



Harrisonburg Redevelopment & Housing Authority

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May 10, 2024

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, May 15, 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
May 15, 2024

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

Reports

- A. Executive Director
 - 1. Commerce Village II Bid Results
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
 - Addressing Homelessness and Affordable Housing
 - Improving Organizational Efficiency and Effectiveness
 - MTW-Implementation Schedule Update
 - Elevate Performance Challenge
- C. Management Reports
 - 1. HRHA Owned Properties Utilization
 - 2. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
April 17, 2024

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

Those present were:

Gil Colman, Chair
Kevin Coffman, Vice Chair
Luciano Benjamin, Commissioner
Kenneth Kettler, Commissioner
Amanda Leech, Commissioner
Janet Awkard-Rogers, Commissioner
Shonda Green, Commissioner

Also present were:

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

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

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

Mr. Wong then presented the March 20th meeting minutes for consideration of approval. After discussion, Commissioner Leech seconded by Commissioner Kettler made the motion to approve the March minutes. The motion was unanimously approved.

Mr. Wong then presented the March 2024 financials for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Leech made the motion to approve the March financials as presented. The motion was unanimously approved.

Mr. Wong then presented a revised shared use path proposal by the City of Harrisonburg to be placed on Authority's northern and eastern property off of Kelley street to Ralph Sampson park. He related of the City agreeing to move the shared path to the east part of the property. He stated due to the Pine trees not being removed, the path will take an additional amount of space. After discussion, Commissioner Kettler seconded by Commissioner Benjamin made the motion approving the shared path. The motion was unanimously approved.

Mr. Wong then presented revised admission and continued occupancy policies for the

JR Polly Lineweaver apartments. He related of the recent Housing Opportunities through Modernization Act(HOTMA) requires updates to policies to address revised income and asset verification levels for admission. He stated that the implementation is staged with HUD multifamily properties being required to update the tenant selection plan by May 31, 2024 and income and verification standards by January 1, 2025. After discussion Vice Chair Coffman seconded by Commissioner Leech made the motion approving the revised JR Polly Lineweaver tenant selection plan. The motion was unanimously approved.

Mr. Wong then presented the authority's strategic plan for board discussion on the Authority's 2024-29 5-year plan and annual goals. He related that several of the strategic goals will continue in the 5-year plan. No action was taken on this discussion item.

Mr. Wong then provided brief updates on current projects. He related that the BTC project is submitting housing trust fund and housing innovation energy efficiency funding applications for the project. He stated of anticipated announcement of LIHTC awards in late May.

Mr. Wong related of a challenge in obtaining financing for the Lineweaver Annex renovation project. He related of the building being in the 100-year flood plain with 1% of the building in the flood way. He stated of this being a barrier with using any HUD financing. He related of working with a flood expert to determine options.

Mr. Wong then provided a brief update on the Commerce Village II project. He related of the bid due date being extended per the request of bidders. The new bid date is scheduled for May 6.

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

The meeting was adjourned on a motion by Commissioner Kettler seconded by Commissioner Awkard-Rogers. The motion was unanimously approved.

Michael G. Wong
Executive Director

Gil Colman
Chair

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	37,342.40	39,673.08	-2,330.68	154,234.83	158,692.32	-4,457.49	476,077.00
3112-06-000	PBV HAP Subsidy	22,865.00	25,740.00	-2,875.00	85,918.47	102,960.00	-17,041.53	308,880.00
3119-00-000	Total Rental Income	60,207.40	65,413.08	-5,205.68	240,153.30	261,652.32	-21,499.02	784,957.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	269.62	333.33	-63.71	1,283.49	1,333.32	-49.83	4,000.00
3120-03-000	Damages	1,409.00	125.00	1,284.00	1,948.40	500.00	1,448.40	1,500.00
3120-04-000	Late Charges	8.60	83.33	-74.73	269.20	333.32	-64.12	1,000.00
3120-08-000	Workorders/Maint Charges	702.00	291.67	410.33	2,318.00	1,166.68	1,151.32	3,500.00
3129-00-000	Total Other Tenant Income	2,389.22	833.33	1,555.89	5,819.09	3,333.32	2,485.77	10,000.00
3199-00-000	TOTAL TENANT INCOME	62,596.62	66,246.41	-3,649.79	245,972.39	264,985.64	-19,013.25	794,957.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	11,493.11	4,949.25	6,543.86	54,787.56	19,797.00	34,990.56	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SN	7,694.19	7,006.00	688.19	21,974.15	28,024.00	-6,049.85	84,072.00
3410-61-200	COC Planning Grant	1,179.40	2,022.33	-842.93	3,538.20	8,089.32	-4,551.12	24,268.00
3499-00-000	TOTAL GRANT INCOME	20,366.70	13,977.58	6,389.12	80,299.91	55,910.32	24,389.59	167,731.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	10.27	0.00	10.27	105.99	0.00	105.99	0.00
3620-00-000	Management Fee Income	986.20	958.33	27.87	4,005.44	3,833.32	172.12	11,500.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	15,000.00	-15,000.00	45,000.00
3650-00-000	Miscellaneous Other Income	4,952.80	17,500.00	-12,547.20	15,525.80	70,000.00	-54,474.20	210,000.00
3699-00-000	TOTAL OTHER INCOME	5,949.27	22,208.33	-16,259.06	19,637.23	88,833.32	-69,196.09	266,500.00
3999-00-000	TOTAL INCOME	88,912.59	102,432.32	-13,519.73	345,909.53	409,729.28	-63,819.75	1,229,188.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	22,472.53	21,314.50	-1,158.03	78,797.21	85,258.00	6,460.79	255,774.00
4110-04-000	Employee Benefit Contribution-Admin	4,317.39	8,224.16	-3,906.77	20,980.76	32,896.64	11,915.88	98,690.00
4110-50-100	Salary-VA Homelessness Solutions Pro	2,307.70	4,479.08	-2,171.38	15,289.78	17,916.32	2,626.54	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Soluti	537.14	220.17	-316.97	4,794.73	880.68	-3,914.05	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant	4,533.70	4,021.42	-512.28	20,200.08	16,085.68	-4,114.40	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance	1,344.01	959.67	-384.34	6,322.20	3,838.68	-2,483.52	11,516.00
4110-61-200	Salary-COC Planning Grant	3,841.49	1,889.75	-1,951.74	6,563.09	7,559.00	995.91	22,677.00
4110-61-201	Adm Benefits-COC Planning	1,225.05	132.58	-1,092.47	2,041.65	530.32	-1,511.33	1,591.00
4110-99-000	Total Administrative Salaries	40,579.01	41,241.33	662.32	154,989.50	164,965.32	9,975.82	494,896.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	66.67	2.67	178.00	266.68	88.68	800.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	66.68	66.68	200.00
4130-04-000	General Legal Expense	5,160.00	1,375.00	-3,785.00	6,620.10	5,500.00	-1,120.10	16,500.00
4131-00-000	Total Legal Expense	5,224.00	1,458.34	-3,765.66	6,798.10	5,833.36	-964.74	17,500.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	1,222.50	916.66	-305.84	2,341.50	3,666.64	1,325.14	11,000.00
4150-00-000	Travel	3,433.60	916.66	-2,516.94	5,167.76	3,666.64	-1,501.12	11,000.00
4171-00-000	Auditing Fees	0.00	708.34	708.34	0.00	2,833.36	2,833.36	8,500.00
4189-00-000	Total Other Admin Expenses	4,656.10	2,541.66	-2,114.44	7,509.26	10,166.64	2,657.38	30,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	156.00	400.00	244.00	1,200.00
4190-02-000	Publications	0.00	58.34	58.34	0.00	233.36	233.36	700.00
4190-03-000	Advertising	0.00	58.34	58.34	0.00	233.36	233.36	700.00
4190-04-000	Office Supplies	39.89	208.33	168.44	219.28	833.32	614.04	2,500.00
4190-06-000	Compliance	0.00	100.00	100.00	1,800.00	400.00	-1,400.00	1,200.00
4190-07-000	Telephone & Internet	738.03	783.33	45.30	2,581.96	3,133.32	551.36	9,400.00
4190-08-000	Postage	0.00	166.67	166.67	589.48	666.68	77.20	2,000.00
4190-10-000	Copiers	162.37	266.67	104.30	741.49	1,066.68	325.19	3,200.00
4190-12-000	Software	68.33	1,750.00	1,681.67	235.35	7,000.00	6,764.65	21,000.00
4190-13-000	IT/Website Maintenance	389.94	375.00	-14.94	1,684.50	1,500.00	-184.50	4,500.00
4190-14-000	Community Donations	0.00	833.33	833.33	10,950.00	3,333.32	-7,616.68	10,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
4190-22-000	Other Misc Admin Expenses	-11,428.17	500.00	11,928.17	-9,322.25	2,000.00	11,322.25	6,000.00
4190-50-100	VA Homelessness Solutions Program(V	0.00	250.00	250.00	440.47	1,000.00	559.53	3,000.00
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	0.00	0.00	0.00	5,524.60	0.00	-5,524.60	0.00
4190-60-200	Homelessness Assistance Grant (HMIS	1,440.56	2,024.92	584.36	1,862.14	8,099.68	6,237.54	24,299.00
4191-00-000	Total Miscellaneous Admin Expenses	31,989.96	48,966.26	16,976.30	172,452.52	195,865.04	23,412.52	587,595.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41,870.06	52,966.26	11,096.20	186,759.88	211,865.04	25,105.16	635,595.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	1,666.67	1,666.67	5,514.09	6,666.68	1,152.59	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,666.67	1,666.67	5,514.09	6,666.68	1,152.59	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	730.17	916.66	186.49	3,303.72	3,666.64	362.92	11,000.00
4320-00-000	Electricity	5,528.40	6,050.00	521.60	28,396.60	24,200.00	-4,196.60	72,600.00
4330-00-000	Gas	0.00	133.33	133.33	0.00	533.32	533.32	1,600.00
4390-00-000	Sewer & Trash	1,774.20	2,083.33	309.13	7,691.04	8,333.32	642.28	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,032.77	9,183.32	1,150.55	39,391.36	36,733.28	-2,658.08	110,200.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,815.15	7,983.25	1,168.10	26,524.68	31,933.00	5,408.32	95,799.00
4410-05-000	Employee Benefit Contribution-Maint.	2,361.47	2,747.08	385.61	8,312.55	10,988.32	2,675.77	32,965.00
4419-00-000	Total General Maint Expense	9,176.62	10,730.33	1,553.71	34,837.23	42,921.32	8,084.09	128,764.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	81.91	100.00	18.09	300.00
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	182.68	66.68	-116.00	200.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	861.97	1,166.68	304.71	3,500.00
4420-04-000	Supplies-Electrical	261.95	525.00	263.05	1,480.37	2,100.00	619.63	6,300.00
4420-05-000	Supplies-Fuel & Parts	25.17	62.50	37.33	141.33	250.00	108.67	750.00
4420-06-000	Supplies-Janitorial/Cleaning	31.33	250.00	218.67	316.46	1,000.00	683.54	3,000.00
4420-07-000	Supplies-Maint/Repairs	841.48	875.00	33.52	4,012.50	3,500.00	-512.50	10,500.00
4420-08-000	Supplies-Plumbing	63.35	62.50	-0.85	1,137.13	250.00	-887.13	750.00
4420-09-000	Tools and Equipment	1.25	41.67	40.42	174.29	166.68	-7.61	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	266.68	266.68	800.00
4429-00-000	Total Materials	1,224.53	2,216.68	992.15	8,388.64	8,866.72	478.08	26,600.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
4430-03-000	Contract-Trash Collection	568.12	225.00	-343.12	1,791.91	900.00	-891.91	2,700.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,230.00	500.00	-730.00	1,500.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	6,141.05	7,333.32	1,192.27	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	-128.25	666.68	794.93	2,000.00
4430-07-000	Contract-Pest Control	170.23	1,141.66	971.43	6,732.51	4,566.64	-2,165.87	13,700.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	242.61	341.66	99.05	1,148.58	1,366.64	218.06	4,100.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	1,480.00	1,666.68	186.68	5,000.00
4430-13-000	Contract-HVAC	0.00	1,333.34	1,333.34	1,694.17	5,333.36	3,639.19	16,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-17-000	Contract-Elevator Maintenance	7,497.00	875.00	-6,622.00	8,497.00	3,500.00	-4,997.00	10,500.00
4430-18-000	Contract-Alarm Monitoring	65.76	133.33	67.57	638.04	533.32	-104.72	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	720.00	0.00	-720.00	0.00
4430-99-000	Contract Costs-Other	1,458.00	166.66	-1,291.34	2,328.00	666.64	-1,661.36	2,000.00
4439-00-000	Total Contract Costs	10,001.72	7,224.99	-2,776.73	32,273.01	28,899.96	-3,373.05	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	20,402.87	20,172.00	-230.87	75,498.88	80,688.00	5,189.12	242,064.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	255.78	321.33	65.55	1,027.27	1,285.32	258.05	3,856.00
4510-10-000	Property Insurance	393.86	483.00	89.14	1,588.56	1,932.00	343.44	5,796.00
4510-20-000	Liability Insurance	184.60	231.75	47.15	744.55	927.00	182.45	2,781.00
4510-30-000	Workmen's Compensation	483.76	542.42	58.66	1,951.19	2,169.68	218.49	6,509.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,318.00	1,995.17	677.17	5,311.57	7,980.68	2,669.11	23,942.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,137.06	5,079.91	-57.15	20,897.70	20,319.64	-578.06	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	5,137.06	5,079.91	-57.15	20,897.70	20,319.64	-578.06	60,959.00
8000-00-000	TOTAL EXPENSES	76,760.76	91,063.33	14,302.57	333,373.48	364,253.32	30,879.84	1,092,760.00
9000-00-000	NET INCOME	12,151.83	11,368.99	782.84	12,536.05	45,475.96	-32,939.91	136,428.00

BRIDGEPORT BUILDING									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	18,302.85	18,613.08	-310.23	73,005.28	74,452.32	-1,447.04	223,357.00	
3119-00-000	Total Rental Income	18,302.85	18,613.08	-310.23	73,005.28	74,452.32	-1,447.04	223,357.00	
3199-00-000	TOTAL TENANT INCOME	18,302.85	18,613.08	-310.23	73,005.28	74,452.32	-1,447.04	223,357.00	
3999-00-000	TOTAL INCOME	18,302.85	18,613.08	-310.23	73,005.28	74,452.32	-1,447.04	223,357.00	
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4130-00-000	Legal Expense								
4130-04-000	General Legal Expense	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00	
4131-00-000	Total Legal Expense	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-07-000	Telephone & Internet	51.27	50.00	-1.27	205.94	200.00	-5.94	600.00	
4191-00-000	Total Miscellaneous Admin Expenses	51.27	50.00	-1.27	205.94	200.00	-5.94	600.00	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51.27	175.00	123.73	205.94	700.00	494.06	2,100.00	
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00	
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	0.00	333.32	333.32	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	0.00	666.68	666.68	2,000.00	
4429-00-000	Total Materials	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00	
4430-00-000	Contract Costs								
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	655.00	166.68	-488.32	500.00	
4430-06-000	Contract-Electrical	0.00	0.00	0.00	-287.00	0.00	287.00	0.00	
4430-07-000	Contract-Pest Control	68.09	58.33	-9.76	133.00	233.32	100.32	700.00	
4430-10-000	Contract-Janitorial/Cleaning	143.88	208.33	64.45	658.54	833.32	174.78	2,500.00	
4430-13-000	Contract-HVAC	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00	
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	1,000.00	1,000.00	0.00	3,000.00	
4430-18-000	Contract-Alarm Monitoring	23.00	20.83	-2.17	467.00	83.32	-383.68	250.00	
4430-99-000	Contract Costs-Other	0.00	83.33	83.33	600.00	333.32	-266.68	1,000.00	
4439-00-000	Total Contract Costs	234.97	1,162.49	927.52	3,226.54	4,649.96	1,423.42	13,950.00	
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	234.97	1,329.16	1,094.19	3,226.54	5,316.64	2,090.10	15,950.00	
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	2,512.56	2,404.33	-108.23	9,953.36	9,617.32	-336.04	28,852.00	
4899-00-000	TOTAL FINANCING EXPENSES	2,512.56	2,404.33	-108.23	9,953.36	9,617.32	-336.04	28,852.00	

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	2,798.80	3,991.82	1,193.02	13,385.84	15,967.28	2,581.44	47,902.00
9000-00-000	NET INCOME	15,504.05	14,621.26	882.79	59,619.44	58,485.04	1,134.40	175,455.00

LINEWEAVER ANNEX APARTMENTS									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	19,039.55	21,060.00	-2,020.45	80,259.55	84,240.00	-3,980.45	252,720.00	
3112-06-000	PBV HAP Subsidy	22,865.00	25,740.00	-2,875.00	85,918.47	102,960.00	-17,041.53	308,880.00	
3119-00-000	Total Rental Income	41,904.55	46,800.00	-4,895.45	166,178.02	187,200.00	-21,021.98	561,600.00	
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	269.62	333.33	-63.71	1,283.49	1,333.32	-49.83	4,000.00	
3120-03-000	Damages	1,409.00	125.00	1,284.00	1,948.40	500.00	1,448.40	1,500.00	
3120-04-000	Late Charges	0.00	83.33	-83.33	102.00	333.32	-231.32	1,000.00	
3120-08-000	Workorders/Maint Charges	702.00	291.67	410.33	702.00	1,166.68	-464.68	3,500.00	
3129-00-000	Total Other Tenant Income	2,380.62	833.33	1,547.29	4,035.89	3,333.32	702.57	10,000.00	
3199-00-000	TOTAL TENANT INCOME	44,285.17	47,633.33	-3,348.16	170,213.91	190,533.32	-20,319.41	571,600.00	
3999-00-000	TOTAL INCOME	44,285.17	47,633.33	-3,348.16	170,213.91	190,533.32	-20,319.41	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	18,622.08	20,026.00	1,403.92	60,078.00	
4110-04-000	Employee Benefit Contribution-Admin	1,089.54	1,546.83	457.29	5,662.74	6,187.32	524.58	18,562.00	
4110-99-000	Total Administrative Salaries	5,745.06	6,553.33	808.27	24,284.82	26,213.32	1,928.50	78,640.00	
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers/Writs	64.00	66.67	2.67	178.00	266.68	88.68	800.00	
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	66.68	66.68	200.00	
4130-04-000	General Legal Expense	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00	
4131-00-000	Total Legal Expense	64.00	500.01	436.01	178.00	2,000.04	1,822.04	6,000.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	127.50	83.33	-44.17	436.50	333.32	-103.18	1,000.00	
4150-00-000	Travel	409.42	83.33	-326.09	943.58	333.32	-610.26	1,000.00	
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00	
4189-00-000	Total Other Admin Expenses	536.92	333.33	-203.59	1,380.08	1,333.32	-46.76	4,000.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	16.67	16.67	54.00	66.68	12.68	200.00	
4190-02-000	Publications	0.00	16.67	16.67	0.00	66.68	66.68	200.00	
4190-03-000	Advertising	0.00	16.67	16.67	0.00	66.68	66.68	200.00	
4190-04-000	Office Supplies	39.89	83.33	43.44	164.20	333.32	169.12	1,000.00	
4190-06-000	Compliance	0.00	100.00	100.00	1,800.00	400.00	-1,400.00	1,200.00	
4190-07-000	Telephone & Internet	235.93	233.33	-2.60	878.31	933.32	55.01	2,800.00	
4190-08-000	Postage	0.00	41.67	41.67	196.20	166.68	-29.52	500.00	
4190-10-000	Copiers	40.80	125.00	84.20	189.48	500.00	310.52	1,500.00	
4190-12-000	Software	17.09	500.00	482.91	88.00	2,000.00	1,912.00	6,000.00	
4190-13-000	IT/Website Maintenance	99.36	83.33	-16.03	431.46	333.32	-98.14	1,000.00	

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4190-22-000	Other Misc Admin Expenses	18.56	83.33	64.77	198.56	333.32	134.76	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,196.69	7,895.00	1,698.31	28,285.03	31,580.00	3,294.97	94,740.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,797.61	8,728.34	1,930.73	29,843.11	34,913.36	5,070.25	104,740.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	1,666.67	1,666.67	5,514.09	6,666.68	1,152.59	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,666.67	1,666.67	5,514.09	6,666.68	1,152.59	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	730.17	833.33	103.16	3,303.72	3,333.32	29.60	10,000.00
4320-00-000	Electricity	5,345.13	5,833.33	488.20	27,487.70	23,333.32	-4,154.38	70,000.00
4390-00-000	Sewer & Trash	1,774.20	2,083.33	309.13	7,691.04	8,333.32	642.28	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,849.50	8,749.99	900.49	38,482.46	34,999.96	-3,482.50	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,294.88	5,064.58	769.70	16,487.48	20,258.32	3,770.84	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	1,648.25	1,837.00	188.75	5,467.05	7,348.00	1,880.95	22,044.00
4419-00-000	Total General Maint Expense	5,943.13	6,901.58	958.45	21,954.53	27,606.32	5,651.79	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	41.94	100.00	58.06	300.00
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	182.68	66.68	-116.00	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	776.51	1,166.68	390.17	3,500.00
4420-04-000	Supplies-Electrical	261.95	500.00	238.05	1,467.75	2,000.00	532.25	6,000.00
4420-05-000	Supplies-Fuel & Parts	25.17	62.50	37.33	141.33	250.00	108.67	750.00
4420-06-000	Supplies-Janitorial/Cleaning	31.33	83.33	52.00	316.46	333.32	16.86	1,000.00
4420-07-000	Supplies-Maint/Repairs	841.48	625.00	-216.48	3,881.02	2,500.00	-1,381.02	7,500.00
4420-08-000	Supplies-Plumbing	41.59	62.50	20.91	1,083.51	250.00	-833.51	750.00
4420-09-000	Tools and Equipment	1.25	41.67	40.42	174.29	166.68	-7.61	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4429-00-000	Total Materials	1,202.77	1,750.01	547.24	8,065.49	7,000.04	-1,065.45	21,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
4430-03-000	Contract-Trash Collection	568.12	225.00	-343.12	1,767.61	900.00	-867.61	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	575.00	333.32	-241.68	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	6,141.05	7,333.32	1,192.27	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	158.75	666.68	507.93	2,000.00
4430-07-000	Contract-Pest Control	34.05	1,000.00	965.95	6,466.51	4,000.00	-2,466.51	12,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	98.73	133.33	34.60	490.04	533.32	43.28	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	1,480.00	1,666.68	186.68	5,000.00
4430-13-000	Contract-HVAC	0.00	666.67	666.67	1,694.17	2,666.68	972.51	8,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-17-000	Contract-Elevator Maintenance	7,497.00	625.00	-6,872.00	7,497.00	2,500.00	-4,997.00	7,500.00

LINEWEAVER ANNEX APARTMENTS									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	60.00	200.00	140.00	600.00	
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00	
4430-23-000	Contract-Consultants	0.00	0.00	0.00	720.00	0.00	-720.00	0.00	
4439-00-000	Total Contract Costs	8,212.90	5,666.67	-2,546.23	27,050.13	22,666.68	-4,383.45	68,000.00	
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	15,358.80	14,318.26	-1,040.54	57,070.15	57,273.04	202.89	171,819.00	
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	204.99	221.33	16.34	822.40	885.32	62.92	2,656.00	
4510-10-000	Property Insurance	306.08	341.33	35.25	1,234.51	1,365.32	130.81	4,096.00	
4510-20-000	Liability Insurance	140.55	156.75	16.20	566.87	627.00	60.13	1,881.00	
4510-30-000	Workmen's Compensation	150.13	167.42	17.29	605.55	669.68	64.13	2,009.00	
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00	
4599-00-000	TOTAL GENERAL EXPENSES	801.75	1,303.50	501.75	3,229.33	5,214.00	1,984.67	15,642.00	
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	2,624.50	2,675.58	51.08	10,944.34	10,702.32	-242.02	32,107.00	
4899-00-000	TOTAL FINANCING EXPENSES	2,624.50	2,675.58	51.08	10,944.34	10,702.32	-242.02	32,107.00	
8000-00-000	TOTAL EXPENSES	33,432.16	37,442.34	4,010.18	145,083.48	149,769.36	4,685.88	449,308.00	
9000-00-000	NET INCOME	10,853.01	10,190.99	662.02	25,130.43	40,763.96	-15,633.53	122,292.00	

COMMUNITY GRANTS									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3400-00-000	GRANT INCOME								
3410-50-100	VA Homelessness Solutions Program	11,493.11	4,949.25	6,543.86	54,787.56	19,797.00	34,990.56	59,391.00	
3410-60-200	Homelessness Assistance Grant (HMIS/SN)	7,694.19	7,006.00	688.19	21,974.15	28,024.00	-6,049.85	84,072.00	
3410-61-200	COC Planning Grant	1,179.40	2,022.33	-842.93	3,538.20	8,089.32	-4,551.12	24,268.00	
3499-00-000	TOTAL GRANT INCOME	20,366.70	13,977.58	6,389.12	80,299.91	55,910.32	24,389.59	167,731.00	
3999-00-000	TOTAL INCOME	20,366.70	13,977.58	6,389.12	80,299.91	55,910.32	24,389.59	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	2,307.70	4,479.08	2,171.38	15,289.78	17,916.32	2,626.54	53,749.00	
4110-50-101	Adm Benefits-VA Homelessness Solutions	537.14	220.17	-316.97	4,794.73	880.68	-3,914.05	2,642.00	
4110-60-200	Salary-Homelessness Assistance Grant	4,533.70	4,021.42	-512.28	20,200.08	16,085.68	-4,114.40	48,257.00	
4110-60-201	Adm Benefits-Homelessness Assistance	1,344.01	959.67	-384.34	6,322.20	3,838.68	-2,483.52	11,516.00	
4110-61-200	Salary-COC Planning Grant	3,841.49	1,889.75	-1,951.74	6,563.09	7,559.00	995.91	22,677.00	
4110-61-201	Adm Benefits-COC Planning	1,225.05	132.58	-1,092.47	2,041.65	530.32	-1,511.33	1,591.00	
4110-99-000	Total Administrative Salaries	13,789.09	11,702.67	-2,086.42	55,211.53	46,810.68	-8,400.85	140,432.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-50-100	VA Homelessness Solutions Program(V	0.00	250.00	250.00	440.47	1,000.00	559.53	3,000.00	
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	0.00	0.00	0.00	5,524.60	0.00	-5,524.60	0.00	
4190-60-200	Homelessness Assistance Grant (HMIS)	1,440.56	2,024.92	584.36	1,862.14	8,099.68	6,237.54	24,299.00	
4191-00-000	Total Miscellaneous Admin Expenses	15,229.65	13,977.59	-1,252.06	63,038.74	55,910.36	-7,128.38	167,731.00	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,229.65	13,977.59	-1,252.06	63,038.74	55,910.36	-7,128.38	167,731.00	
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
8000-00-000	TOTAL EXPENSES	15,229.65	13,977.59	-1,252.06	63,038.74	55,910.36	-7,128.38	167,731.00	
9000-00-000	NET INCOME	5,137.05	-0.01	5,137.06	17,261.17	-0.04	17,261.21	0.00	

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5, and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	0.00	502,024.00	-502,024.00	2,291,658.00	2,008,096.00	283,562.00	6,024,288.00
3410-02-000	Section 8 Admin. Fee Income	0.00	50,033.17	-50,033.17	209,049.00	200,132.68	8,916.32	600,398.00
3410-03-000	Section 8 FSS Grant Income	0.00	5,250.00	-5,250.00	7,325.94	21,000.00	-13,674.06	63,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	557,307.17	-557,307.17	2,508,032.94	2,229,228.68	278,804.26	6,687,686.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	919.40	583.33	336.07	4,023.68	2,333.32	1,690.36	7,000.00
3640-01-000	Fraud Recovery-ADM	919.40	583.33	336.07	4,023.68	2,333.32	1,690.36	7,000.00
3699-00-000	TOTAL OTHER INCOME	1,838.80	1,166.66	672.14	8,047.36	4,666.64	3,380.72	14,000.00
3999-00-000	TOTAL INCOME	1,838.80	558,473.83	-556,635.03	2,516,080.30	2,233,895.32	282,184.98	6,701,686.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	36,799.06	38,713.33	1,914.27	139,555.99	154,853.32	15,297.33	464,560.00
4110-04-000	Employee Benefit Contribution-Admin	10,871.77	13,471.50	2,599.73	40,949.77	53,886.00	12,936.23	161,658.00
4110-20-400	Administrative Salaries-FSS	3,893.48	4,217.92	324.44	15,573.92	16,871.68	1,297.76	50,615.00
4110-21-400	Employee Benefits Contribution-FSS	1,375.07	1,032.08	-342.99	5,523.50	4,128.32	-1,395.18	12,385.00
4110-99-000	Total Administrative Salaries	52,939.38	57,434.83	4,495.45	201,603.18	229,739.32	28,136.14	689,218.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	139.85	291.67	151.82	749.25	1,166.68	417.43	3,500.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
4131-00-000	Total Legal Expense	139.85	458.34	318.49	749.25	1,833.36	1,084.11	5,500.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	1,373.00	1,416.67	43.67	2,849.00	5,666.68	2,817.68	17,000.00
4140-01-400	Staff Training-FSS	634.42	0.00	-634.42	634.42	0.00	-634.42	0.00
4150-00-000	Travel	4,110.86	833.33	-3,277.53	5,195.22	3,333.32	-1,861.90	10,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
4172-00-000	Port Out Admin Fee Paid	42.66	266.67	224.01	170.64	1,066.68	896.04	3,200.00
4189-00-000	Total Other Admin Expenses	5,526.52	3,350.00	-2,176.52	8,214.86	13,400.00	5,185.14	40,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	83.33	83.33	228.00	333.32	105.32	1,000.00
4190-03-000	Advertising	55.00	125.00	70.00	698.75	500.00	-198.75	1,500.00
4190-04-000	Office Supplies	159.08	166.67	7.59	514.63	666.68	152.05	2,000.00
4190-05-000	Fuel-Administrative	35.96	150.00	114.04	201.90	600.00	398.10	1,800.00
4190-06-000	Compliance	1,417.69	1,750.00	332.31	6,007.20	7,000.00	992.80	21,000.00
4190-07-000	Telephone & Internet	397.78	541.67	143.89	1,458.30	2,166.68	708.38	6,500.00
4190-08-000	Postage	0.00	416.66	416.66	784.80	1,666.64	881.84	5,000.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5, and FSS Grant)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4190-10-000	Copiers	178.59	208.33	29.74	821.53	833.32	11.79	2,500.00	
4190-12-000	Software	53.15	2,208.34	2,155.19	2,399.18	8,833.36	6,434.18	26,500.00	
4190-13-000	IT/Website Maintenance	324.12	458.34	134.22	1,425.00	1,833.36	408.36	5,500.00	
4190-18-000	Small Office Equipment	0.00	266.67	266.67	135.98	1,066.68	930.70	3,200.00	
4190-22-000	Other Misc Admin Expenses	-3,164.75	208.34	3,373.09	-6,674.28	833.36	7,507.64	2,500.00	
4191-00-000	Total Miscellaneous Admin Expenses	52,396.00	64,018.18	11,622.18	209,604.17	256,072.72	46,468.55	768,218.00	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	58,696.79	67,826.52	9,129.73	219,202.70	271,306.08	52,103.38	813,918.00	
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	250.00	250.00	0.00	700.00	1,000.00	300.00	3,000.00	
4220-03-000	Local Non-Traditional Expense	0.00	8,333.33	8,333.33	0.00	33,333.32	33,333.32	100,000.00	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	250.00	8,583.33	8,333.33	700.00	34,333.32	33,633.32	103,000.00	
4300-00-000	UTILITY EXPENSES								
4320-00-000	Electricity	402.39	333.33	-69.06	2,074.34	1,333.32	-741.02	4,000.00	
4330-00-000	Gas	224.21	166.67	-57.54	1,494.38	666.68	-827.70	2,000.00	
4399-00-000	TOTAL UTILITY EXPENSES	626.60	500.00	-126.60	3,568.72	2,000.00	-1,568.72	6,000.00	
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	73.38	83.33	9.95	295.97	333.32	37.35	1,000.00	
4510-10-000	Property Insurance	22.52	25.00	2.48	90.84	100.00	9.16	300.00	
4510-20-000	Liability Insurance	14.63	16.67	2.04	59.01	66.68	7.67	200.00	
4510-30-000	Workmen's Compensation	533.81	595.33	61.52	2,153.03	2,381.32	228.29	7,144.00	
4599-00-000	TOTAL GENERAL EXPENSES	644.34	720.33	75.99	2,598.85	2,881.32	282.47	8,644.00	
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	585,634.00	494,524.00	-91,110.00	2,271,620.00	1,978,096.00	-293,524.00	5,934,288.00	
4715-01-000	Tenant Utility Payments-Voucher	11,289.00	6,833.34	-4,455.66	38,305.00	27,333.36	-10,971.64	82,000.00	
4715-02-000	Port Out HAP Payments	1,171.00	1,250.00	79.00	4,684.00	5,000.00	316.00	15,000.00	
4715-07-000	Tenant FSS Goal Incentives	3,100.00	2,500.00	-600.00	11,200.00	10,000.00	-1,200.00	30,000.00	
4715-08-000	Landlord Incentives	1,250.00	5,000.00	3,750.00	4,000.00	20,000.00	16,000.00	60,000.00	
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	602,444.00	510,107.34	-92,336.66	2,329,809.00	2,040,429.36	-289,379.64	6,121,288.00	
8000-00-000	TOTAL EXPENSES	662,661.73	587,737.52	-74,924.21	2,555,879.27	2,350,950.08	-204,929.19	7,052,850.00	
9000-00-000	NET INCOME	-660,822.93	-29,263.69	-631,559.24	-39,798.97	-117,054.76	77,255.79	-351,164.00	

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	14,718.15	13,817.42	900.73	63,410.15	55,269.68	8,140.47	165,809.00	
3112-00-000	50059 HAP Subsidy	23,759.00	25,660.83	-1,901.83	91,627.00	102,643.32	-11,016.32	307,930.00	
3119-00-000	Total Rental Income	38,477.15	39,478.25	-1,001.10	155,037.15	157,913.00	-2,875.85	473,739.00	
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	269.63	463.50	-193.87	1,283.52	1,854.00	-570.48	5,562.00	
3120-03-000	Damages	567.16	500.00	67.16	1,465.16	2,000.00	-534.84	6,000.00	
3120-04-000	Late Charges	0.00	83.33	-83.33	123.00	333.32	-210.32	1,000.00	
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	0.00	200.00	-200.00	600.00	
3120-08-000	Workorders/Maint Charges	0.00	541.67	-541.67	0.00	2,166.68	-2,166.68	6,500.00	
3129-00-000	Total Other Tenant Income	836.79	1,638.50	-801.71	2,871.68	6,554.00	-3,682.32	19,662.00	
3199-00-000	TOTAL TENANT INCOME	39,313.94	41,116.75	-1,802.81	157,908.83	164,467.00	-6,558.17	493,401.00	
3400-00-000	GRANT INCOME								
3410-20-300	Service Coordinator Grant (SC)	5,016.13	6,526.75	-1,510.62	10,497.25	26,107.00	-15,609.75	78,321.00	
3499-00-000	TOTAL GRANT INCOME	5,016.13	6,526.75	-1,510.62	10,497.25	26,107.00	-15,609.75	78,321.00	
3999-00-000	TOTAL INCOME	44,330.07	47,643.50	-3,313.43	168,406.08	190,574.00	-22,167.92	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	12,104.42	13,931.68	1,827.26	41,795.00	
4110-04-000	Employee Benefit Contribution-Admin	855.97	1,188.83	332.86	4,442.97	4,755.32	312.35	14,266.00	
4110-99-000	Total Administrative Salaries	3,911.29	4,671.75	760.46	16,547.39	18,687.00	2,139.61	56,061.00	
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers/Writs	128.00	66.67	-61.33	153.00	266.68	113.68	800.00	
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	21.00	66.68	45.68	200.00	
4130-04-000	General Legal Expense	1,633.61	250.00	-1,383.61	5,526.76	1,000.00	-4,526.76	3,000.00	
4131-00-000	Total Legal Expense	1,761.61	333.34	-1,428.27	5,700.76	1,333.36	-4,367.40	4,000.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	63.75	83.33	19.58	63.75	333.32	269.57	1,000.00	
4150-00-000	Travel	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00	
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00	
4189-00-000	Total Other Admin Expenses	63.75	333.33	269.58	63.75	1,333.32	1,269.57	4,000.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	0.00	0.00	36.00	0.00	-36.00	0.00	
4190-04-000	Office Supplies	39.89	41.67	1.78	70.76	166.68	95.92	500.00	
4190-07-000	Telephone & Internet	320.48	233.33	-87.15	1,226.27	933.32	-292.95	2,800.00	
4190-08-000	Postage	0.00	41.67	41.67	190.80	166.68	-24.12	500.00	
4190-10-000	Copiers	35.07	83.33	48.26	159.83	333.32	173.49	1,000.00	

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4190-12-000	Software	11.39	333.33	321.94	58.66	1,333.32	1,274.66	4,000.00	
4190-13-000	IT/Website Maintenance	66.24	83.33	17.09	287.64	333.32	45.68	1,000.00	
4190-18-000	Small Office Equipment	0.00	0.00	0.00	99.00	0.00	-99.00	0.00	
4190-22-000	Other Misc Admin Expenses	404.79	0.00	-404.79	384.79	0.00	-384.79	0.00	
4191-00-000	Total Miscellaneous Admin Expenses	4,789.15	5,488.41	699.26	19,061.14	21,953.64	2,892.50	65,861.00	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,614.51	6,155.08	-459.43	24,825.65	24,620.32	-205.33	73,861.00	
4200-00-000	TENANT SERVICES								
4210-20-300	Tenant Services-Salaries	9,477.65	4,553.33	-4,924.32	12,812.18	18,213.32	5,401.14	54,640.00	
4211-20-300	Tenant Services-Benefits	2,070.75	1,104.58	-966.17	2,993.51	4,418.32	1,424.81	13,255.00	
4220-01-000	Other Tenant Svcs.	0.00	1,666.67	1,666.67	5,428.75	6,666.68	1,237.93	20,000.00	
4240-20-300	Tenant Services-Other Direct Costs	528.16	472.17	-55.99	951.80	1,888.68	936.88	5,666.00	
4241-20-300	Tenant Services-Training	75.00	188.33	113.33	856.81	753.32	-103.49	2,260.00	
4242-20-300	Tenant Services-Supplies & Materials	88.14	83.33	-4.81	195.32	333.32	138.00	1,000.00	
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	12,239.70	8,193.41	-4,046.29	23,238.37	32,773.64	9,535.27	98,321.00	
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	754.11	833.33	79.22	3,016.44	3,333.32	316.88	10,000.00	
4320-00-000	Electricity	6,896.30	5,833.33	-1,062.97	34,817.67	23,333.32	-11,484.35	70,000.00	
4390-00-000	Sewer & Trash	1,833.34	2,083.33	249.99	7,333.36	8,333.32	999.96	25,000.00	
4399-00-000	TOTAL UTILITY EXPENSES	9,483.75	8,749.99	-733.76	45,167.47	34,999.96	-10,167.51	105,000.00	
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	4,733.92	5,064.58	330.66	18,015.35	20,258.32	2,242.97	60,775.00	
4410-05-000	Employee Benefit Contribution-Maint.	1,683.88	1,837.00	153.12	5,312.47	7,348.00	2,035.53	22,044.00	
4419-00-000	Total General Maint Expense	6,417.80	6,901.58	483.78	23,327.82	27,606.32	4,278.50	82,819.00	
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	41.94	100.00	58.06	300.00	
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	182.68	66.68	-116.00	200.00	
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	359.49	1,166.68	807.19	3,500.00	
4420-04-000	Supplies-Electrical	261.95	250.00	-11.95	1,671.76	1,000.00	-671.76	3,000.00	
4420-05-000	Supplies-Fuel & Parts	23.37	62.50	39.13	131.23	250.00	118.77	750.00	
4420-06-000	Supplies-Janitorial/Cleaning	31.33	83.33	52.00	343.03	333.32	-9.71	1,000.00	
4420-07-000	Supplies-Maint/Repairs	570.11	625.00	54.89	3,595.12	2,500.00	-1,095.12	7,500.00	
4420-08-000	Supplies-Plumbing	53.53	62.50	8.97	839.50	250.00	-589.50	750.00	
4420-09-000	Tools and Equipment	108.99	41.67	-67.32	257.34	166.68	-90.66	500.00	
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	166.68	166.68	500.00	
4429-00-000	Total Materials	1,049.28	1,500.01	450.73	7,422.09	6,000.04	-1,422.05	18,000.00	
4430-00-000	Contract Costs								
4430-01-000	Contract-Routine Maintenance	1,548.94	83.33	-1,465.61	1,548.94	333.32	-1,215.62	1,000.00	
4430-03-000	Contract-Trash Collection	567.36	225.00	-342.36	1,706.91	900.00	-806.91	2,700.00	
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,130.00	333.32	-796.68	1,000.00	
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	15,000.00	
4430-06-000	Contract-Electrical	461.00	166.67	-294.33	1,337.07	666.68	-670.39	2,000.00	
4430-07-000	Contract-Pest Control	2,434.05	750.00	-1,684.05	6,466.51	3,000.00	-3,466.51	9,000.00	

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	200.00	200.00	600.00	
4430-10-000	Contract-Janitorial/Cleaning	65.82	133.33	67.51	490.04	533.32	43.28	1,600.00	
4430-11-000	Contract-Plumbing	314.00	41.67	-272.33	314.00	166.68	-147.32	500.00	
4430-12-000	Contract-Inspections	0.00	0.00	0.00	180.00	0.00	-180.00	0.00	
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,694.17	1,666.68	-27.49	5,000.00	
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	166.68	166.68	500.00	
4430-17-000	Contract-Elevator Maintenance	4,228.38	1,250.00	-2,978.38	8,956.74	5,000.00	-3,956.74	15,000.00	
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	60.00	200.00	140.00	600.00	
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00	
4439-00-000	Total Contract Costs	9,634.55	4,641.67	-4,992.88	23,884.38	18,566.68	-5,317.70	55,700.00	
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	17,101.63	13,043.26	-4,058.37	54,634.29	52,173.04	-2,461.25	156,519.00	
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	311.12	288.67	-22.45	1,214.01	1,154.68	-59.33	3,464.00	
4510-10-000	Property Insurance	374.14	417.25	43.11	1,509.02	1,669.00	159.98	5,007.00	
4510-20-000	Liability Insurance	169.81	189.42	19.61	684.90	757.68	72.78	2,273.00	
4510-30-000	Workmen's Compensation	133.45	148.83	15.38	538.25	595.32	57.07	1,786.00	
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00	
4599-00-000	TOTAL GENERAL EXPENSES	988.52	1,460.84	472.32	3,946.18	5,843.36	1,897.18	17,530.00	
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	2,236.35	2,283.33	46.98	8,930.96	9,133.32	202.36	27,400.00	
4899-00-000	TOTAL FINANCING EXPENSES	2,236.35	2,283.33	46.98	8,930.96	9,133.32	202.36	27,400.00	
8000-00-000	TOTAL EXPENSES	48,664.46	39,885.91	-8,778.55	160,742.92	159,543.64	-1,199.28	478,631.00	
9000-00-000	NET INCOME	-4,334.39	7,757.59	-12,091.98	7,663.16	31,030.36	-23,367.20	93,091.00	

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	41,742.97	47,522.60	-5,779.63	165,454.19	190,090.40	-24,636.21	570,271.20	
3112-06-000	PBV HAP Subsidy	120,408.00	110,886.07	9,521.93	451,688.00	443,544.28	8,143.72	1,330,632.80	
3119-00-000	Total Rental Income	162,150.97	158,408.67	3,742.30	617,142.19	633,634.68	-16,492.49	1,900,904.00	
3120-00-000	Other Tenant Income								
3120-03-000	Damages	2,772.00	2,083.33	688.67	12,081.76	8,333.32	3,748.44	25,000.00	
3120-04-000	Late Charges	956.00	666.67	289.33	4,106.00	2,666.68	1,439.32	8,000.00	
3120-05-000	Legal Fees - Tenant	0.00	83.33	-83.33	0.00	333.32	-333.32	1,000.00	
3120-06-000	NSF Charges	0.00	8.33	-8.33	25.00	33.32	-8.32	100.00	
3120-07-000	Tenant Owed Utilities	112.42	166.67	-54.25	1,042.14	666.68	375.46	2,000.00	
3120-08-000	Workorders/Maint Charges	0.00	325.00	-325.00	0.00	1,300.00	-1,300.00	3,900.00	
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	310.92	0.00	310.92	0.00	
3129-00-000	Total Other Tenant Income	3,840.42	3,333.33	507.09	17,565.82	13,333.32	4,232.50	40,000.00	
3199-00-000	TOTAL TENANT INCOME	165,991.39	161,742.00	4,249.39	634,708.01	646,968.00	-12,259.99	1,940,904.00	
3400-00-000	GRANT INCOME								
3415-00-000	Other Government Grants	0.00	7,916.67	-7,916.67	70,000.00	31,666.68	38,333.32	95,000.00	
3499-00-000	TOTAL GRANT INCOME	0.00	7,916.67	-7,916.67	70,000.00	31,666.68	38,333.32	95,000.00	
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	255.15	208.33	46.82	995.85	833.32	162.53	2,500.00	
3699-00-000	TOTAL OTHER INCOME	255.15	208.33	46.82	995.85	833.32	162.53	2,500.00	
3999-00-000	TOTAL INCOME	166,246.54	169,867.00	-3,620.46	705,703.86	679,468.00	26,235.86	2,038,404.00	
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	22,490.18	23,977.25	1,487.07	90,078.85	95,909.00	5,830.15	287,727.00	
4110-04-000	Employee Benefit Contribution-Admin	5,173.90	7,334.83	2,160.93	24,718.04	29,339.32	4,621.28	88,018.00	
4110-99-000	Total Administrative Salaries	27,664.08	31,312.08	3,648.00	114,796.89	125,248.32	10,451.43	375,745.00	
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	-2.06	166.68	168.74	500.00	
4130-04-000	General Legal Expense	790.00	1,250.00	460.00	3,385.00	5,000.00	1,615.00	15,000.00	
4131-00-000	Total Legal Expense	790.00	1,291.67	501.67	3,382.94	5,166.68	1,783.74	15,500.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	974.00	1,250.00	276.00	2,071.00	5,000.00	2,929.00	15,000.00	
4150-00-000	Travel	973.50	833.33	-140.17	1,476.58	3,333.32	1,856.74	10,000.00	
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00	
4189-00-000	Total Other Admin Expenses	1,947.50	2,291.66	344.16	3,547.58	9,166.64	5,619.06	27,500.00	
4190-00-000	Miscellaneous Admin Expenses								

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-01-000	Membership and Fees	450.00	83.33	-366.67	1,180.00	333.32	-846.68	1,000.00
4190-02-000	Publications	59.76	83.33	23.57	141.16	333.32	192.16	1,000.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4190-04-000	Office Supplies	124.82	333.33	208.51	1,025.56	1,333.32	307.76	4,000.00
4190-06-000	Compliance	5.00	208.33	203.33	172.30	833.32	661.02	2,500.00
4190-07-000	Telephone & Internet	598.16	416.67	-181.49	1,743.17	1,666.68	-76.49	5,000.00
4190-08-000	Postage	0.00	500.00	500.00	501.40	2,000.00	1,498.60	6,000.00
4190-10-000	Copiers	121.54	208.33	86.79	551.92	833.32	281.40	2,500.00
4190-12-000	Software	680.83	1,666.67	985.84	3,164.88	6,666.68	3,501.80	20,000.00
4190-13-000	IT/Website Maintenance	290.58	416.67	126.09	1,315.54	1,666.68	351.14	5,000.00
4190-18-000	Small Office Equipment	729.97	250.00	-479.97	729.97	1,000.00	270.03	3,000.00
4190-22-000	Other Misc Admin Expenses	71.92	833.33	761.41	-1,130.38	3,333.32	4,463.70	10,000.00
4191-00-000	Total Miscellaneous Admin Expenses	30,796.66	36,395.40	5,598.74	124,192.41	145,581.60	21,389.19	436,745.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	33,534.16	39,978.73	6,444.57	131,122.93	159,914.92	28,791.99	479,745.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	197.34	125.00	-72.34	388.30	500.00	111.70	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	197.34	125.00	-72.34	388.30	500.00	111.70	1,500.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	2,433.57	2,666.67	233.10	9,875.09	10,666.68	791.59	32,000.00
4320-00-000	Electricity	643.22	833.33	190.11	4,393.65	3,333.32	-1,060.33	10,000.00
4330-00-000	Gas	58.77	166.67	107.90	211.10	666.68	455.58	2,000.00
4390-00-000	Sewer & Trash	2,883.46	3,333.33	449.87	11,669.03	13,333.32	1,664.29	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,019.02	7,000.00	980.98	26,148.87	28,000.00	1,851.13	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	15,548.40	17,226.17	1,677.77	59,116.93	68,904.68	9,787.75	206,714.00
4410-05-000	Employee Benefit Contribution-Maint.	4,813.98	5,722.92	908.94	19,403.21	22,891.68	3,488.47	68,675.00
4419-00-000	Total General Maint Expense	20,362.38	22,949.09	2,586.71	78,520.14	91,796.36	13,276.22	275,389.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4420-02-000	Supplies-Appliance	0.00	166.67	166.67	517.76	666.68	148.92	2,000.00
4420-03-000	Supplies-Unit Turnover	0.00	625.00	625.00	350.89	2,500.00	2,149.11	7,500.00
4420-04-000	Supplies-Electrical	1,123.32	1,250.00	126.68	5,007.70	5,000.00	-7.70	15,000.00
4420-05-000	Supplies-Fuel & Parts	136.62	291.67	155.05	1,583.81	1,166.68	-417.13	3,500.00
4420-06-000	Supplies-Janitorial/Cleaning	4.55	333.33	328.78	1,063.20	1,333.32	270.12	4,000.00
4420-07-000	Supplies-Maint/Repairs	4,344.93	1,250.00	-3,094.93	11,868.21	5,000.00	-6,868.21	15,000.00
4420-08-000	Supplies-Plumbing	160.66	416.67	256.01	1,327.44	1,666.68	339.24	5,000.00
4420-09-000	Tools and Equipment	1,551.38	208.33	-1,343.05	2,171.89	833.32	-1,338.57	2,500.00
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	83.33	26.84	333.32	306.48	1,000.00
4429-00-000	Total Materials	7,321.46	4,708.33	-2,613.13	23,917.74	18,833.32	-5,084.42	56,500.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-03-000	Contract-Trash Collection	696.06	250.00	-446.06	1,267.45	1,000.00	-267.45	3,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	270.00	333.32	63.32	1,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-05-000	Contract-Unit Turnover	0.00	1,666.67	1,666.67	3,500.69	6,666.68	3,165.99	20,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	432.78	333.32	-99.46	1,000.00
4430-07-000	Contract-Pest Control	1,268.09	1,000.00	-268.09	1,395.50	4,000.00	2,604.50	12,000.00
4430-08-000	Contract-Floor Covering	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
4430-09-000	Contract-Grounds	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	301.89	333.33	31.44	1,290.47	1,333.32	42.85	4,000.00
4430-11-000	Contract-Plumbing	145.00	250.00	105.00	145.00	1,000.00	855.00	3,000.00
4430-12-000	Contract-Inspections	0.00	1,166.67	1,166.67	2,800.00	4,666.68	1,866.68	14,000.00
4430-13-000	Contract-HVAC	0.00	1,666.67	1,666.67	3,712.35	6,666.68	2,954.33	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	7,583.33	7,583.33	0.00	30,333.32	30,333.32	91,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,240.00	0.00	-2,240.00	0.00
4439-00-000	Total Contract Costs	2,411.04	15,416.65	13,005.61	17,054.24	61,666.60	44,612.36	185,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	30,094.88	43,074.07	12,979.19	119,492.12	172,296.28	52,804.16	516,889.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	164.98	184.00	19.02	665.41	736.00	70.59	2,208.00
4510-10-000	Property Insurance	1,124.22	1,239.42	115.20	4,534.34	4,957.68	423.34	14,873.00
4510-20-000	Liability Insurance	498.58	549.33	50.75	2,010.92	2,197.32	186.40	6,592.00
4510-30-000	Workmen's Compensation	467.09	520.83	53.74	1,883.93	2,083.32	199.39	6,250.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,500.00	2,500.00	0.00	10,000.00	10,000.00	30,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	8,333.32	8,333.32	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,254.87	7,076.91	4,822.04	9,094.60	28,307.64	19,213.04	84,923.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,200.60	10,592.04	5,391.44	23,283.70	42,368.16	19,084.46	127,104.53
4852-00-000	Interest Expense-Loan 2	0.00	5,833.33	5,833.33	70,000.00	23,333.32	-46,666.68	70,000.00
4899-00-000	TOTAL FINANCING EXPENSES	5,200.60	16,425.37	11,224.77	93,283.70	65,701.48	-27,582.22	197,104.53
8000-00-000	TOTAL EXPENSES	77,300.87	113,680.08	36,379.21	379,530.52	454,720.32	75,189.80	1,364,161.53
9000-00-000	NET INCOME	88,945.67	56,186.92	32,758.75	326,173.34	224,747.68	101,425.66	674,242.47

COMMERCE VILLAGE LLC									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - April 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	8,940.00	10,142.55	-1,202.55	38,171.00	40,570.20	-2,399.20	121,710.60	
3112-06-000	PBV HAP Subsidy	9,809.00	10,142.55	-333.55	37,978.00	40,570.20	-2,592.20	121,710.60	
3119-00-000	Total Rental Income	18,749.00	20,285.10	-1,536.10	76,149.00	81,140.40	-4,991.40	243,421.20	
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	145.13	150.00	-4.87	639.41	600.00	39.41	1,800.00	
3120-03-000	Damages	589.00	208.33	380.67	1,319.00	833.32	485.68	2,500.00	
3120-04-000	Late Charges	0.00	25.00	-25.00	35.00	100.00	-65.00	300.00	
3120-05-000	Legal Fees - Tenant	0.00	21.67	-21.67	0.00	86.68	-86.68	260.00	
3120-08-000	Workorders/Maint Charges	0.00	100.00	-100.00	30.00	400.00	-370.00	1,200.00	
3129-00-000	Total Other Tenant Income	734.13	505.00	229.13	2,023.41	2,020.00	3.41	6,060.00	
3199-00-000	TOTAL TENANT INCOME	19,483.13	20,790.10	-1,306.97	78,172.41	83,160.40	-4,987.99	249,481.20	
3600-00-000	OTHER INCOME								
3611-00-000	Investment Income - Restricted	578.53	250.00	328.53	2,215.72	1,000.00	1,215.72	3,000.00	
3699-00-000	TOTAL OTHER INCOME	578.53	250.00	328.53	2,215.72	1,000.00	1,215.72	3,000.00	
3999-00-000	TOTAL INCOME	20,061.66	21,040.10	-978.44	80,388.13	84,160.40	-3,772.27	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	11,547.04	12,509.32	962.28	37,528.00	
4110-04-000	Employee Benefit Contribution-Admin	709.43	974.00	264.57	3,553.49	3,896.00	342.51	11,688.00	
4110-99-000	Total Administrative Salaries	3,596.19	4,101.33	505.14	15,100.53	16,405.32	1,304.79	49,216.00	
4130-00-000	Legal Expense								
4130-04-000	General Legal Expense	836.50	0.00	-836.50	1,535.00	0.00	-1,535.00	0.00	
4131-00-000	Total Legal Expense	836.50	0.00	-836.50	1,535.00	0.00	-1,535.00	0.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	63.75	125.00	61.25	433.75	500.00	66.25	1,500.00	
4150-00-000	Travel	1,085.73	83.33	-1,002.40	1,085.73	333.32	-752.41	1,000.00	
4173-00-000	Management Fee	986.20	958.33	-27.87	4,005.44	3,833.32	-172.12	11,500.00	
4189-00-000	Total Other Admin Expenses	2,135.68	1,166.66	-969.02	5,524.92	4,666.64	-858.28	14,000.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	8.33	8.33	0.00	33.32	33.32	100.00	
4190-02-000	Publications	0.00	8.33	8.33	0.00	33.32	33.32	100.00	
4190-04-000	Office Supplies	0.00	50.00	50.00	12.83	200.00	187.17	600.00	
4190-06-000	Compliance	0.00	125.00	125.00	1,400.00	500.00	-900.00	1,500.00	
4190-07-000	Telephone & Internet	187.25	300.00	112.75	561.99	1,200.00	638.01	3,600.00	
4190-08-000	Postage	0.00	41.67	41.67	165.40	166.68	1.28	500.00	
4190-10-000	Copiers	65.79	100.00	34.21	197.53	400.00	202.47	1,200.00	

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-12-000	Software	5.70	166.67	160.97	29.32	666.68	637.36	2,000.00
4190-13-000	IT/Website Maintenance	33.12	91.67	58.55	143.82	366.68	222.86	1,100.00
4190-21-000	HCC Fees	0.00	625.00	625.00	7,175.91	2,500.00	-4,675.91	7,500.00
4190-22-000	Other Misc Admin Expenses	12.96	83.33	70.37	30.96	333.32	302.36	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	3,901.01	5,701.33	1,800.32	24,818.29	22,805.32	-2,012.97	68,416.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,873.19	6,867.99	-5.20	31,878.21	27,471.96	-4,406.25	82,416.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	0.00	6,083.32	6,083.32	18,250.00
4220-01-000	Other Tenant Svcs.	687.20	125.00	-562.20	747.20	500.00	-247.20	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	687.20	1,645.83	958.63	747.20	6,583.32	5,836.12	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	395.01	358.33	-36.68	1,580.04	1,433.32	-146.72	4,300.00
4320-00-000	Electricity	1,716.43	1,666.67	-49.76	7,947.22	6,666.68	-1,280.54	20,000.00
4330-00-000	Gas	191.30	200.00	8.70	846.49	800.00	-46.49	2,400.00
4390-00-000	Sewer & Trash	887.10	916.67	29.57	3,548.40	3,666.68	118.28	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	3,189.84	3,141.67	-48.17	13,922.15	12,566.68	-1,355.47	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	736.05	994.33	258.28	2,948.35	3,977.32	1,028.97	11,932.00
4410-05-000	Employee Benefit Contribution-Maint.	373.29	355.58	-17.71	1,232.26	1,422.32	190.06	4,267.00
4419-00-000	Total General Maint Expense	1,109.34	1,349.91	240.57	4,180.61	5,399.64	1,219.03	16,199.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	8.33	8.33	0.00	33.32	33.32	100.00
4420-02-000	Supplies-Appliance	300.12	8.33	-291.79	387.11	33.32	-353.79	100.00
4420-03-000	Supplies-Unit Turnover	0.00	16.67	16.67	838.81	66.68	-772.13	200.00
4420-04-000	Supplies-Electrical	91.05	50.00	-41.05	2,664.22	200.00	-2,464.22	600.00
4420-05-000	Supplies-Fuel & Parts	8.99	16.67	7.68	50.48	66.68	16.20	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.95	50.00	49.05	79.35	200.00	120.65	600.00
4420-07-000	Supplies-Maint/Repairs	368.65	108.33	-260.32	981.31	433.32	-547.99	1,300.00
4420-08-000	Supplies-Plumbing	20.39	25.00	4.61	158.94	100.00	-58.94	300.00
4420-09-000	Tools and Equipment	96.48	0.00	-96.48	96.48	0.00	-96.48	0.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	33.32	33.32	100.00
4429-00-000	Total Materials	886.63	291.66	-594.97	5,256.70	1,166.64	-4,090.06	3,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	702.59	225.00	-477.59	1,214.72	900.00	-314.72	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	2,000.00	333.32	-1,666.68	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-07-000	Contract-Pest Control	68.09	91.67	23.58	933.00	366.68	-566.32	1,100.00
4430-10-000	Contract-Janitorial/Cleaning	66.40	133.33	66.93	476.54	533.32	56.78	1,600.00
4430-11-000	Contract-Plumbing	690.00	41.67	-648.33	690.00	166.68	-523.32	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	600.00	1,166.68	566.68	3,500.00
4430-13-000	Contract-HVAC	0.00	333.33	333.33	770.06	1,333.32	563.26	4,000.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	479.04	200.00	-279.04	600.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4439-00-000	Total Contract Costs	1,527.08	1,499.99	-27.09	7,163.36	5,999.96	-1,163.40	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	3,523.05	3,141.56	-381.49	16,600.67	12,566.24	-4,034.43	37,699.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	18.80	21.00	2.20	75.81	84.00	8.19	252.00
4510-10-000	Property Insurance	651.71	477.92	-173.79	2,606.84	1,911.68	-695.16	5,735.00
4510-20-000	Liability Insurance	183.81	214.17	30.36	735.24	856.68	121.44	2,570.00
4510-30-000	Workmen's Compensation	50.04	55.83	5.79	201.86	223.32	21.46	670.00
4521-00-000	Misc. Taxes/Licenses/Insurance	83.92	2.00	-81.92	252.77	8.00	-244.77	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	988.28	979.25	-9.03	3,872.52	3,917.00	44.48	11,751.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	5,460.00	5,460.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	5,460.00	5,460.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	16,626.56	17,141.30	514.74	72,480.75	68,565.20	-3,915.55	205,696.00
9000-00-000	NET INCOME	3,435.10	3,898.80	-463.70	7,907.38	15,595.20	-7,687.82	46,785.20

BoxScore Summary

For Selected Properties

Date = 04/01/2024-04/30/2024

Availability		Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	673	47	47	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-FH	Franklin Heights-one bedro	896	0	18	17	0	0	0	1	1	0	0	0	100.00	100.00	100.00	94.44
1b1b-JRP	JR Polly Lineweaver One be	0	714	14	12	0	2	0	0	2	0	0	0	85.71	85.71	85.71	85.71
1bed-CV	Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1bed-LA	Lineweaver Annex-one bedro	414	68	60	57	1	1	0	1	2	0	0	0	96.66	96.66	98.33	96.66
2b1b-FH	Franklin Heights-twobedroo	988	0	38	37	0	0	0	1	1	0	0	0	100.00	100.00	100.00	97.36
3b1b-FH	Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
3b2b-FH	Franklin Heights-three bed	1,248	0	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
4b2b-FH	Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.30	92.30	92.30	92.30
5b2b-FH	Franklin Heights 5bed2bath	1,680	0	4	3	0	1	0	0	1	0	0	0	75.00	75.00	75.00	75.00
Total		650	180	280	271	1	5	0	3	8	0	0	0	97.85	97.85	98.21	97.14

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Skip/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Polly Lineweaver effici	47	1	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	1	0	0	0	0	0	1	0	0	0	0	0	0
1bed-CV	Commerce Village	30	3	0	0	0	0	0	3	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	2	0	1	1	1	0	3	0	0	0	0	0	0
2b1b-FH	Franklin Heights-twobedroo	38	3	0	0	0	1	0	3	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
Total		280	10	0	1	1	2	0	10	0	0	0	0	0	0

Conversion Ratios

Code	Name	Calls	Walk-In	Email	First Contact				Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancels	Re-Apply	% Net Conv. Ratio
					Other	SMS	Web	Chat											
Not Specified	Not Specified	0	0	0	2	0	12	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00	

Friday, May 03, 2024

08:40 AM

BoxScore Summary

For Selected Properties

Date = 04/01/2024-04/30/2024

1b1b-FH	Franklin Heights-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	0	1	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
1bed-CV	Commerce Village	0	0	0	3	0	0	0	0	1	3	3	300.00	0	300.00	0	0	0	300.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	4	0	0	0	0	2	3	3	150.00	0	150.00	0	0	0	150.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	1	0	0	0	0	0	0	3	300.00	0	300.00	0	0	0	300.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heights 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
Total		0	0	0	12	0	12	0	0	3	7	10	333.33	0	333.33	0	0	0	333.33

Unit Availability

For Selected Properties

As Of = 04/30/2024

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avall	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effici	0	673	47	47	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-one bedro	896	0	18	17	0	0	0	1	1	0	0	0	100.00	100.00	100.00	94.44
JR Polly Lineweaver One be	0	714	14	12	0	2	0	0	2	0	0	0	85.71	85.71	85.71	85.71
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	57	1	1	0	1	2	0	0	0	96.67	96.67	98.33	96.67
Franklin Heights-twobedroo	988	0	38	37	0	0	0	1	1	0	0	0	100.00	100.00	100.00	97.37
Franklin Heights-three bed	977	0	24	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	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.31	92.31	92.31	92.31
Franklin Heights 5bed2bath	1,680	0	4	3	0	1	0	0	1	0	0	0	75.00	75.00	75.00	75.00
Total	650	180	280	271	1	5	0	3	8	0	0	0	97.86	97.86	98.21	97.14

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of April 30, 2024**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds	\$221,120.05
	Total	\$221,120.05
	AR Due from:	
	JR Polly Lineweaver Apartments	\$362,634.58
	Housing Choice Voucher Program	\$62,517.40
	Commerce Village, LLC	\$14,205.06
	Franklin Heights, LLC-Operating/Debt Servicing	\$90,541.36
	Commerce Village II	\$249,238.75
		\$779,137.15

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$569,712.90
	United Bank-FSS Escrow for participants	\$6.34
	Total	\$569,719.24

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$18,992.69
	Total	\$18,992.69

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$212,636.35
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$477,485.59
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Commerce Village, LLC

Cash:	First Bank & Trust	\$264,206.07
	Virginia Housing-Replacement Reserve Account	\$81,056.22
	Truist/BB&T-Operating Reseve Account	\$132,310.16

	<u>Grand Total</u>	<u>\$1,977,526.37</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of April 30, 2024**

	Cash Balance as of 1/31	Cash Balance as of 2/29	Cash Balance as of 3/31	Cash Balance as of 4/30
LOCAL COMMUNITY DEVELOPMENT				
First Bank & Trust	\$290,608.08	\$334,345.09	\$245,842.86	\$221,120.05
HOUSING CHOICE VOUCHER PROGRAM				
Truist-Checking	\$550,596.80	\$643,268.46	\$1,227,135.89	\$569,712.90
United Bank-FSS Escrow	\$6.34	\$6.34	\$6.34	\$6.34
J.R. POLLY LINEWEAVER APARTMENTS				
United Bank-Checking	\$37,081.56	\$4,684.56	\$5,073.43	\$18,992.69
ALL PROGRAMS-FH, LW, JRL, CVO				
United Bank-Security Dep.	\$197,194.54	\$200,145.89	\$205,382.20	\$212,636.35
COMPONENT UNITS				
Franklin Heights, LLC				
United Bank-Checking	\$255,601.73	\$331,246.32	\$412,092.39	\$477,485.59
Commerce Village LLC				
First Bank & Trust	\$272,162.43	\$266,164.68	\$274,292.51	\$264,206.07
VA Housing-Repl Reserve	\$77,628.06	\$78,023.41	\$80,639.18	\$81,056.22
Truist-Operating Reserve	\$131,826.28	\$131,982.00	\$132,148.67	\$132,310.16
Total	\$1,812,705.82	\$1,989,866.75	\$2,582,613.47	\$1,977,526.37