total Rejected:** 12  
**Total Housed:** 148  
**Total In Process:** 1327

**Use Single Preference Rule:** No **% Lease up:** 92.5%

**Income Targeting**

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
ELI	Harrisonburg, VA MSA	75%	0	251	11	122	118	91.7%	82.4%
VLI	Harrisonburg, VA MSA	25%	0	57	0	23	34	100.0%	15.5%

**Income Limits Detail**

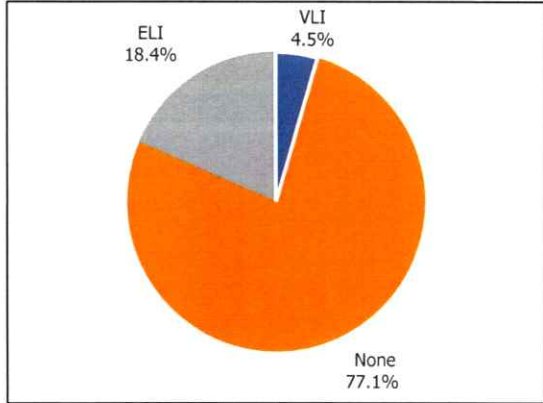
Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	95,900	30%	17,050	19,720	24,860	30,000	35,140	40,280	45,420	50,560
VLI	Harrisonburg, VA MSA	95,900	50%	28,350	32,400	36,450	40,500	43,750	47,000	50,250	53,500

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

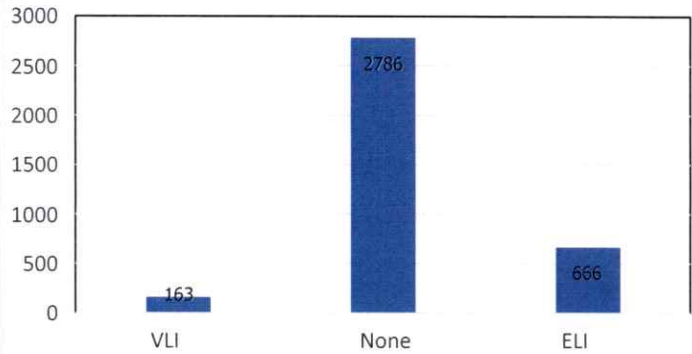
	None	ELI	VLI	Total
NotSelected				
Number	2786	665	163	<b>3614</b>
Avg Position	2030	1067	1040	<b>1379</b>
Min Position	1	2	41	<b>1</b>
Max Position	3615	3612	3492	<b>3615</b>
Selected				
Number		1		<b>1</b>
Avg Position		160		<b>160</b>
Min Position		160		<b>160</b>
Max Position		160		<b>160</b>
<b>Total Number</b>	<b>2786</b>	666	163	<b>3615</b>
<b>Total Avg Position</b>	2030	<b>614</b>	1040	<b>1074</b>
<b>Total Min Position</b>	1	2	<b>41</b>	<b>1</b>
<b>Total Max Position</b>	<b>3615</b>	<b>3612</b>	<b>3492</b>	<b>3615</b>

Harrisonburg Redevelopment and Housing Authority (VA014)  
Housing Choice Voucher

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

Preference Calculation Method: Aggregate

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

**Number of Households with Preferences**

	Count
Developmentally/Intellectual Disable	177
Displaced Family	113
Elderly AND/OR Disabled	717
Escaping Domestic Violence	518
Family Unification Program Referral	12
50% of gross income toward rent and utilities	1377
Homeless	1384
live or work in HRHA jurisdiction	724

Mainstream Nonelderly	16
Upwardly Mobile	235
Veterans	70
Victim of Physical Abuse	505
Working with a Community Service Agency	527

**Waiting List Targeted Funding**

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

**Number of Households with Targeted Funding**

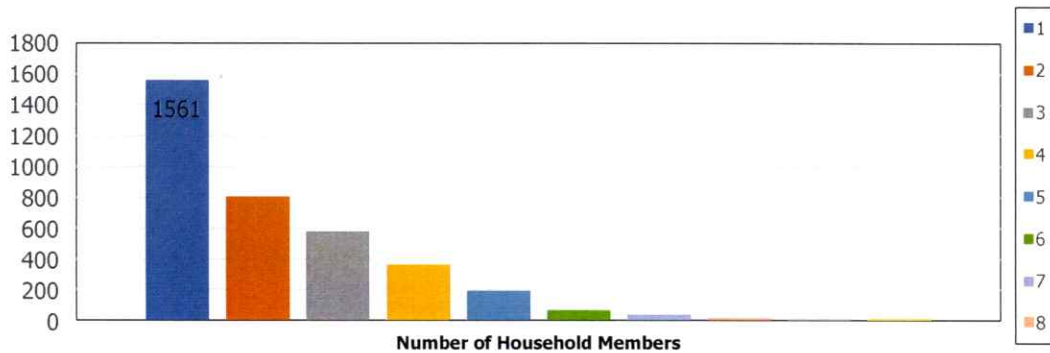
	Count

**Waiting List Summary Information**

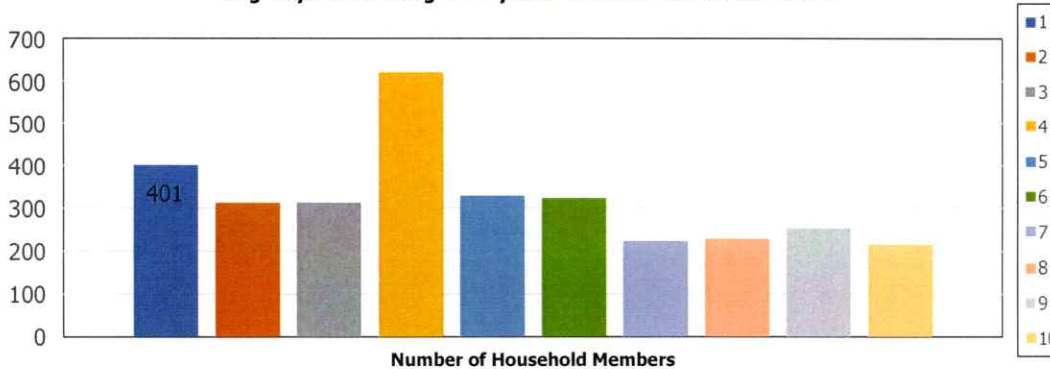
**Waiting List Time Based on Number of HH Members**

	1	2	3	4	5	6	7	8	9	10	Grand Total
NotSelected											
# Families	1561	806	578	362	192	66	36	9	2	2	3614
Avg Days	401	312	312	332	329	323	223	228	253	215	293
Min Days	1	1	2	1	5	3	3	8	204	158	1
Max Days	3347	3349	3349	3349	3123	1745	568	495	302	273	3349
Selected											
# Families				1							1
Avg Days				908							908
Min Days				908							908
Max Days				908							908
<b>Total # Families</b>	1561	806	578	363	192	66	36	9	2	2	3615
<b>Total Avg Days</b>	401	312	312	620	329	323	223	228	253	215	349
<b>Total Min Days</b>	1	1	2	1	5	3	3	8	204	158	1
<b>Total Max Days</b>	3347	3349	3349	3349	3123	1745	568	495	302	273	3349

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



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



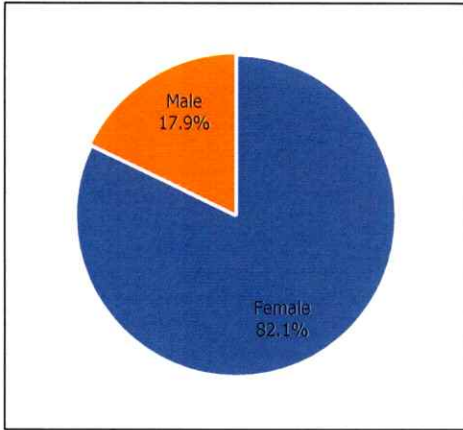


Harrisonburg Redevelopment and Housing Authority (VA014)  
Housing Choice Voucher

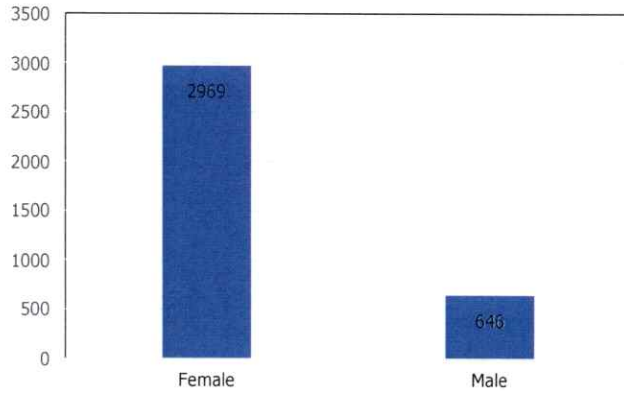
**Gender of Head of Household**

	Female	Male	Total
NotSelected	2968	646	3614
Selected	1		1
Total	2969	646	3615

**Gender of Head of HH - Percentage**



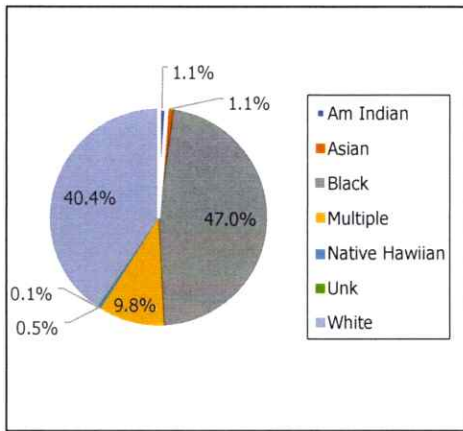
**Gender of Head of HH - Count**



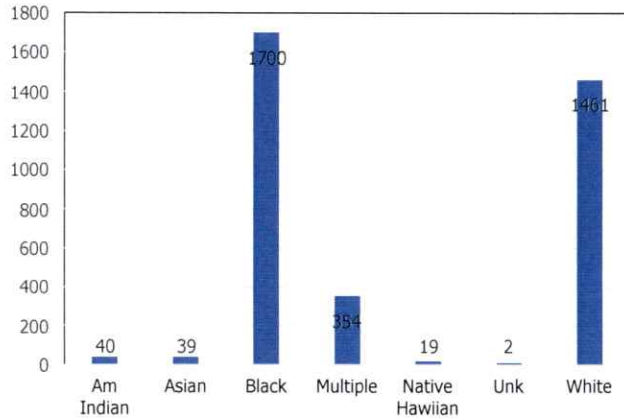
**Household Race**

	Am Indian	Asian	Black	Multiple	Native Hawiian	Unk	White	Total
NotSelected	40	39	1700	354	19	2	1460	3614
Selected							1	1
Total	40	39	1700	354	19	2	1461	3615

**Household Race - Percentage**



**Household Race - Count**

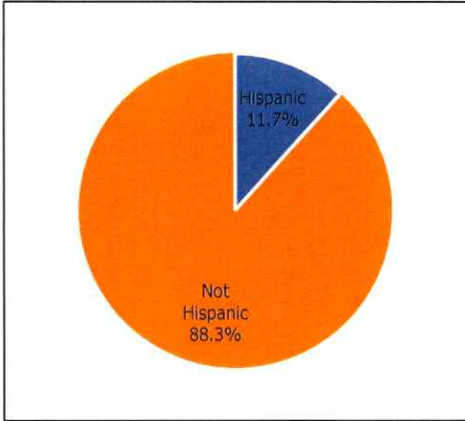


Harrisonburg Redevelopment and Housing Authority (VA014)  
 Housing Choice Voucher

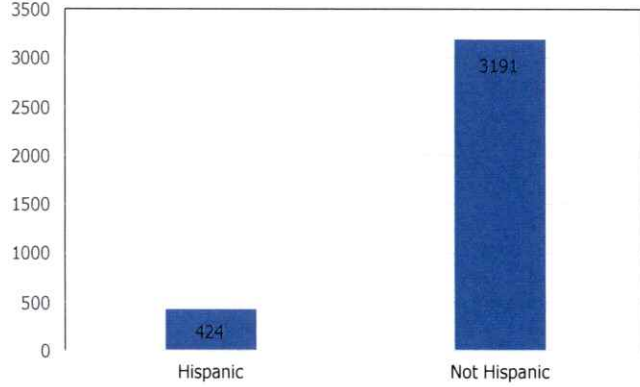
**Household Ethnicity**

	Hispanic	Not Hispanic	Total
NotSelected	424	3190	3614
Selected		1	1
Total	424	3191	3615

**Household Ethnicity - Percentage**



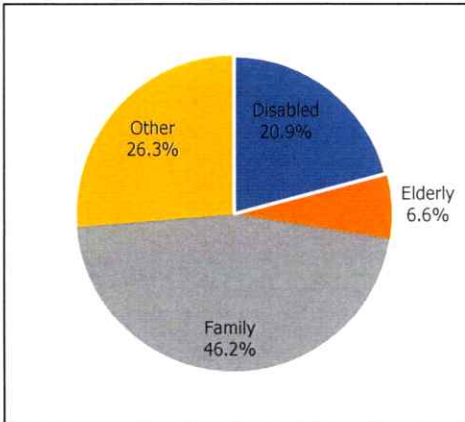
**Household Ethnicity - Count**



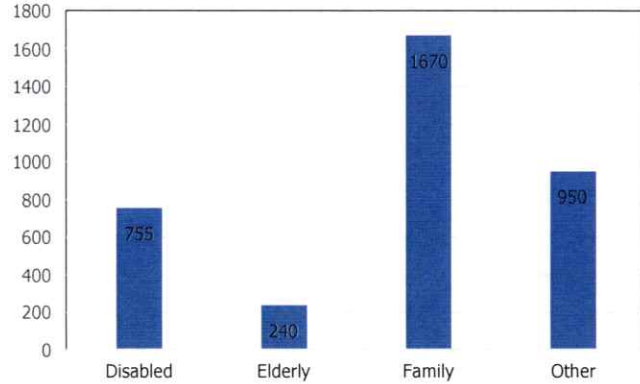
**Household Type**

	Disabled	Elderly	Family	Other	Total
NotSelected	755	240	1669	950	3614
Selected			1		1
Total	755	240	1670	950	3615

**Household Type - Percentage**



**Household Type - Count**



# Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)  
 Lineweaver Annex

<b>Waiting List Code:</b> LA	<b>Date/Time Last Generated:</b> February 07, 2024 09:03 PM
<b>Property:</b> Waitlist Property	<b>List Open:</b> Yes
<b>Property Code:</b> wait	<b>Date Open:</b>
<b>Waiting List Type:</b> Tenant Based	<b>Date Closed:</b>
<b>Max Refusals:</b> 1	

**List Ordering**

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

**Waiting List Statistics**

**Total Selected:** 22  
**Total Rejected:** 1  
  
**Total Housed:** 16  
**Total In Process:** 5

**Use Single Preference Rule:** No

**% Lease up:** 94.1%

**Income Targeting**

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	100%	0	21	1	16	4	94.1%	100.0%

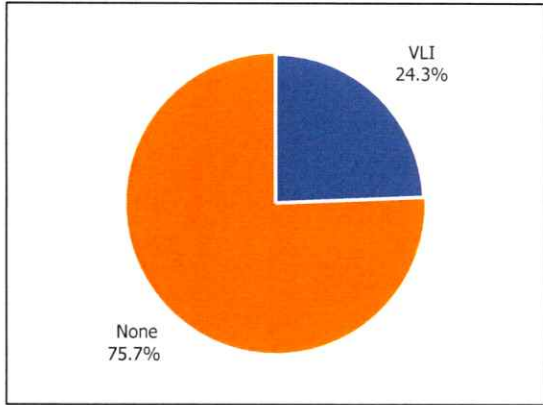
**Income Limits Detail**

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
VLI	Harrisonburg, VA MSA	95,900	50%	28,350	32,400	36,450	40,500	43,750	47,000	50,250	53,500

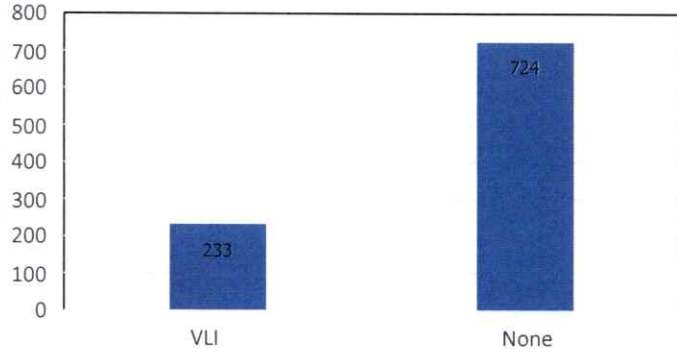
**Current Waiting List Households by Selection Status and Income Limit**

	None	VLI	Total
NotSelected			
Number	724	233	957
Avg Position	549	260	405
Min Position	7	1	1
Max Position	957	907	957
<b>Total Number</b>	<b>724</b>	<b>233</b>	<b>957</b>
<b>Total Avg Position</b>	<b>549</b>	<b>260</b>	<b>405</b>
<b>Total Min Position</b>	<b>7</b>	<b>1</b>	<b>1</b>
<b>Total Max Position</b>	<b>957</b>	<b>907</b>	<b>957</b>

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

Preference Calculation Method: Aggregate

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

**Number of Households with Preferences**

	Count
HCV participant	40
live or work in HRHA jurisdiction	245

**Waiting List Targeted Funding**

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

**Number of Households with Targeted Funding**

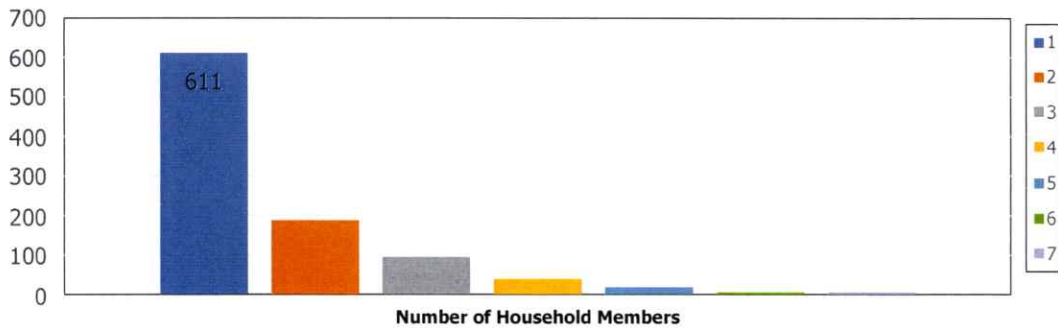
	Count

**Waiting List Summary Information**

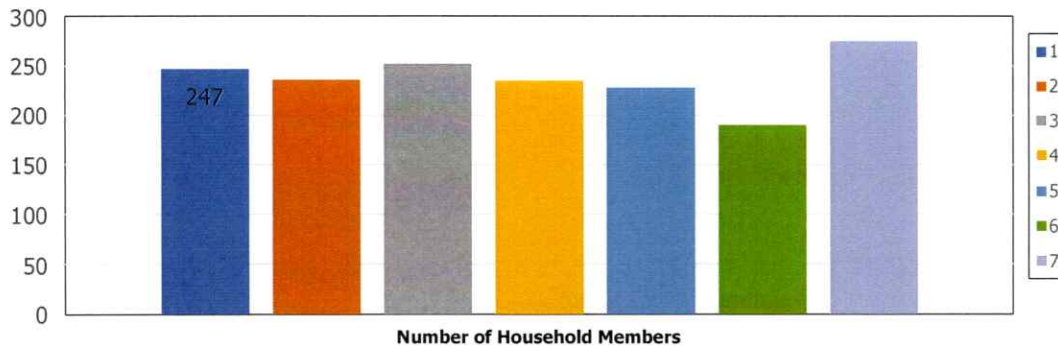
**Waiting List Time Based on Number of HH Members**

	1	2	3	4	5	6	7	Grand Total
NotSelected								
# Families	611	188	95	39	18	5	1	957
Avg Days	247	236	252	235	228	190	275	238
Min Days	1	2	27	22	22	93	275	1
Max Days	1715	1158	651	565	497	320	275	1715
<b>Total # Families</b>	611	188	95	39	18	5	1	957
<b>Total Avg Days</b>	247	236	252	235	228	190	275	238
<b>Total Min Days</b>	1	2	27	22	22	93	275	1
<b>Total Max Days</b>	1715	1158	651	565	497	320	275	1715

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



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

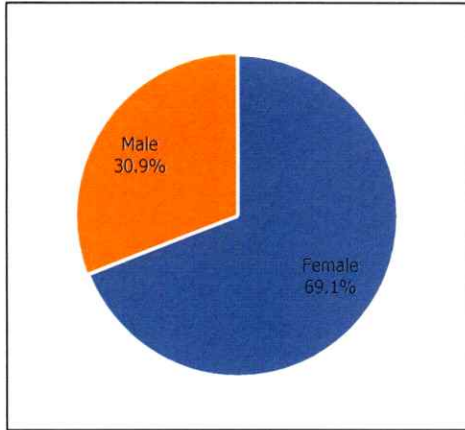


Harrisonburg Redevelopment and Housing Authority (VA014)  
 Lineweaver Annex

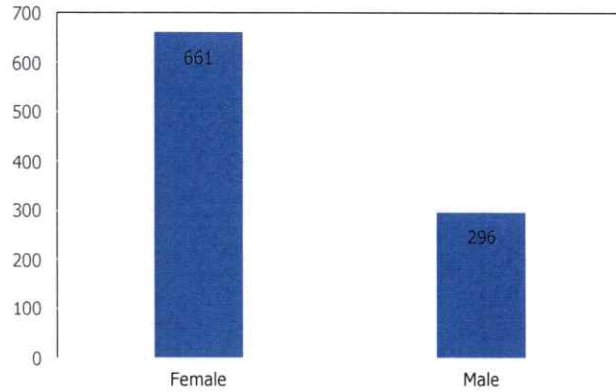
**Gender of Head of Household**

	Female	Male	Total
NotSelected	661	296	957
Total	661	296	957

**Gender of Head of HH - Percentage**



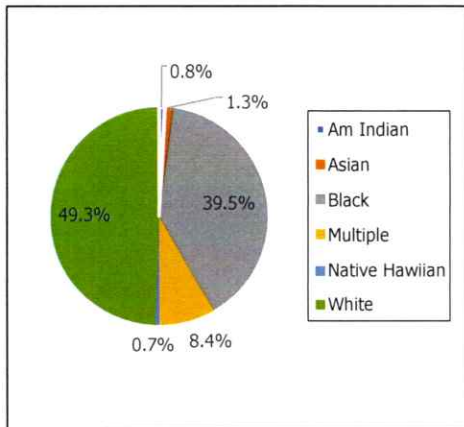
**Gender of Head of HH - Count**



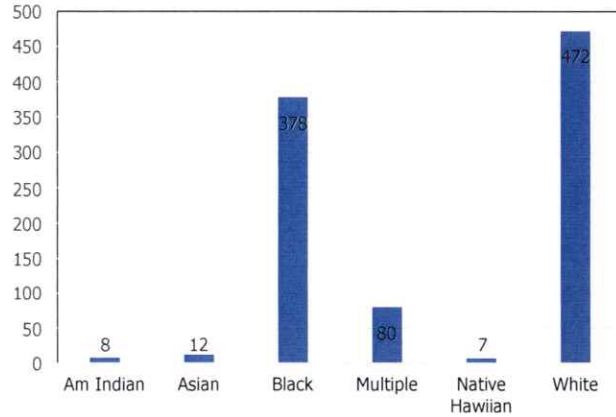
**Household Race**

	Am Indian	Asian	Black	Multiple	Native Hawaiian	White	Total
NotSelected	8	12	378	80	7	472	957
Total	8	12	378	80	7	472	957

**Household Race - Percentage**



**Household Race - Count**

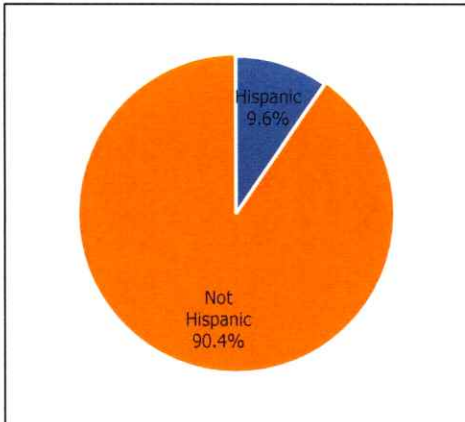


Harrisonburg Redevelopment and Housing Authority (VA014)  
 Lineweaver Annex

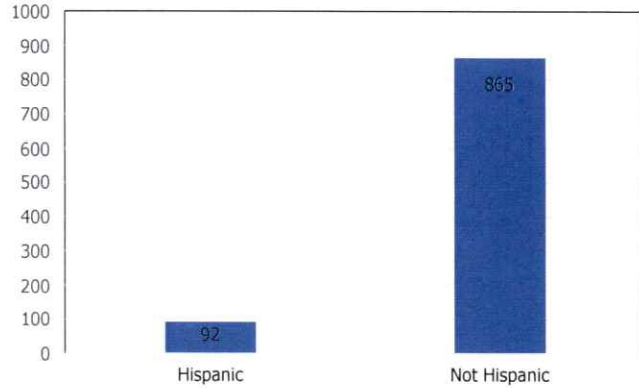
**Household Ethnicity**

	Hispanic	Not Hispanic	Total
NotSelected	92	865	957
Total	92	865	957

**Household Ethnicity - Percentage**



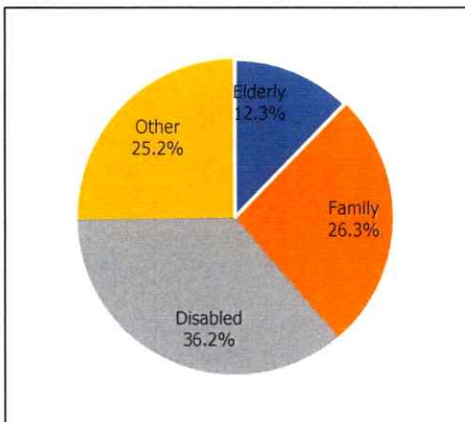
**Household Ethnicity - Count**



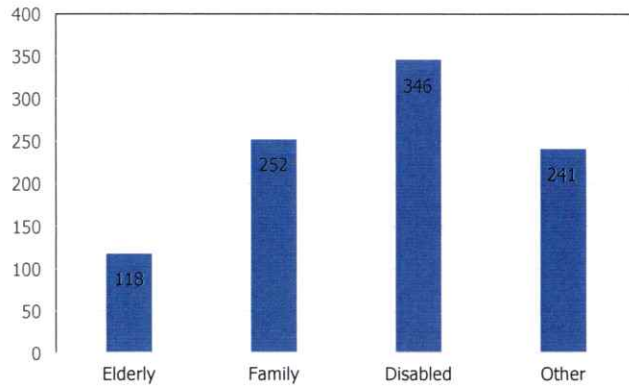
**Household Type**

	Elderly	Family	Disabled	Other	Total
NotSelected	118	252	346	241	957
Total	118	252	346	241	957

**Household Type - Percentage**



**Household Type - Count**



# Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)  
Franklin Heights

<b>Waiting List Code:</b> FH	<b>Date/Time Last Generated:</b> February 07, 2024 09:03 PM
<b>Property:</b> Waitlist Property	<b>List Open:</b> Yes
<b>Property Code:</b>	<b>Date Open:</b>
<b>Waiting List Type:</b> Project Based	<b>Date Closed:</b>
<b>Max Refusals:</b> 1	

**List Ordering**

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

**Waiting List Statistics**

**Total Selected:** 79  
**Total Rejected:** 1  
**Total Housed:** 32  
**Total In Process:** 46

**Use Single Preference Rule:** No

**% Lease up:** 97.0%

**Income Targeting**

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
ELI	Harrisonburg, VA MSA	75%	0	33	1	24	8	96.0%	75.0%
VLI	Harrisonburg, VA MSA	25%	0	11	0	7	4	100.0%	21.9%

**Income Limits Detail**

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	95,900	30%	17,050	19,720	24,860	30,000	35,140	40,280	45,420	50,560
VLI	Harrisonburg, VA MSA	95,900	50%	28,350	32,400	36,450	40,500	43,750	47,000	50,250	53,500

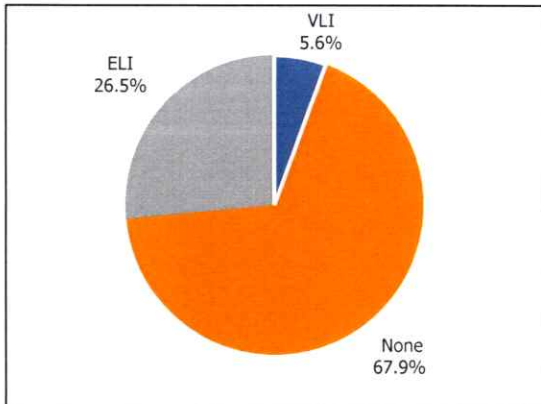
**Current Waiting List Households by Selection Status and Income Limit**

	None	ELI	VLI	Total
NotSelected				
Number	1868	729	154	<b>2751</b>
Avg Position	604	305	287	<b>398</b>
Min Position	1	1	1	<b>1</b>
Max Position	1436	1399	1319	<b>1436</b>
<b>Total Number</b>	<b>1868</b>	729	154	<b>2751</b>
<b>Total Avg Position</b>	604	<b>305</b>	287	<b>398</b>
<b>Total Min Position</b>	1	1	<b>1</b>	<b>1</b>
<b>Total Max Position</b>	<b>1436</b>	<b>1399</b>	<b>1319</b>	<b>1436</b>

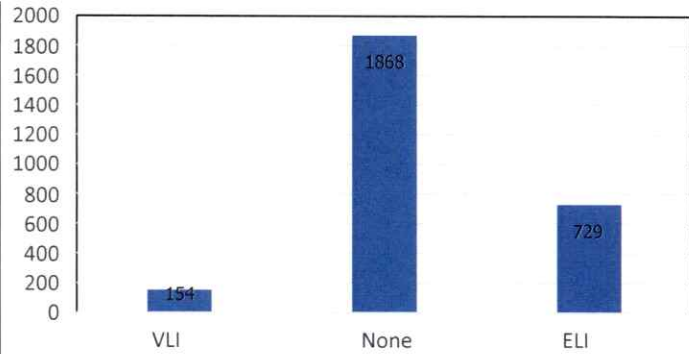


Harrisonburg Redevelopment and Housing Authority (VA014)  
Franklin Heights

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

Preference Calculation Method: Aggregate

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

**Number of Households with Preferences**

	Count
Displaced Family	111
Elderly AND/OR Disabled	607
Self Sufficiency Programs	189
50% of gross income toward rent and utilities	998
Homeless	1281
live or work in HRHA jurisdiction	835
Upwardly Mobile	183
Veterans	58
Victim of Physical Abuse	490
Income is below 30% median	1190

**Waiting List Targeted Funding**

<b>Code</b>	<b>Preference Description</b>	<b>Points/Weight</b>	<b>Rank</b>
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**Number of Households with Targeted Funding**

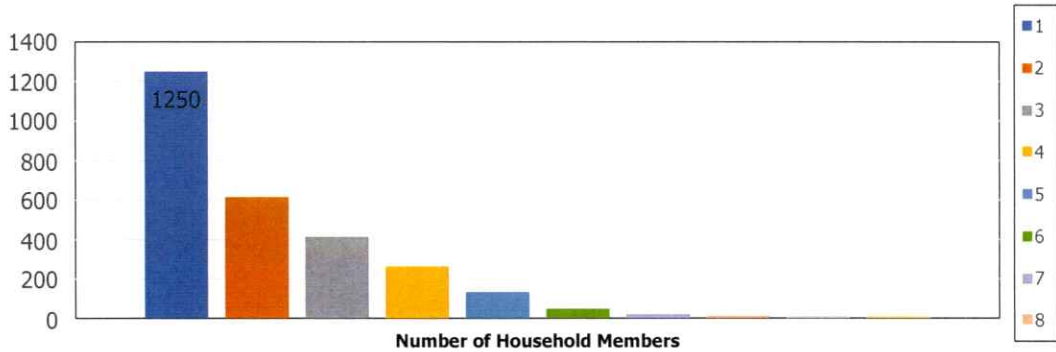
	<b>Count</b>

**Waiting List Summary Information**

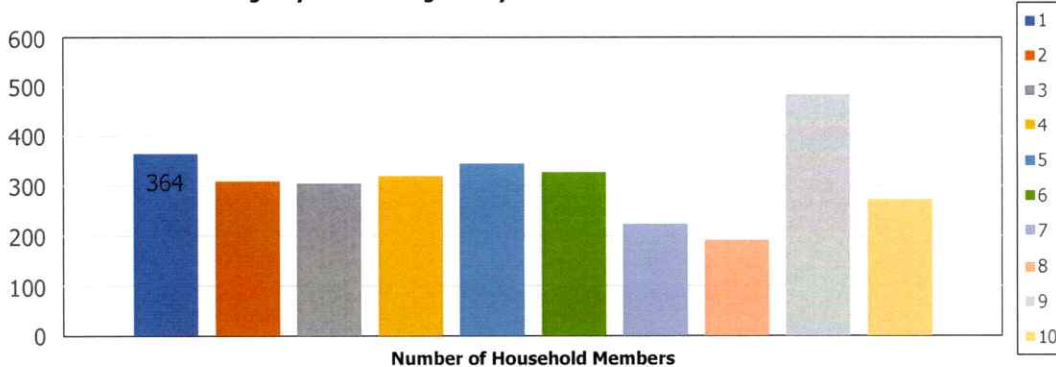
**Waiting List Time Based on Number of HH Members**

	1	2	3	4	5	6	7	8	9	10	Grand Total
NotSelected											
# Families	1250	615	414	262	132	48	21	6	2	1	2751
Avg Days	364	309	304	319	344	327	223	191	485	273	314
Min Days	1	1	3	1	5	18	3	8	302	273	1
Max Days	3067	3283	1923	2943	2324	1745	512	413	668	273	3283
<b>Total # Families</b>	1250	615	414	262	132	48	21	6	2	1	2751
<b>Total Avg Days</b>	364	309	304	319	344	327	223	191	485	273	314
<b>Total Min Days</b>	1	1	3	1	5	18	3	8	302	273	1
<b>Total Max Days</b>	3067	3283	1923	2943	2324	1745	512	413	668	273	3283

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



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

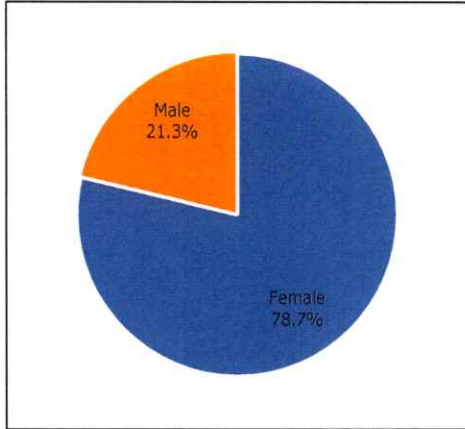


Harrisonburg Redevelopment and Housing Authority (VA014)  
 Franklin Heights

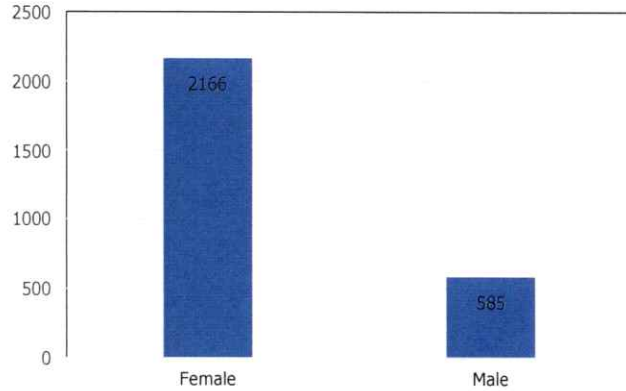
**Gender of Head of Household**

	Female	Male	Total
NotSelected	2166	585	2751
Total	2166	585	2751

**Gender of Head of HH - Percentage**



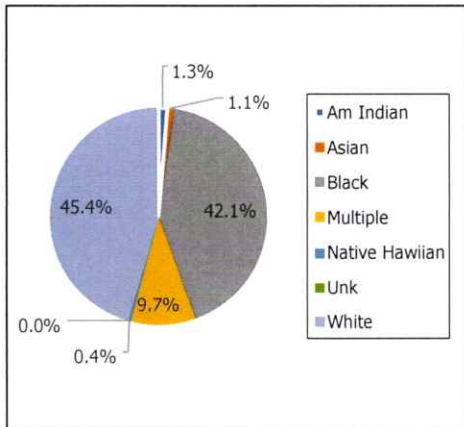
**Gender of Head of HH - Count**



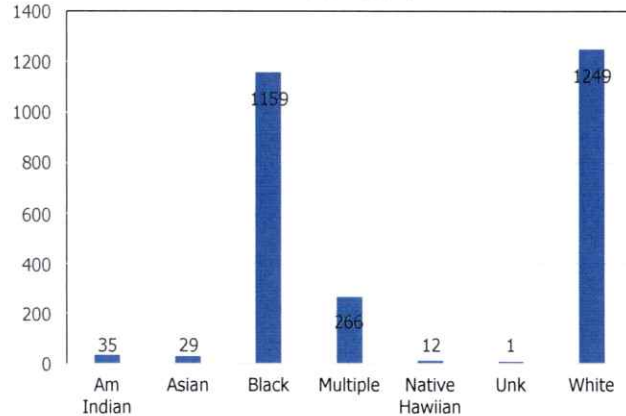
**Household Race**

	Am Indian	Asian	Black	Multiple	Native Hawiian	Unk	White	Total
NotSelected	35	29	1159	266	12	1	1249	2751
Total	35	29	1159	266	12	1	1249	2751

**Household Race - Percentage**



**Household Race - Count**

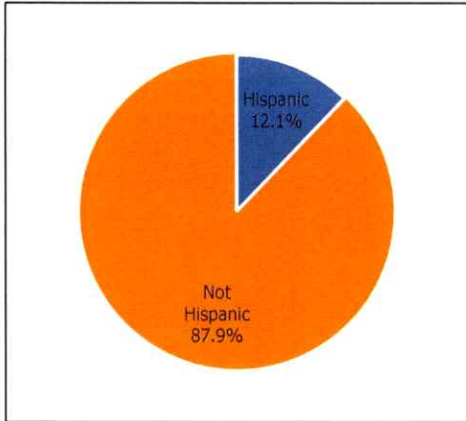


Harrisonburg Redevelopment and Housing Authority (VA014)  
 Franklin Heights

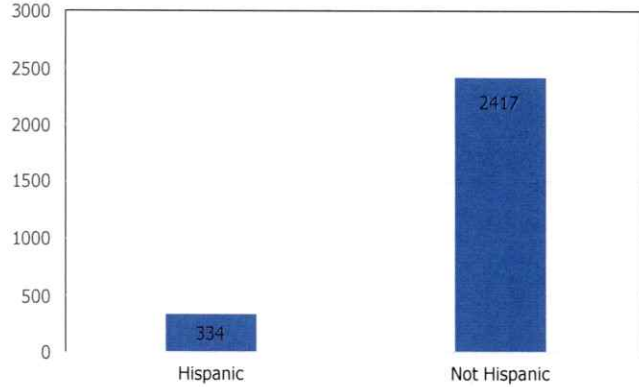
**Household Ethnicity**

	Hispanic	Not Hispanic	Total
NotSelected	334	2417	2751
Total	334	2417	2751

**Household Ethnicity - Percentage**



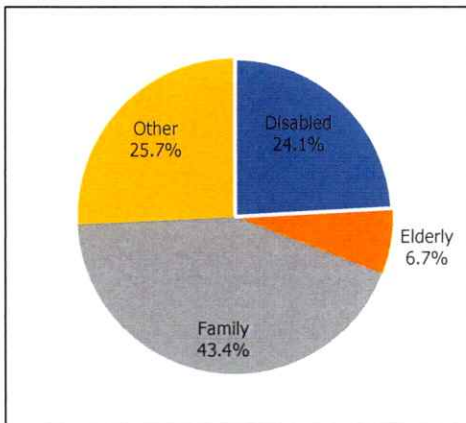
**Household Ethnicity - Count**



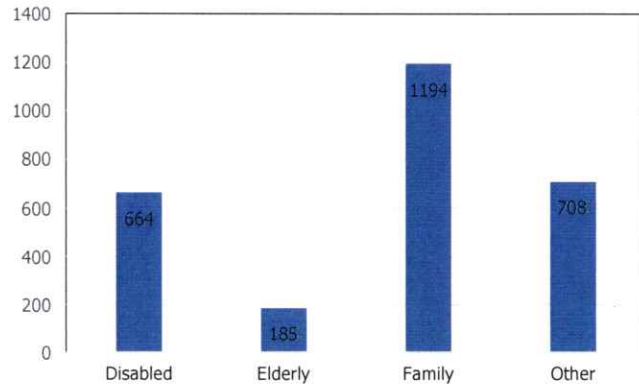
**Household Type**

	Disabled	Elderly	Family	Other	Total
NotSelected	664	185	1194	708	2751
Total	664	185	1194	708	2751

**Household Type - Percentage**



**Household Type - Count**



**Waiting List Review**

Harrisonburg Redevelopment and Housing Authority (VA014)  
 Commerce Village

<b>Waiting List Code:</b> ComVII	<b>Date/Time Last Generated:</b> February 07, 2024 09:03 PM
<b>Property:</b> Waitlist Property	<b>List Open:</b> Yes
<b>Property Code:</b>	<b>Date Open:</b>
<b>Waiting List Type:</b> Tenant Based	<b>Date Closed:</b>
<b>Max Refusals:</b> 1	

**List Ordering**

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

**Waiting List Statistics**

**Total Selected:** 10  
**Total Rejected:** 0  
**Total Housed:** 8  
**Total In Process:** 2

**Use Single Preference Rule:** No

**% Lease up:** 100.0%

**Income Targeting**

Code	Income Limit Description	Req. %	Pts/Wt	# Selected	# Rejected	# Housed	# In Process	Lease Up %	% Met
ELI	Harrisonburg, VA MSA	50%	0	7	0	7	0	100.0%	87.5%
VLI	Harrisonburg, VA MSA	50%	0	1	0	1	0	100.0%	12.5%

**Income Limits Detail**

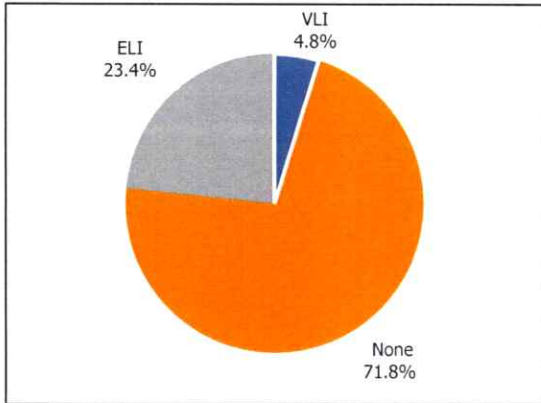
Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	95,900	30%	17,050	19,720	24,860	30,000	35,140	40,280	45,420	50,560
VLI	Harrisonburg, VA MSA	95,900	50%	28,350	32,400	36,450	40,500	43,750	47,000	50,250	53,500

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

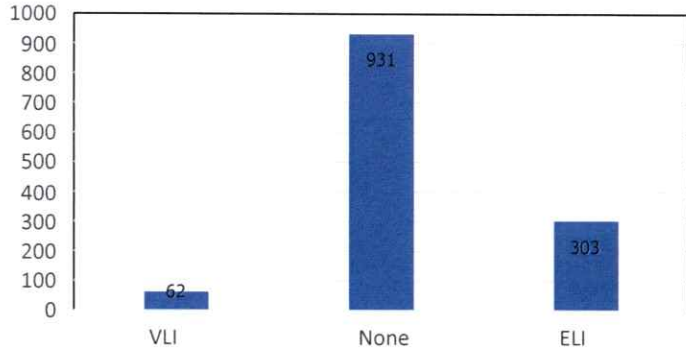
	None	ELI	VLI	Total
NotSelected				
Number	931	303	62	<b>1296</b>
Avg Position	763	349	399	<b>504</b>
Min Position	7	1	15	<b>1</b>
Max Position	1296	1185	1113	<b>1296</b>
<b>Total Number</b>	<b>931</b>	<b>303</b>	<b>62</b>	<b>1296</b>
<b>Total Avg Position</b>	<b>763</b>	<b>349</b>	<b>399</b>	<b>504</b>
<b>Total Min Position</b>	<b>7</b>	<b>1</b>	<b>15</b>	<b>1</b>
<b>Total Max Position</b>	<b>1296</b>	<b>1185</b>	<b>1113</b>	<b>1296</b>

Harrisonburg Redevelopment and Housing Authority (VA014)  
 Commerce Village

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

**Preference Calculation Method: Aggregate**

Code	Preference Description	Points/ Weight	Rank
ChHome	Chronically Homeless	60	0
CIRefer	Working with a Community Service Organization and refer	120	0
LivInJur	live or work in HRHA jurisdiction	65	0
MedV	Medically Vulnerable/VI-SPDAT	20	0
Veterans	Veterans	60	0

**Number of Households with Preferences**

	Count
Chronically Homeless	385
Working with a Community Service Organiza	85
live or work in HRHA jurisdiction	408
Medically Vulnerable/VI-SPDAT	91
Veterans	32

**Waiting List Targeted Funding**

Code	Preference Description	Points/Weight	Rank
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**Number of Households with Targeted Funding**

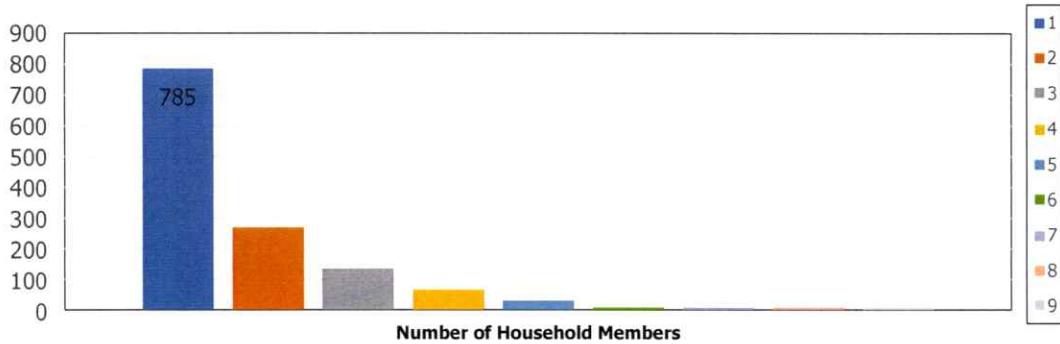
	Count

**Waiting List Summary Information**

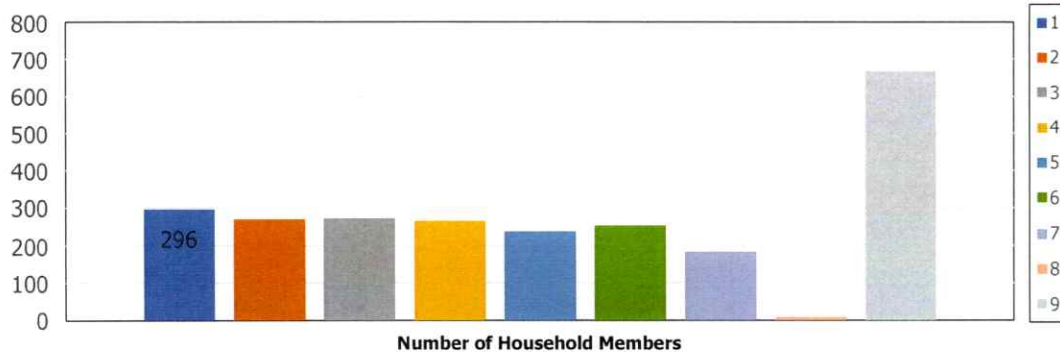
**Waiting List Time Based on Number of HH Members**

	1	2	3	4	5	6	7	8	9	Grand Total
NotSelected										
# Families	785	269	134	65	30	8	3	1	1	1296
Avg Days	296	270	272	266	238	253	183	8	668	273
Min Days	1	2	2	1	5	93	113	8	668	1
Max Days	1727	1247	707	679	555	442	275	8	668	1727
<b>Total # Families</b>	785	269	134	65	30	8	3	1	1	1296
<b>Total Avg Days</b>	296	270	272	266	238	253	183	8	668	273
<b>Total Min Days</b>	1	2	2	1	5	93	113	8	668	1
<b>Total Max Days</b>	1727	1247	707	679	555	442	275	8	668	1727

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



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



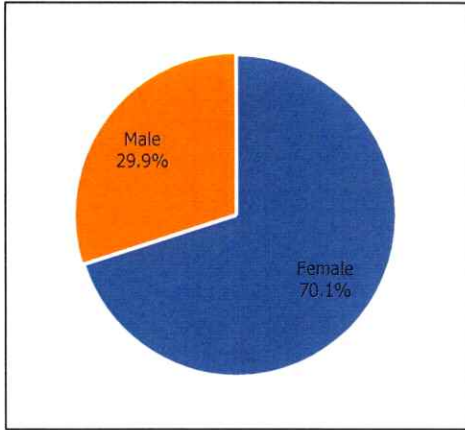


Harrisonburg Redevelopment and Housing Authority (VA014)  
 Commerce Village

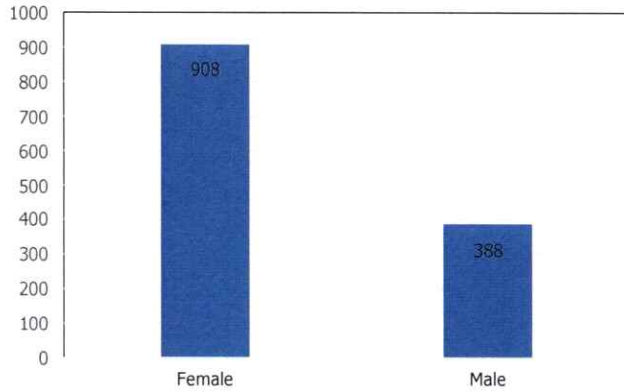
**Gender of Head of Household**

	Female	Male	Total
NotSelected	908	388	1296
Total	908	388	1296

**Gender of Head of HH - Percentage**



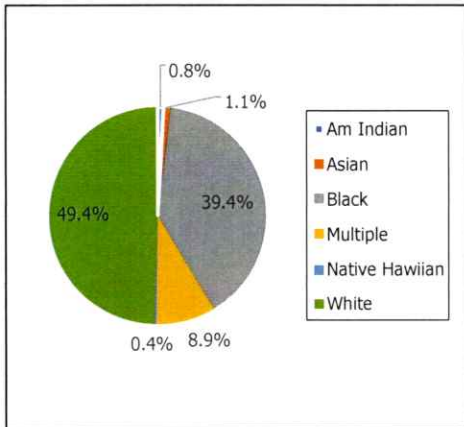
**Gender of Head of HH - Count**



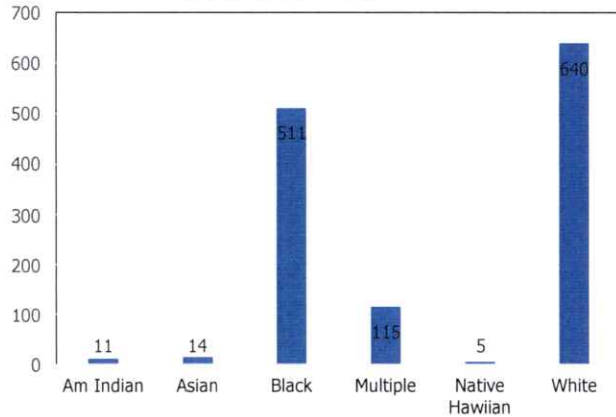
**Household Race**

	Am Indian	Asian	Black	Multiple	Native Hawiian	White	Total
NotSelected	11	14	511	115	5	640	1296
Total	11	14	511	115	5	640	1296

**Household Race - Percentage**



**Household Race - Count**

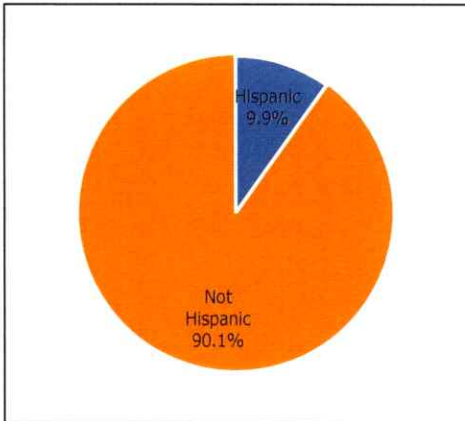


Harrisonburg Redevelopment and Housing Authority (VA014)  
 Commerce Village

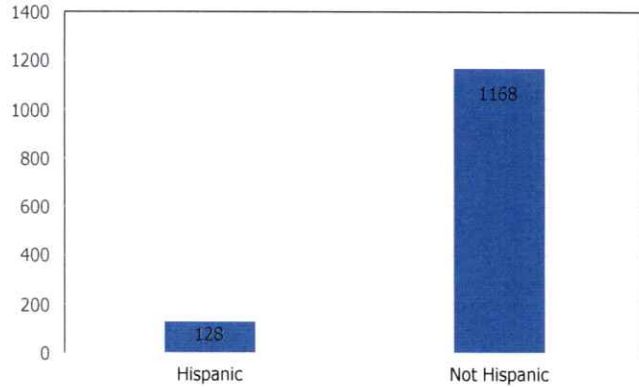
**Household Ethnicity**

	Hispanic	Not Hispanic	Total
NotSelected	128	1168	1296
Total	128	1168	1296

**Household Ethnicity - Percentage**



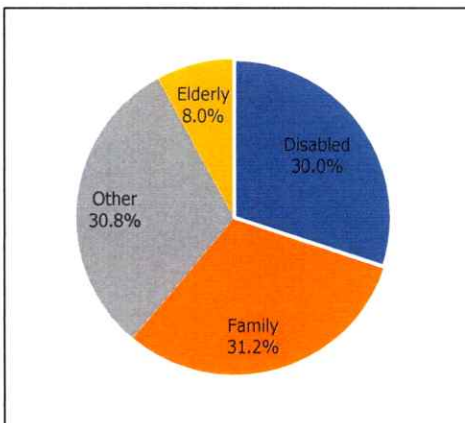
**Household Ethnicity - Count**



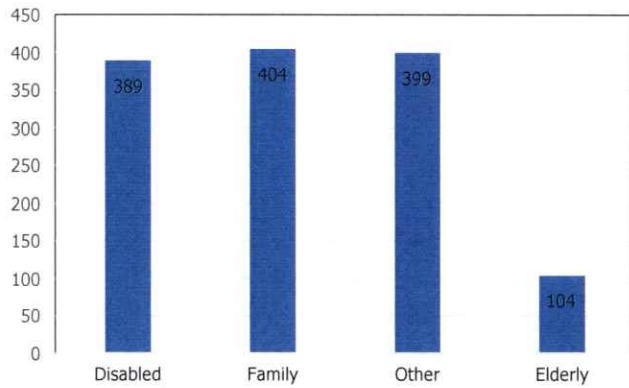
**Household Type**

	Disabled	Family	Other	Elderly	Total
NotSelected	389	404	399	104	1296
Total	389	404	399	104	1296

**Household Type - Percentage**



**Household Type - Count**



### BoxScore Summary

For Selected Properties  
Date = 01/01/2024-01/31/2024

#### Availability

Code	Name	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	134	47	43	1	2	0	1	3	0	0	0	93.61	95.74	93.61
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	14	13	0	0	0	1	1	0	0	0	100.00	100.00	92.85
1bed-CV	Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00
1bed-LA	Lineweaver Annex-one bedro	414	68	80	55	0	4	0	1	5	0	0	0	93.33	93.33	91.66
2b1b-FH	Franklin Heights-two bedro	989	0	38	35	0	3	0	0	3	0	0	0	92.10	92.10	92.10
3b1b-FH	Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00
3b2b-FH	Franklin Heights-three bed	1,248	0	32	30	0	1	0	1	2	0	0	0	96.87	96.87	93.75
4b2b-FH	Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.61	84.61	84.61
5b2b-FH	Franklin Heights 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00
<b>Total</b>		<b>650</b>	<b>54</b>	<b>280</b>	<b>263</b>	<b>1</b>	<b>12</b>	<b>0</b>	<b>4</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95.35</b>	<b>95.71</b>	<b>94.28</b>

#### Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Sid p/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Polly Lineweaver effici	47	0	0	0	0	0	0	1	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	1	0	0	0	0	0	0	0	0
1bed-CV	Commerce Village	30	0	0	0	0	0	0	0	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	1	0	0	0	0	0	0	0	0
2b1b-FH	Franklin Heights-two bedro	38	0	0	0	0	0	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	0	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heights 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>280</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Conversion Ratios

Code	Name	Not Specified	Walk-In	Email	Other	SMS	Web	Chat	Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Cancelled	Re-Apply	% Net Conv Ratio
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	8	0	0	0	0	0	0.00	0	0.00	0	0	0.00
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>100.00</b>	<b>0</b>	<b>100.00</b>	<b>0</b>	<b>0</b>	<b>100.00</b>



# Unit Availability

For Selected Properties  
As Of = 01/31/2024

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admtrn	% Occ w/NonRev	% Occ	% Leased	% Trend
JR Polly Lineweaver effici	0	134	47	43	1	2	0	1	3	0	0	0	93.62	93.62	95.74	93.62
Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	0	14	13	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.86
Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Lineweaver Annex-one bedro	414	68	60	55	0	4	0	1	5	0	0	0	93.33	93.33	93.33	91.67
Franklin Heights-twobedro	988	0	38	35	0	3	0	0	3	0	0	0	92.11	92.11	92.11	92.11
Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-three bed	1,248	0	32	30	0	1	0	1	2	0	0	0	96.88	96.88	96.88	93.75
Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.62	84.62	84.62	84.62
Franklin Heights-5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
<b>Total</b>	<b>650</b>	<b>54</b>	<b>260</b>	<b>263</b>	<b>1</b>	<b>12</b>	<b>0</b>	<b>4</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95.36</b>	<b>95.36</b>	<b>95.71</b>	<b>94.29</b>

**Harrisonburg Redevelopment & Housing Authority Report  
Financial Report as of January 31, 2024**

**LOCAL COMMUNITY DEVELOPMENT**

Cash:	First Bank & Trust-Operating Funds	\$290,608.08
	Total	<b>\$290,608.08</b>
	<b>AR Due from:</b>	
	JR Polly Lineweaver Apartments	\$396,215.06
	Housing Choice Voucher Program	\$48,004.40
	Commerce Village, LLC	\$20,548.30
	Franklin Heights, LLC-Operating/Debt Servicing	\$70,839.99
	Commerce Village II	\$196,080.99
		<b>\$731,688.74</b>

**HOUSING CHOICE VOUCHER PROGRAM**

Cash:	Truist/SunTrust-Checking Account	\$550,596.80
	United Bank-FSS Escrow for participants	\$6.34
	Total	<b>\$550,603.14</b>

**J.R. POLLY LINEWEAVER APARTMENTS**

Cash:	United Bank-Checking Account	\$37,081.56
	Total	<b>\$37,081.56</b>

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

Cash:	United Bank-Security Deposit Account	\$197,194.54
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**COMPONENT UNITS**

**Franklin Heights, LLC**

Cash:	United Bank-Checking Account	\$255,601.73
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**Commerce Village, LLC**

Cash:	First Bank & Trust	\$272,162.43
	Virginia Housing-Replacement Reserve Account	\$77,628.06
	Truist/BB&T-Operating Reseve Account	\$131,826.28

	<b><u>Grand Total</u></b>	<b><u>\$1,812,705.82</u></b>
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