



Harrisonburg Redevelopment & Housing Authority

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August 16, 2024

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, August 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
August 21, 20

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

Reports

- A. Executive Director
 - 1. Public Comment Bond Issuance FC Phase 3 LLC
 - 2. Public Comment 2025 Annual Plan, MTW Supplement, Housing Choice Voucher Administrative Plan, Commerce Village, JR Polly Lineweaver, Lineweaver Annex and Franklin Heights Admissions and Continued Occupancy Plans
 - 3. Public Comment-2025 Budget
 - 4. Closed Session-Discuss the performance and employment of specific local government **personnel**, as authorized by section 2.2-3711(A)(1)
 - 5. Housing Choice Voucher Shortfall-Waiting List to Close September 6, 2024
- 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
July 17, 2024

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

Those present were:

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

Also present were:

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

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

Chair Colman then opened the public comment period. Monica Robinson, Harrisonburg City called into public comment and asked the Board of Commissioners to reconsider the eviction and termination of housing assistance of Mr. Eric Curry who resides at Commerce Village. Ms. Robinson related of Mr. Curry having significant challenges but successfully making progress in many areas. She stated that his past has been a barrier and he is still challenged with the responsibilities of living independently. No other public comment was received.

Mr. Wong then presented the June 27th meeting minutes for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion to approve the June minutes. The motion was unanimously approved.

Mr. Wong then presented the June 2024 financials for consideration of approval. After discussion, Commissioner Kettler seconded by Vice Chair Coffman made the motion to approve the June financials as presented. The motion was unanimously approved.

Mr. Wong then presented the authority's insurance proposal from Virginia Risk Sharing Association. He related that Virginia Risk Sharing Association is part of the Virginia Municipal League and provides insurance for government entities. He stated of a 4% increase to the property insurance rate which is significantly below the national

average of insurance rate increases. He related of the insurance coverage being part of the Authority's risk management plan. No recommended changes were voiced by the board.

Commissioner Benjamin then made the motion to go into closed session to consult with legal counsel and be briefed by staff members about actual or probable litigation where such consultation or briefing in open meeting would adversely affect the local government's negotiation or litigating posture, as authorized by section 2.2-3711(A)(7) of the state code. The motion was seconded by Commissioner Kettler and unanimously approved.

After a period of discussion, the board concluded its closed session on a motion by Commissioner Leech seconded by Commissioner Kettler. A roll call certification was completed. With respect to the just concluded closed session and to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or convened in the meeting by the Authority.

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

No action was taken from this closed meeting.

Mr. Wong then provided brief updates on current projects. He related that the BTC has submitted its responses to the City concerning their comments to the site plan and anticipates final site approval in October. Equity Plus is currently working on owner and construction financing. Awaiting loan approval from LOCUS concerning payoff of owners note. Currently in discussion with United Bank and Vanderbilt Mortgage concerning construction financing. He related of BTC submitting its 4% funding application to Virginia Housing and submission of 1 million dollar grant to the Federal Home Loan Bank of Atlanta.

He related that CVII environmental review has been completed but has been delayed due to continued discussions with the City being the responsible entity. The completion of environmental reviews is required prior to HRHA signing any committing documents. He related that the City's subdivision approval has also delayed the project due to the City not willing to issue the building permits until the subdivision is approved. He stated of the hope that the environmental review and subdivision request will be completed in August.

Mr. Wong stated that priority for the Lineweaver Annex renovation is the completion of the project basing process to increase revenue to support the renovation costs. He related of the plan to the project basing proposal submitted to HUD in August. He stated

of HRHA being selected to participate in a financing Bootcamp with the National Housing Trust Fund to access energy efficiency funds for the project. He related that the Trust fund will also assist in finalizing the financing plan for the renovation.

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 Leech. The motion was unanimously approved.

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

Michael G. Wong
Executive Director

Gil Colman
Chair

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 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	38,544.08	39,673.08	-1,129.00	271,143.25	277,711.56	-6,568.31	476,077.00	
3112-06-000	PBV HAP Subsidy	21,850.00	25,740.00	-3,890.00	151,841.47	180,180.00	-28,338.53	308,880.00	
3119-00-000	Total Rental Income	60,394.08	65,413.08	-5,019.00	422,984.72	457,891.56	-34,906.84	784,957.00	
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	604.12	333.33	270.79	2,339.68	2,333.31	6.37	4,000.00	
3120-03-000	Damages	618.00	125.00	493.00	2,690.40	875.00	1,815.40	1,500.00	
3120-04-000	Late Charges	316.00	83.33	232.67	377.40	583.31	-205.91	1,000.00	
3120-08-000	Workorders/Maint Charges	4,533.00	291.67	4,241.33	6,851.00	2,041.69	4,809.31	3,500.00	
3120-09-000	Misc.Tenant Income	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00	0.00	
3129-00-000	Total Other Tenant Income	9,071.12	833.33	8,237.79	15,258.48	5,833.31	9,425.17	10,000.00	
3199-00-000	TOTAL TENANT INCOME	69,465.20	66,246.41	3,218.79	438,243.20	463,724.87	-25,481.67	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	34,644.75	24,746.25	59,391.00	
3410-60-200	Homelessness Assistance Grant (HMIS/SN)	0.00	7,006.00	-7,006.00	53,922.30	49,042.00	4,880.30	84,072.00	
3410-61-200	COC Planning Grant	0.00	2,022.33	-2,022.33	14,978.06	14,156.31	821.75	24,268.00	
3499-00-000	TOTAL GRANT INCOME	0.00	13,977.58	-13,977.58	128,291.36	97,843.06	30,448.30	167,731.00	
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	284.57	0.00	284.57	942.69	0.00	942.69	0.00	
3620-00-000	Management Fee Income	1,068.62	958.33	110.29	7,198.04	6,708.31	489.73	11,500.00	
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	26,250.00	-26,250.00	45,000.00	
3650-00-000	Miscellaneous Other Income	0.00	17,500.00	-17,500.00	13,575.80	122,500.00	-108,924.20	210,000.00	
3699-00-000	TOTAL OTHER INCOME	1,353.19	22,208.33	-20,855.14	21,716.53	155,458.31	-133,741.78	266,500.00	
3999-00-000	TOTAL INCOME	70,818.39	102,432.32	-31,613.93	588,251.09	717,026.24	-128,775.15	1,229,188.00	
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	20,883.72	21,314.50	430.78	163,789.85	149,201.50	-14,588.35	255,774.00	
4110-04-000	Employee Benefit Contribution-Admin	4,715.89	8,224.16	3,508.27	43,756.90	57,569.12	13,812.22	98,690.00	
4110-50-100	Salary-VA Homelessness Solutions Program	0.00	4,479.08	4,479.08	15,289.78	31,353.56	16,063.78	53,749.00	
4110-50-101	Adm Benefits-VA Homelessness Solutions	919.16	220.17	-698.99	5,713.89	1,541.19	-4,172.70	2,642.00	
4110-60-200	Salary-Homelessness Assistance Grant	4,533.70	4,021.42	-512.28	29,654.79	28,149.94	-1,504.85	48,257.00	
4110-60-201	Adm Benefits-Homelessness Assistance	1,533.92	959.67	-574.25	7,856.13	6,717.69	-1,138.44	11,516.00	
4110-61-200	Salary-COC Planning Grant	4,615.40	1,889.75	-2,725.65	17,551.80	13,228.25	-4,323.55	22,677.00	
4110-61-201	Adm Benefits-COC Planning	353.08	132.58	-220.50	2,394.74	928.06	-1,466.68	1,591.00	
4110-99-000	Total Administrative Salaries	37,554.87	41,241.33	3,686.46	286,007.88	288,689.31	2,681.43	494,896.00	
4130-00-000	Legal Expense								

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-01-000	Unlawful Detainers/Writs	-52.00	66.67	118.67	304.00	466.69	162.69	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	133.00	116.69	-16.31	200.00
4130-04-000	General Legal Expense	-1,315.50	1,375.00	2,690.50	10,193.10	9,625.00	-568.10	16,500.00
4131-00-000	Total Legal Expense	-1,367.50	1,458.34	2,825.84	10,630.10	10,208.38	-421.72	17,500.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	-500.00	916.66	1,416.66	4,401.00	6,416.62	2,015.62	11,000.00
4140-50-100	Staff Training-VHSP	418.11	0.00	-418.11	418.11	0.00	-418.11	0.00
4150-00-000	Travel	4,728.56	916.66	-3,811.90	14,499.82	6,416.62	-8,083.20	11,000.00
4171-00-000	Auditing Fees	0.00	708.34	708.34	0.00	4,958.38	4,958.38	8,500.00
4189-00-000	Total Other Admin Expenses	4,646.67	2,541.66	-2,105.01	19,318.93	17,791.62	-1,527.31	30,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	156.00	700.00	544.00	1,200.00
4190-02-000	Publications	0.00	58.34	58.34	213.20	408.38	195.18	700.00
4190-03-000	Advertising	1,555.13	58.34	-1,496.79	1,555.13	408.38	-1,146.75	700.00
4190-04-000	Office Supplies	0.00	208.33	208.33	587.12	1,458.31	871.19	2,500.00
4190-06-000	Compliance	0.00	100.00	100.00	2,090.00	700.00	-1,390.00	1,200.00
4190-07-000	Telephone & Internet	709.91	783.33	73.42	5,014.99	5,483.31	468.32	9,400.00
4190-08-000	Postage	-42.68	166.67	209.35	1,329.70	1,166.69	-163.01	2,000.00
4190-10-000	Copiers	-230.86	266.67	497.53	862.26	1,866.69	1,004.43	3,200.00
4190-12-000	Software	79.56	1,750.00	1,670.44	1,557.64	12,250.00	10,692.36	21,000.00
4190-13-000	IT/Website Maintenance	498.75	375.00	-123.75	4,344.63	2,625.00	-1,719.63	4,500.00
4190-14-000	Community Donations	0.00	833.33	833.33	11,160.88	5,833.31	-5,327.57	10,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
4190-22-000	Other Misc Admin Expenses	2,176.77	500.00	-1,676.77	2,959.79	3,500.00	540.21	6,000.00
4190-50-100	Other Expenses-VHSP	0.00	250.00	250.00	2,199.07	1,750.00	-449.07	3,000.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	2,024.92	2,024.92	22,479.00	14,174.44	-8,304.56	24,299.00
4190-60-202	Services (HMIS/SNAP)	40.00	0.00	-40.00	40.00	0.00	-40.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	42,341.45	48,966.26	6,624.81	342,557.29	342,763.82	206.53	587,595.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	45,620.62	52,966.26	7,345.64	372,506.32	370,763.82	-1,742.50	635,595.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,618.92	1,666.67	47.75	12,419.70	11,666.69	-753.01	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,618.92	1,666.67	47.75	12,419.70	11,666.69	-753.01	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	-315.21	916.66	1,231.87	4,180.68	6,416.62	2,235.94	11,000.00
4320-00-000	Electricity	-2,791.33	6,050.00	8,841.33	33,703.69	42,350.00	8,646.31	72,600.00
4330-00-000	Gas	0.00	133.33	133.33	0.00	933.31	933.31	1,600.00
4390-00-000	Sewer & Trash	-489.01	2,083.33	2,572.34	8,976.23	14,583.31	5,607.08	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	-3,595.55	9,183.32	12,778.87	46,860.60	64,283.24	17,422.64	110,200.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,746.33	7,983.25	1,236.92	50,076.44	55,882.75	5,806.31	95,799.00
4410-05-000	Employee Benefit Contribution-Maint.	2,443.13	2,747.08	303.95	16,033.98	19,229.56	3,195.58	32,965.00
4419-00-000	Total General Maint Expense	9,189.46	10,730.33	1,540.87	66,110.42	75,112.31	9,001.89	128,764.00
4420-00-000	Materials							

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-01-000	Supplies-Grounds	-1,495.60	25.00	1,520.60	-1,406.76	175.00	1,581.76	300.00
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	958.59	116.69	-841.90	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	1,113.59	2,041.69	928.10	3,500.00
4420-04-000	Supplies-Electrical	95.91	525.00	429.09	2,300.96	3,675.00	1,374.04	6,300.00
4420-05-000	Supplies-Fuel & Parts	16.29	62.50	46.21	317.13	437.50	120.37	750.00
4420-06-000	Supplies-Janitorial/Cleaning	44.99	250.00	205.01	868.13	1,750.00	881.87	3,000.00
4420-07-000	Supplies-Maint/Repairs	167.02	875.00	707.98	6,101.76	6,125.00	23.24	10,500.00
4420-08-000	Supplies-Plumbing	0.29	62.50	62.21	1,458.82	437.50	-1,021.32	750.00
4420-09-000	Tools and Equipment	413.99	41.67	-372.32	696.28	291.69	-404.59	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	466.69	466.69	800.00
4429-00-000	Total Materials	-757.11	2,216.68	2,973.79	12,408.50	15,516.76	3,108.26	26,600.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	1,300.00	150.00	-1,150.00	7,552.95	1,050.00	-6,502.95	1,800.00
4430-03-000	Contract-Trash Collection	368.08	225.00	-143.08	2,816.05	1,575.00	-1,241.05	2,700.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,230.00	875.00	-355.00	1,500.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	6,141.05	12,833.31	6,692.26	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	-3.25	1,166.69	1,169.94	2,000.00
4430-07-000	Contract-Pest Control	1,470.23	1,141.66	-328.57	9,343.20	7,991.62	-1,351.58	13,700.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	131.64	341.66	210.02	2,010.86	2,391.62	380.76	4,100.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	363.84	291.69	-72.15	500.00
4430-12-000	Contract-Inspections	-900.00	416.67	1,316.67	1,180.00	2,916.69	1,736.69	5,000.00
4430-13-000	Contract-HVAC	1,881.00	1,250.00	-631.00	3,575.17	8,750.00	5,174.83	15,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-17-000	Contract-Elevator Maintenance	95.00	875.00	780.00	9,542.00	6,125.00	-3,417.00	10,500.00
4430-18-000	Contract-Alarm Monitoring	68.68	133.33	64.65	412.48	933.31	520.83	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	2,785.00	100.00	-2,685.00	3,160.00	700.00	-2,460.00	1,200.00
4430-22-000	Contract-IT Contracts	-60.00	0.00	60.00	0.00	0.00	0.00	0.00
4430-23-000	Contract-Consultants	3,600.00	0.00	-3,600.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000	Contract Costs-Other	4,140.93	250.00	-3,890.93	6,468.93	1,750.00	-4,718.93	3,000.00
4439-00-000	Total Contract Costs	14,880.56	7,224.99	-7,655.57	58,353.28	50,574.93	-7,778.35	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	23,312.91	20,172.00	-3,140.91	136,872.20	141,204.00	4,331.80	242,064.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	609.90	321.33	-288.57	2,467.51	2,249.31	-218.20	3,856.00
4510-10-000	Property Insurance	104.08	483.00	378.92	2,174.28	3,381.00	1,206.72	5,796.00
4510-20-000	Liability Insurance	201.88	231.75	29.87	1,320.03	1,622.25	302.22	2,781.00
4510-30-000	Workmen's Compensation	468.79	542.42	73.63	3,370.51	3,796.94	426.43	6,509.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	3,872.88	0.00	-3,872.88	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,384.65	1,995.17	610.52	13,205.21	13,966.19	760.98	23,942.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	4,986.17	5,079.91	93.74	36,365.67	35,559.37	-806.30	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	4,986.17	5,079.91	93.74	36,365.67	35,559.37	-806.30	60,959.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	73,327.72	91,063.33	17,735.61	618,229.70	637,443.31	19,213.61	1,092,760.00
9000-00-000	NET INCOME	-2,509.33	11,368.99	-13,878.32	-29,978.61	79,582.93	-109,561.54	136,428.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 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	18,435.08	18,613.08	-178.00	128,987.70	130,291.56	-1,303.86	223,357.00
3119-00-000	Total Rental Income	18,435.08	18,613.08	-178.00	128,987.70	130,291.56	-1,303.86	223,357.00
3199-00-000	TOTAL TENANT INCOME	18,435.08	18,613.08	-178.00	128,987.70	130,291.56	-1,303.86	223,357.00
3999-00-000	TOTAL INCOME	18,435.08	18,613.08	-178.00	128,987.70	130,291.56	-1,303.86	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	2,607.00	875.00	-1,732.00	1,500.00
4131-00-000	Total Legal Expense	0.00	125.00	125.00	2,607.00	875.00	-1,732.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	52.14	50.00	-2.14	360.62	350.00	-10.62	600.00
4191-00-000	Total Miscellaneous Admin Expenses	52.14	50.00	-2.14	360.62	350.00	-10.62	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	52.14	175.00	122.86	2,967.62	1,225.00	-1,742.62	2,100.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	315.00	583.31	268.31	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	315.00	583.31	268.31	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	4.28	166.67	162.39	8.56	1,166.69	1,158.13	2,000.00
4429-00-000	Total Materials	4.28	166.67	162.39	8.56	1,166.69	1,158.13	2,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	1,300.00	0.00	-1,300.00	7,552.95	0.00	-7,552.95	0.00
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	655.00	291.69	-363.31	500.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	-162.00	0.00	162.00	0.00
4430-07-000	Contract-Pest Control	68.09	58.33	-9.76	337.27	408.31	71.04	700.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	208.33	208.33	994.26	1,458.31	464.05	2,500.00
4430-13-000	Contract-HVAC	1,255.02	500.00	-755.02	1,255.02	3,500.00	2,244.98	6,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	1,550.00	1,750.00	200.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	-329.00	20.83	349.83	-214.00	145.81	359.81	250.00
4430-19-000	Contract-Sprinkler Monitoring	1,810.00	0.00	-1,810.00	2,185.00	0.00	-2,185.00	0.00
4430-99-000	Contract Costs-Other	0.00	83.33	83.33	600.00	583.31	-16.69	1,000.00
4439-00-000	Total Contract Costs	4,104.11	1,162.49	-2,941.62	14,753.50	8,137.43	-6,616.07	13,950.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	4,108.39	1,329.16	-2,779.23	14,762.06	9,304.12	-5,457.94	15,950.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,403.39	2,404.33	0.94	17,362.75	16,830.31	-532.44	28,852.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	2,403.39	2,404.33	0.94	17,362.75	16,830.31	-532.44	28,852.00
8000-00-000	TOTAL EXPENSES	6,563.92	3,991.82	-2,572.10	35,407.43	27,942.74	-7,464.69	47,902.00
9000-00-000	NET INCOME	11,871.16	14,621.26	-2,750.10	93,580.27	102,348.82	-8,768.55	175,455.00

LINEWEAVER ANNEX APARTMENTS									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 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	20,109.00	21,060.00	-951.00	141,185.55	147,420.00	-6,234.45	252,720.00	
3112-06-000	PBV HAP Subsidy	21,850.00	25,740.00	-3,890.00	151,841.47	180,180.00	-28,338.53	308,880.00	
3119-00-000	Total Rental Income	41,959.00	46,800.00	-4,841.00	293,027.02	327,600.00	-34,572.98	561,600.00	
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	604.12	333.33	270.79	2,339.68	2,333.31	6.37	4,000.00	
3120-03-000	Damages	618.00	125.00	493.00	2,690.40	875.00	1,815.40	1,500.00	
3120-04-000	Late Charges	316.00	83.33	232.67	418.00	583.31	-165.31	1,000.00	
3120-08-000	Workorders/Maint Charges	4,533.00	291.67	4,241.33	5,235.00	2,041.69	3,193.31	3,500.00	
3120-09-000	Misc.Tenant Income	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00	0.00	
3129-00-000	Total Other Tenant Income	9,071.12	833.33	8,237.79	13,683.08	5,833.31	7,849.77	10,000.00	
3199-00-000	TOTAL TENANT INCOME	51,030.12	47,633.33	3,396.79	306,710.10	333,433.31	-26,723.21	571,600.00	
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	256.06	0.00	256.06	761.53	0.00	761.53	0.00	
3699-00-000	TOTAL OTHER INCOME	256.06	0.00	256.06	761.53	0.00	761.53	0.00	
3999-00-000	TOTAL INCOME	51,286.18	47,633.33	3,652.85	307,471.63	333,433.31	-25,961.68	571,600.00	
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	4,664.92	5,006.50	341.58	34,925.80	35,045.50	119.70	60,078.00	
4110-04-000	Employee Benefit Contribution-Admin	1,471.65	1,546.83	75.18	10,276.15	10,827.81	551.66	18,562.00	
4110-99-000	Total Administrative Salaries	6,136.57	6,553.33	416.76	45,201.95	45,873.31	671.36	78,640.00	
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers/Writs	-52.00	66.67	118.67	240.00	466.69	226.69	800.00	
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	133.00	116.69	-16.31	200.00	
4130-04-000	General Legal Expense	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00	
4131-00-000	Total Legal Expense	-52.00	500.01	552.01	373.00	3,500.07	3,127.07	6,000.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	-250.00	83.33	333.33	246.00	583.31	337.31	1,000.00	
4150-00-000	Travel	-534.16	83.33	617.49	409.42	583.31	173.89	1,000.00	
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00	
4189-00-000	Total Other Admin Expenses	-784.16	333.33	1,117.49	655.42	2,333.31	1,677.89	4,000.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	16.67	16.67	54.00	116.69	62.69	200.00	
4190-02-000	Publications	0.00	16.67	16.67	0.00	116.69	116.69	200.00	
4190-03-000	Advertising	0.00	16.67	16.67	0.00	116.69	116.69	200.00	
4190-04-000	Office Supplies	0.00	83.33	83.33	252.20	583.31	331.11	1,000.00	
4190-06-000	Compliance	0.00	100.00	100.00	2,090.00	700.00	-1,390.00	1,200.00	

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-07-000	Telephone & Internet	144.12	233.33	89.21	1,583.52	1,633.31	49.79	2,800.00
4190-08-000	Postage	0.00	41.67	41.67	415.92	291.69	-124.23	500.00
4190-10-000	Copiers	-69.56	125.00	194.56	215.58	875.00	659.42	1,500.00
4190-12-000	Software	19.90	500.00	480.10	150.22	3,500.00	3,349.78	6,000.00
4190-13-000	IT/Website Maintenance	128.97	83.33	-45.64	1,449.90	583.31	-866.59	1,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-22-000	Other Misc Admin Expenses	889.00	83.33	-805.67	1,444.30	583.31	-860.99	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	7,249.00	7,895.00	646.00	52,857.59	55,265.00	2,407.41	94,740.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,412.84	8,728.34	2,315.50	53,886.01	61,098.38	7,212.37	104,740.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,618.92	1,666.67	47.75	12,419.70	11,666.69	-753.01	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,618.92	1,666.67	47.75	12,419.70	11,666.69	-753.01	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	-315.21	833.33	1,148.54	3,865.68	5,833.31	1,967.63	10,000.00
4320-00-000	Electricity	-2,640.68	5,833.33	8,474.01	32,728.56	40,833.31	8,104.75	70,000.00
4390-00-000	Sewer & Trash	-489.01	2,083.33	2,572.34	8,976.23	14,583.31	5,607.08	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	-3,444.90	8,749.99	12,194.89	45,570.47	61,249.93	15,679.46	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,220.83	5,064.58	843.75	31,262.32	35,452.06	4,189.74	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	1,715.29	1,837.00	121.71	10,892.96	12,859.00	1,966.04	22,044.00
4419-00-000	Total General Maint Expense	5,936.12	6,901.58	965.46	42,155.28	48,311.06	6,155.78	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	-1,495.60	25.00	1,520.60	-1,446.73	175.00	1,621.73	300.00
4420-02-000	Supplies-Appliance	0.00	16.67	16.67	958.59	116.69	-841.90	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	1,028.13	2,041.69	1,013.56	3,500.00
4420-04-000	Supplies-Electrical	95.91	500.00	404.09	2,288.34	3,500.00	1,211.66	6,000.00
4420-05-000	Supplies-Fuel & Parts	16.29	62.50	46.21	317.13	437.50	120.37	750.00
4420-06-000	Supplies-Janitorial/Cleaning	44.99	83.33	38.34	868.13	583.31	-284.82	1,000.00
4420-07-000	Supplies-Maint/Repairs	36.90	625.00	588.10	5,642.34	4,375.00	-1,267.34	7,500.00
4420-08-000	Supplies-Plumbing	-8.28	62.50	70.78	1,396.63	437.50	-959.13	750.00
4420-09-000	Tools and Equipment	413.99	41.67	-372.32	696.28	291.69	-404.59	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4429-00-000	Total Materials	-895.80	1,750.01	2,645.81	11,748.84	12,250.07	501.23	21,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
4430-03-000	Contract-Trash Collection	368.08	225.00	-143.08	2,791.75	1,575.00	-1,216.75	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	575.00	583.31	8.31	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	6,141.05	12,833.31	6,692.26	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	158.75	1,166.69	1,007.94	2,000.00
4430-07-000	Contract-Pest Control	1,334.05	1,000.00	-334.05	8,668.66	7,000.00	-1,668.66	12,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	131.64	133.33	1.69	1,016.60	933.31	-83.29	1,600.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	363.84	291.69	-72.15	500.00
4430-12-000	Contract-Inspections	-900.00	416.67	1,316.67	980.00	2,916.69	1,936.69	5,000.00
4430-13-000	Contract-HVAC	-462.05	666.67	1,128.72	1,232.12	4,666.69	3,434.57	8,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-17-000	Contract-Elevator Maintenance	95.00	625.00	530.00	7,992.00	4,375.00	-3,617.00	7,500.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	105.00	350.00	245.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	975.00	100.00	-875.00	975.00	700.00	-275.00	1,200.00
4430-22-000	Contract-IT Contracts	-60.00	0.00	60.00	0.00	0.00	0.00	0.00
4430-23-000	Contract-Consultants	3,600.00	0.00	-3,600.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000	Contract Costs-Other	4,140.93	0.00	-4,140.93	4,140.93	0.00	-4,140.93	0.00
4439-00-000	Total Contract Costs	9,237.65	5,666.67	-3,570.98	39,700.70	39,666.69	-34.01	68,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	14,277.97	14,318.26	40.29	93,604.82	100,227.82	6,623.00	171,819.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	511.45	221.33	-290.12	2,062.54	1,549.31	-513.23	2,656.00
4510-10-000	Property Insurance	0.00	341.33	341.33	1,540.59	2,389.31	848.72	4,096.00
4510-20-000	Liability Insurance	180.99	156.75	-24.24	1,033.37	1,097.25	63.88	1,881.00
4510-30-000	Workmen's Compensation	121.54	167.42	45.88	1,010.36	1,171.94	161.58	2,009.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	813.98	1,303.50	489.52	5,646.86	9,124.50	3,477.64	15,642.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,582.78	2,675.58	92.80	19,002.92	18,729.06	-273.86	32,107.00
4899-00-000	TOTAL FINANCING EXPENSES	2,582.78	2,675.58	92.80	19,002.92	18,729.06	-273.86	32,107.00
8000-00-000	TOTAL EXPENSES	22,261.59	37,442.34	15,180.75	230,130.78	262,096.38	31,965.60	449,308.00
9000-00-000	NET INCOME	29,024.59	10,190.99	18,833.60	77,340.85	71,336.93	6,003.92	122,292.00

COMMUNITY GRANTS									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 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	0.00	4,949.25	-4,949.25	59,391.00	34,644.75	24,746.25	59,391.00	
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	53,922.30	49,042.00	4,880.30	84,072.00	
3410-61-200	COC Planning Grant	0.00	2,022.33	-2,022.33	14,978.06	14,156.31	821.75	24,268.00	
3499-00-000	TOTAL GRANT INCOME	0.00	13,977.58	-13,977.58	128,291.36	97,843.06	30,448.30	167,731.00	
3999-00-000	TOTAL INCOME	0.00	13,977.58	-13,977.58	128,291.36	97,843.06	30,448.30	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	0.00	4,479.08	4,479.08	15,289.78	31,353.56	16,063.78	53,749.00	
4110-50-101	Adm Benefits-VA Homelessness Solutions	919.16	220.17	-698.99	5,713.89	1,541.19	-4,172.70	2,642.00	
4110-60-200	Salary-Homelessness Assistance Grant	4,533.70	4,021.42	-512.28	29,654.79	28,149.94	-1,504.85	48,257.00	
4110-60-201	Adm Benefits-Homelessness Assistance	1,533.92	959.67	-574.25	7,856.13	6,717.69	-1,138.44	11,516.00	
4110-61-200	Salary-COC Planning Grant	4,615.40	1,889.75	-2,725.65	17,551.80	13,228.25	-4,323.55	22,677.00	
4110-61-201	Adm Benefits-COC Planning	353.08	132.58	-220.50	2,394.74	928.06	-1,466.68	1,591.00	
4110-99-000	Total Administrative Salaries	11,955.26	11,702.67	-252.59	78,461.13	81,918.69	3,457.56	140,432.00	
4139-00-000	Other Admin Expenses								
4140-50-100	Staff Training-VHSP	418.11	0.00	-418.11	418.11	0.00	-418.11	0.00	
4189-00-000	Total Other Admin Expenses	418.11	0.00	-418.11	418.11	0.00	-418.11	0.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-50-100	Other Expenses-VHSP	0.00	250.00	250.00	2,199.07	1,750.00	-449.07	3,000.00	
4190-60-200	Equipment (HMIS/SNAP)	0.00	2,024.92	2,024.92	22,479.00	14,174.44	-8,304.56	24,299.00	
4190-60-202	Services (HMIS/SNAP)	40.00	0.00	-40.00	40.00	0.00	-40.00	0.00	
4191-00-000	Total Miscellaneous Admin Expenses	11,995.26	13,977.59	1,982.33	103,179.20	97,843.13	-5,336.07	167,731.00	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,413.37	13,977.59	1,564.22	103,597.31	97,843.13	-5,754.18	167,731.00	
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
8000-00-000	TOTAL EXPENSES	12,413.37	13,977.59	1,564.22	103,597.31	97,843.13	-5,754.18	167,731.00	
9000-00-000	NET INCOME	-12,413.37	-0.01	-12,413.36	24,694.05	-0.07	24,694.12	0.00	

HOUSING CHOICE VOUCHER PROGRAM (inc. MTW, MS5 and FSS Grant)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 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	682,651.00	502,024.00	180,627.00	4,236,343.00	3,514,168.00	722,175.00	6,024,288.00	
3410-02-000	Section 8 Admin. Fee Income	58,467.00	50,033.17	8,433.83	375,943.00	350,232.19	25,710.81	600,398.00	
3410-03-000	Section 8 FSS Grant Income	5,268.56	5,250.00	18.56	33,876.21	36,750.00	-2,873.79	63,000.00	
3410-04-000	Port-In Admin Fees Earned	53.32	0.00	53.32	53.32	0.00	53.32	0.00	
3410-06-000	Port In HAP Earned	2,584.00	0.00	2,584.00	2,584.00	0.00	2,584.00	0.00	
3499-00-000	TOTAL GRANT INCOME	749,023.88	557,307.17	191,716.71	4,648,799.53	3,901,150.19	747,649.34	6,687,686.00	
3600-00-000	OTHER INCOME								
3640-00-000	Fraud Recovery-HAP	114.50	583.33	-468.83	5,628.39	4,083.31	1,545.08	7,000.00	
3640-01-000	Fraud Recovery-ADM	114.50	583.33	-468.83	5,628.39	4,083.31	1,545.08	7,000.00	
3699-00-000	TOTAL OTHER INCOME	229.00	1,166.66	-937.66	11,256.78	8,166.62	3,090.16	14,000.00	
3999-00-000	TOTAL INCOME	749,252.88	558,473.83	190,779.05	4,660,056.31	3,909,316.81	750,739.50	6,701,686.00	
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	36,847.34	38,713.33	1,865.99	268,400.98	270,993.31	2,592.33	464,560.00	
4110-04-000	Employee Benefit Contribution-Admin	11,282.45	13,471.50	2,189.05	76,737.95	94,300.50	17,562.55	161,658.00	
4110-20-400	Administrative Salaries-FSS	3,893.48	4,217.92	324.44	29,201.10	29,525.44	324.34	50,615.00	
4110-21-400	Employee Benefits Contribution-FSS	1,401.52	1,032.08	-369.44	9,970.11	7,224.56	-2,745.55	12,385.00	
4110-99-000	Total Administrative Salaries	53,424.79	57,434.83	4,010.04	384,310.14	402,043.81	17,733.67	689,218.00	
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	698.50	291.67	-406.83	2,222.65	2,041.69	-180.96	3,500.00	
4130-04-000	General Legal Expense	676.25	166.67	-509.58	676.25	1,166.69	490.44	2,000.00	
4131-00-000	Total Legal Expense	1,374.75	458.34	-916.41	2,898.90	3,208.38	309.48	5,500.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	1,462.50	1,416.67	-45.83	6,516.50	9,916.69	3,400.19	17,000.00	
4140-01-400	Staff Training-FSS	299.00	0.00	-299.00	299.00	0.00	-299.00	0.00	
4150-00-000	Travel	0.00	833.33	833.33	8,684.24	5,833.31	-2,850.93	10,000.00	
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00	
4172-00-000	Port Out Admin Fee Paid	145.47	266.67	121.20	759.41	1,866.69	1,107.28	3,200.00	
4189-00-000	Total Other Admin Expenses	1,607.97	3,350.00	1,742.03	15,960.15	23,450.00	7,489.85	40,200.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	799.00	83.33	-715.67	1,027.00	583.31	-443.69	1,000.00	
4190-02-000	Publications	0.00	0.00	0.00	103.19	0.00	-103.19	0.00	
4190-03-000	Advertising	64.04	125.00	60.96	762.79	875.00	112.21	1,500.00	
4190-04-000	Office Supplies	182.38	166.67	-15.71	1,267.88	1,166.69	-101.19	2,000.00	
4190-05-000	Fuel-Administrative	84.58	150.00	65.42	453.05	1,050.00	596.95	1,800.00	

HOUSING CHOICE VOUCHER PROGRAM (inc. MTW, MS5 and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-06-000	Compliance	0.00	1,750.00	1,750.00	5,036.28	12,250.00	7,213.72	21,000.00
4190-07-000	Telephone & Internet	493.90	541.67	47.77	2,714.59	3,791.69	1,077.10	6,500.00
4190-08-000	Postage	0.00	416.66	416.66	1,600.77	2,916.62	1,315.85	5,000.00
4190-10-000	Copiers	0.00	208.33	208.33	1,102.79	1,458.31	355.52	2,500.00
4190-12-000	Software	61.89	2,208.34	2,146.45	2,592.74	15,458.38	12,865.64	26,500.00
4190-13-000	IT/Website Maintenance	435.43	458.34	22.91	3,199.42	3,208.38	8.96	5,500.00
4190-18-000	Small Office Equipment	0.00	266.67	266.67	99.99	1,866.69	1,766.70	3,200.00
4190-22-000	Other Misc Admin Expenses	-396.20	208.34	604.54	369,821.81	1,458.38	-368,363.43	2,500.00
4191-00-000	Total Miscellaneous Admin Expenses	55,149.81	64,018.18	8,868.37	774,092.44	448,127.26	-325,965.18	768,218.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	58,431.53	67,826.52	9,394.99	793,250.49	474,785.64	-318,464.85	813,918.00
4200-00-000	TENANT SERVICES							
4220-00-000	Tenant Services-FSS Forfeitures	0.00	0.00	0.00	249.40	0.00	-249.40	0.00
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	1,380.00	1,750.00	370.00	3,000.00
4220-03-000	Local Non-Traditional Expense	0.00	8,333.33	8,333.33	0.00	58,333.31	58,333.31	100,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	8,583.33	8,583.33	1,629.40	60,083.31	58,453.91	103,000.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	465.38	333.33	-132.05	2,481.03	2,333.31	-147.72	4,000.00
4330-00-000	Gas	44.78	166.67	121.89	1,263.27	1,166.69	-96.58	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	510.16	500.00	-10.16	3,744.30	3,500.00	-244.30	6,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	157.52	83.33	-74.19	602.70	583.31	-19.39	1,000.00
4510-10-000	Property Insurance	25.22	25.00	-0.22	161.85	175.00	13.15	300.00
4510-20-000	Liability Insurance	6.28	16.67	10.39	95.04	116.69	21.65	200.00
4510-30-000	Workmen's Compensation	555.62	595.33	39.71	3,772.61	4,167.31	394.70	7,144.00
4599-00-000	TOTAL GENERAL EXPENSES	744.64	720.33	-24.31	4,632.20	5,042.31	410.11	8,644.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	622,180.00	494,524.00	-127,656.00	4,108,105.00	3,461,668.00	-646,437.00	5,934,288.00
4715-01-000	Tenant Utility Payments-Voucher	14,361.00	6,833.34	-7,527.66	77,578.00	47,833.38	-29,744.62	82,000.00
4715-02-000	Port Out HAP Payments	4,940.00	1,250.00	-3,690.00	21,796.00	8,750.00	-13,046.00	15,000.00
4715-07-000	Tenant FSS Goal Incentives	2,850.00	2,500.00	-350.00	17,525.00	17,500.00	-25.00	30,000.00
4715-08-000	Landlord Incentives	3,000.00	5,000.00	2,000.00	9,750.00	35,000.00	25,250.00	60,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	647,331.00	510,107.34	-137,223.66	4,234,754.00	3,570,751.38	-664,002.62	6,121,288.00
8000-00-000	TOTAL EXPENSES	707,017.33	587,737.52	-119,279.81	5,038,010.39	4,114,162.64	-923,847.75	7,052,850.00
9000-00-000	NET INCOME	42,235.55	-29,263.69	71,499.24	-377,954.08	-204,845.83	-173,108.25	-351,164.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 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	14,581.00	13,817.42	763.58	110,070.15	96,721.94	13,348.21	165,809.00	
3112-00-000	50059 HAP Subsidy	23,206.00	25,660.83	-2,454.83	162,722.00	179,625.81	-16,903.81	307,930.00	
3119-00-000	Total Rental Income	37,787.00	39,478.25	-1,691.25	272,792.15	276,347.75	-3,555.60	473,739.00	
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	604.15	463.50	140.65	2,339.73	3,244.50	-904.77	5,562.00	
3120-03-000	Damages	2,157.00	500.00	1,657.00	3,737.16	3,500.00	237.16	6,000.00	
3120-04-000	Late Charges	205.00	83.33	121.67	328.00	583.31	-255.31	1,000.00	
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	0.00	350.00	-350.00	600.00	
3120-06-000	NSF Charges	25.00	0.00	25.00	75.00	0.00	75.00	0.00	
3120-08-000	Workorders/Maint Charges	0.00	541.67	-541.67	0.00	3,791.69	-3,791.69	6,500.00	
3129-00-000	Total Other Tenant Income	2,991.15	1,638.50	1,352.65	6,479.89	11,469.50	-4,989.61	19,662.00	
3199-00-000	TOTAL TENANT INCOME	40,778.15	41,116.75	-338.60	279,272.04	287,817.25	-8,545.21	493,401.00	
3400-00-000	GRANT INCOME								
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	33,323.05	45,687.25	-12,364.20	78,321.00	
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	33,323.05	45,687.25	-12,364.20	78,321.00	
3999-00-000	TOTAL INCOME	40,778.15	47,643.50	-6,865.35	312,595.09	333,504.50	-20,909.41	571,722.00	
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	3,064.36	3,482.92	418.56	22,807.08	24,380.44	1,573.36	41,795.00	
4110-04-000	Employee Benefit Contribution-Admin	1,120.18	1,188.83	68.65	7,896.10	8,321.81	425.71	14,266.00	
4110-99-000	Total Administrative Salaries	4,184.54	4,671.75	487.21	30,703.18	32,702.25	1,999.07	56,061.00	
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers/Writs	0.00	66.67	66.67	153.00	466.69	313.69	800.00	
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	63.00	116.69	53.69	200.00	
4130-04-000	General Legal Expense	-161.44	250.00	411.44	7,193.64	1,750.00	-5,443.64	3,000.00	
4131-00-000	Total Legal Expense	-161.44	333.34	494.78	7,409.64	2,333.38	-5,076.26	4,000.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	0.00	83.33	83.33	123.25	583.31	460.06	1,000.00	
4150-00-000	Travel	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00	
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00	
4189-00-000	Total Other Admin Expenses	0.00	333.33	333.33	123.25	2,333.31	2,210.06	4,000.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	8.33	8.33	36.00	58.31	22.31	100.00	
4190-04-000	Office Supplies	0.00	41.67	41.67	136.76	291.69	154.93	500.00	
4190-07-000	Telephone & Internet	229.45	233.33	3.88	2,186.70	1,633.31	-553.39	2,800.00	
4190-08-000	Postage	0.00	41.67	41.67	399.24	291.69	-107.55	500.00	

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant) Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-10-000	Copiers	-57.09	41.67	98.76	186.94	291.69	104.75	500.00
4190-12-000	Software	13.26	300.00	286.74	100.14	2,100.00	1,999.86	3,600.00
4190-13-000	IT/Website Maintenance	85.98	100.00	14.02	1,196.85	700.00	-496.85	1,200.00
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	775.00	66.67	-708.33	1,511.71	466.69	-1,045.02	800.00
4191-00-000	Total Miscellaneous Admin Expenses	5,231.14	5,505.09	273.95	36,556.52	38,535.63	1,979.11	66,061.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,069.70	6,171.76	1,102.06	44,089.41	43,202.32	-887.09	74,061.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	4,298.34	4,553.33	254.99	28,480.48	31,873.31	3,392.83	54,640.00
4211-20-300	Tenant Services-Benefits	1,123.54	1,104.58	-18.96	6,485.71	7,732.06	1,246.35	13,255.00
4220-01-000	Other Tenant Svcs.	-47.74	1,666.67	1,714.41	10,707.70	11,666.69	958.99	20,000.00
4240-20-300	Tenant Services-Other Direct Costs	275.20	472.17	196.97	2,130.42	3,305.19	1,174.77	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	1,556.81	1,318.31	-238.50	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	408.71	583.31	174.60	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	5,649.34	8,193.41	2,544.07	49,769.83	57,353.87	7,584.04	98,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	833.33	833.33	3,866.55	5,833.31	1,966.76	10,000.00
4320-00-000	Electricity	-4,324.88	5,833.33	10,158.21	39,966.77	40,833.31	866.54	70,000.00
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	9,166.70	14,583.31	5,416.61	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	-4,324.88	8,749.99	13,074.87	53,000.02	61,249.93	8,249.91	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,604.98	5,064.58	459.60	34,036.65	35,452.06	1,415.41	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	1,735.41	1,837.00	101.59	10,820.37	12,859.00	2,038.63	22,044.00
4419-00-000	Total General Maint Expense	6,340.39	6,901.58	561.19	44,857.02	48,311.06	3,454.04	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	187.61	8.33	-179.28	236.48	58.31	-178.17	100.00
4420-02-000	Supplies-Appliance	0.00	91.67	91.67	1,040.10	641.69	-398.41	1,100.00
4420-03-000	Supplies-Unit Turnover	0.00	191.67	191.67	611.11	1,341.69	730.58	2,300.00
4420-04-000	Supplies-Electrical	1,171.84	250.00	-921.84	3,404.52	1,750.00	-1,654.52	3,000.00
4420-05-000	Supplies-Fuel & Parts	15.13	62.50	47.37	294.48	437.50	143.02	750.00
4420-06-000	Supplies-Janitorial/Cleaning	67.58	83.33	15.75	887.46	583.31	-304.15	1,000.00
4420-07-000	Supplies-Maint/Repairs	135.11	625.00	489.89	4,824.88	4,375.00	-449.88	7,500.00
4420-08-000	Supplies-Plumbing	109.31	104.17	-5.14	1,322.38	729.19	-593.19	1,250.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	345.37	291.69	-53.68	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4429-00-000	Total Materials	1,686.58	1,500.01	-186.57	12,966.78	10,500.07	-2,466.71	18,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	4,800.00	133.33	-4,666.67	6,348.94	933.31	-5,415.63	1,600.00
4430-03-000	Contract-Trash Collection	324.07	225.00	-99.07	2,687.02	1,575.00	-1,112.02	2,700.00
4430-04-000	Contract-Snow Removal	0.00	94.17	94.17	1,130.00	659.19	-470.81	1,130.00
4430-05-000	Contract-Unit Turnover	0.00	1,105.83	1,105.83	0.00	7,740.81	7,740.81	13,270.00
4430-06-000	Contract-Electrical	-717.32	166.67	883.99	619.75	1,166.69	546.94	2,000.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-07-000	Contract-Pest Control	2,434.05	833.33	-1,600.72	12,168.66	5,833.31	-6,335.35	10,000.00
4430-08-000	Contract-Floor Covering	880.66	0.00	-880.66	880.66	0.00	-880.66	0.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	131.64	133.33	1.69	1,016.60	933.31	-83.29	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	677.83	291.69	-386.14	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	-231.03	416.67	647.70	1,463.14	2,916.69	1,453.55	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-17-000	Contract-Elevator Maintenance	4,228.38	1,250.00	-2,978.38	13,185.12	8,750.00	-4,435.12	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	105.00	350.00	245.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	975.00	100.00	-875.00	975.00	700.00	-275.00	1,200.00
4430-22-000	Contract-IT Contracts	-60.00	0.00	60.00	0.00	0.00	0.00	0.00
4430-99-000	Contract Costs-Other	151.59	0.00	-151.59	151.59	0.00	-151.59	0.00
4439-00-000	Total Contract Costs	12,932.04	4,641.67	-8,290.37	41,589.31	32,491.69	-9,097.62	55,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	20,959.01	13,043.26	-7,915.75	99,413.11	91,302.82	-8,110.29	156,519.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	269.46	288.67	19.21	2,110.45	2,020.69	-89.76	3,464.00
4510-10-000	Property Insurance	421.85	417.25	-4.60	2,791.62	2,920.75	129.13	5,007.00
4510-20-000	Liability Insurance	221.25	189.42	-31.83	1,351.43	1,325.94	-25.49	2,273.00
4510-30-000	Workmen's Compensation	104.18	148.83	44.65	926.34	1,041.81	115.47	1,786.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,016.74	1,460.84	444.10	7,179.84	10,225.88	3,046.04	17,530.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,125.15	2,283.33	158.18	15,393.81	15,983.31	589.50	27,400.00
4899-00-000	TOTAL FINANCING EXPENSES	2,125.15	2,283.33	158.18	15,393.81	15,983.31	589.50	27,400.00
8000-00-000	TOTAL EXPENSES	30,495.06	39,902.59	9,407.53	268,846.02	279,318.13	10,472.11	478,831.00
9000-00-000	NET INCOME	10,283.09	7,740.91	2,542.18	43,749.07	54,186.37	-10,437.30	92,891.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 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	43,332.59	47,522.60	-4,190.01	295,494.31	332,658.20	-37,163.89	570,271.20
3112-06-000	PBV HAP Subsidy	137,996.00	110,886.07	27,109.93	842,924.00	776,202.49	66,721.51	1,330,632.80
3119-00-000	Total Rental Income	181,328.59	158,408.67	22,919.92	1,138,418.31	1,108,860.69	29,557.62	1,900,904.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	6,042.82	2,083.33	3,959.49	21,129.14	14,583.31	6,545.83	25,000.00
3120-04-000	Late Charges	703.00	666.67	36.33	6,993.00	4,666.69	2,326.31	8,000.00
3120-05-000	Legal Fees - Tenant	0.00	83.33	-83.33	0.00	583.31	-583.31	1,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	25.00	58.31	-33.31	100.00
3120-07-000	Tenant Owed Utilities	100.00	166.67	-66.67	1,342.14	1,166.69	175.45	2,000.00
3120-08-000	Workorders/Maint Charges	0.00	325.00	-325.00	0.00	2,275.00	-2,275.00	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	6,845.82	3,333.33	3,512.49	29,800.20	23,333.31	6,466.89	40,000.00
3199-00-000	TOTAL TENANT INCOME	188,174.41	161,742.00	26,432.41	1,168,218.51	1,132,194.00	36,024.51	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	55,416.69	14,583.31	95,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	7,916.67	-7,916.67	70,000.00	55,416.69	14,583.31	95,000.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.00	208.33	-208.33	995.85	1,458.31	-462.46	2,500.00
3699-00-000	TOTAL OTHER INCOME	0.00	208.33	-208.33	995.85	1,458.31	-462.46	2,500.00
3999-00-000	TOTAL INCOME	188,174.41	169,867.00	18,307.41	1,239,214.36	1,189,069.00	50,145.36	2,038,404.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	22,595.98	23,977.25	1,381.27	168,900.28	167,840.75	-1,059.53	287,727.00
4110-04-000	Employee Benefit Contribution-Admin	6,939.81	7,334.83	395.02	45,828.21	51,343.81	5,515.60	88,018.00
4110-99-000	Total Administrative Salaries	29,535.79	31,312.08	1,776.29	214,728.49	219,184.56	4,456.07	375,745.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	-2.06	291.69	293.75	500.00
4130-04-000	General Legal Expense	451.25	1,250.00	798.75	4,231.25	8,750.00	4,518.75	15,000.00
4131-00-000	Total Legal Expense	451.25	1,291.67	840.42	4,229.19	9,041.69	4,812.50	15,500.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	566.50	1,250.00	683.50	4,169.78	8,750.00	4,580.22	15,000.00
4150-00-000	Travel	6,319.70	833.33	-5,486.37	8,488.36	5,833.31	-2,655.05	10,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4189-00-000	Total Other Admin Expenses	6,886.20	2,291.66	-4,594.54	12,658.14	16,041.62	3,383.48	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 - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-01-000	Membership and Fees	0.00	100.00	100.00	1,180.00	700.00	-480.00	1,200.00
4190-02-000	Publications	174.43	66.67	-107.76	381.42	466.69	85.27	800.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4190-04-000	Office Supplies	128.67	333.33	204.66	1,862.52	2,333.31	470.79	4,000.00
4190-06-000	Compliance	0.00	208.33	208.33	172.30	1,458.31	1,286.01	2,500.00
4190-07-000	Telephone & Internet	523.93	416.67	-107.26	3,281.75	2,916.69	-365.06	5,000.00
4190-08-000	Postage	0.00	500.00	500.00	1,093.97	3,500.00	2,406.03	6,000.00
4190-10-000	Copiers	-161.30	208.33	369.63	646.55	1,458.31	811.76	2,500.00
4190-12-000	Software	70.78	1,666.67	1,595.89	3,472.76	11,666.69	8,193.93	20,000.00
4190-13-000	IT/Website Maintenance	369.80	416.67	46.87	3,648.00	2,916.69	-731.31	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	1,108.70	1,750.00	641.30	3,000.00
4190-22-000	Other Misc Admin Expenses	-3,818.87	833.33	4,652.20	-10,511.61	5,833.31	16,344.92	10,000.00
4191-00-000	Total Miscellaneous Admin Expenses	26,823.23	36,395.41	9,572.18	221,064.85	254,767.87	33,703.02	436,745.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,160.68	39,978.74	5,818.06	237,952.18	279,851.18	41,899.00	479,745.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	251.70	125.00	-126.70	737.04	875.00	137.96	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	251.70	125.00	-126.70	737.04	875.00	137.96	1,500.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	152.15	2,666.67	2,514.52	14,316.03	18,666.69	4,350.66	32,000.00
4320-00-000	Electricity	-519.30	833.33	1,352.63	5,058.06	5,833.31	775.25	10,000.00
4330-00-000	Gas	9.06	166.67	157.61	282.59	1,166.69	884.10	2,000.00
4390-00-000	Sewer & Trash	129.40	3,333.33	3,203.93	14,771.53	23,333.31	8,561.78	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	-228.69	7,000.00	7,228.69	34,428.21	49,000.00	14,571.79	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	15,520.52	17,226.17	1,705.65	114,211.75	120,583.19	6,371.44	206,714.00
4410-05-000	Employee Benefit Contribution-Maint.	4,851.54	5,722.92	871.38	34,962.71	40,060.44	5,097.73	68,675.00
4419-00-000	Total General Maint Expense	20,372.06	22,949.09	2,577.03	149,174.46	160,643.63	11,469.17	275,389.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	227.48	141.67	-85.81	1,631.89	991.69	-640.20	1,700.00
4420-02-000	Supplies-Appliance	0.00	208.33	208.33	2,226.89	1,458.31	-768.58	2,500.00
4420-03-000	Supplies-Unit Turnover	0.00	458.33	458.33	926.02	3,208.31	2,282.29	5,500.00
4420-04-000	Supplies-Electrical	290.39	1,250.00	959.61	7,582.21	8,750.00	1,167.79	15,000.00
4420-05-000	Supplies-Fuel & Parts	90.50	291.67	201.17	2,221.20	2,041.69	-179.51	3,500.00
4420-06-000	Supplies-Janitorial/Cleaning	73.63	333.33	259.70	2,268.17	2,333.31	65.14	4,000.00
4420-07-000	Supplies-Maint/Repairs	971.49	1,250.00	278.51	14,419.94	8,750.00	-5,669.94	15,000.00
4420-08-000	Supplies-Plumbing	-138.90	416.67	555.57	3,312.30	2,916.69	-395.61	5,000.00
4420-09-000	Tools and Equipment	0.00	291.67	291.67	3,225.90	2,041.69	-1,184.21	3,500.00
4420-10-000	Maintenance Paper/Supplies	-26.84	66.67	93.51	0.00	466.69	466.69	800.00
4420-11-000	Supplies-HVAC	235.00	0.00	-235.00	235.00	0.00	-235.00	0.00
4429-00-000	Total Materials	1,722.75	4,708.34	2,985.59	38,049.52	32,958.38	-5,091.14	56,500.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	83.33	83.33	975.00	583.31	-391.69	1,000.00
4430-03-000	Contract-Trash Collection	165.25	250.00	84.75	2,257.70	1,750.00	-507.70	3,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	270.00	583.31	313.31	1,000.00	
4430-05-000	Contract-Unit Turnover	-150.00	1,666.67	1,816.67	3,350.69	11,666.69	8,316.00	20,000.00	
4430-06-000	Contract-Electrical	95.00	83.33	-11.67	527.78	583.31	55.53	1,000.00	
4430-07-000	Contract-Pest Control	68.09	1,000.00	931.91	2,399.77	7,000.00	4,600.23	12,000.00	
4430-08-000	Contract-Floor Covering	225.00	333.33	108.33	225.00	2,333.31	2,108.31	4,000.00	
4430-09-000	Contract-Grounds	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00	
4430-10-000	Contract-Janitorial/Cleaning	364.16	333.33	-30.83	2,543.57	2,333.31	-210.26	4,000.00	
4430-11-000	Contract-Plumbing	975.00	250.00	-725.00	1,120.00	1,750.00	630.00	3,000.00	
4430-12-000	Contract-Inspections	-1,150.00	1,166.67	2,316.67	2,870.00	8,166.69	5,296.69	14,000.00	
4430-13-000	Contract-HVAC	720.97	1,666.67	945.70	6,021.27	11,666.69	5,645.42	20,000.00	
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00	
4430-15-000	Contract-Video Surveillance	0.00	7,583.33	7,583.33	0.00	53,083.31	53,083.31	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	1,313.47	15,416.65	14,103.18	24,800.78	107,916.55	83,115.77	185,000.00	
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	23,408.28	43,074.08	19,665.80	212,024.76	301,518.56	89,493.80	516,889.00	
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	157.52	184.00	26.48	1,158.38	1,288.00	129.62	2,208.00	
4510-10-000	Property Insurance	1,282.64	1,239.42	-43.22	8,340.36	8,675.94	335.58	14,873.00	
4510-20-000	Liability Insurance	588.45	549.33	-39.12	3,829.75	3,845.31	15.56	6,592.00	
4510-30-000	Workmen's Compensation	555.60	520.83	-34.77	3,460.00	3,645.81	185.81	6,250.00	
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,500.00	2,500.00	15,776.15	17,500.00	1,723.85	30,000.00	
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	14,583.31	14,583.31	25,000.00	
4599-00-000	TOTAL GENERAL EXPENSES	2,584.21	7,076.91	4,492.70	32,564.64	49,538.37	16,973.73	84,923.00	
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	84,830.11	10,592.04	-74,238.07	112,554.45	74,144.28	-38,410.17	127,104.53	
4852-00-000	Interest Expense-Loan 2	0.00	5,833.33	5,833.33	70,000.00	40,833.31	-29,166.69	70,000.00	
4899-00-000	TOTAL FINANCING EXPENSES	84,830.11	16,425.37	-68,404.74	182,554.45	114,977.59	-67,576.86	197,104.53	
8000-00-000	TOTAL EXPENSES	145,006.29	113,680.10	-31,326.19	700,261.28	795,760.70	95,499.42	1,364,161.53	
9000-00-000	NET INCOME	43,168.12	56,186.90	-13,018.78	538,953.08	393,308.30	145,644.78	674,242.47	

COMMERCE VILLAGE LLC									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 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	10,029.00	10,142.55	-113.55	67,565.00	70,997.85	-3,432.85	121,710.60	
3112-06-000	PBV HAP Subsidy	10,287.00	10,142.55	144.45	69,280.00	70,997.85	-1,717.85	121,710.60	
3119-00-000	Total Rental Income	20,316.00	20,285.10	30.90	136,845.00	141,995.70	-5,150.70	243,421.20	
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	263.00	150.00	113.00	1,095.42	1,050.00	45.42	1,800.00	
3120-03-000	Damages	56.00	208.33	-152.33	1,431.00	1,458.31	-27.31	2,500.00	
3120-04-000	Late Charges	87.00	25.00	62.00	328.00	175.00	153.00	300.00	
3120-05-000	Legal Fees - Tenant	0.00	21.67	-21.67	0.00	151.69	-151.69	260.00	
3120-08-000	Workorders/Maint Charges	0.00	100.00	-100.00	40.00	700.00	-660.00	1,200.00	
3129-00-000	Total Other Tenant Income	406.00	505.00	-99.00	2,894.42	3,535.00	-640.58	6,060.00	
3199-00-000	TOTAL TENANT INCOME	20,722.00	20,790.10	-68.10	139,739.42	145,530.70	-5,791.28	249,481.20	
3600-00-000	OTHER INCOME								
3611-00-000	Investment Income - Restricted	615.01	250.00	365.01	4,036.53	1,750.00	2,286.53	3,000.00	
3699-00-000	TOTAL OTHER INCOME	615.01	250.00	365.01	4,036.53	1,750.00	2,286.53	3,000.00	
3999-00-000	TOTAL INCOME	21,337.01	21,040.10	296.91	143,775.95	147,280.70	-3,504.75	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	21,650.70	21,891.31	240.61	37,528.00	
4110-04-000	Employee Benefit Contribution-Admin	866.21	974.00	107.79	6,279.88	6,818.00	538.12	11,688.00	
4110-99-000	Total Administrative Salaries	3,752.97	4,101.33	348.36	27,930.58	28,709.31	778.73	49,216.00	
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	21.00	0.00	-21.00	0.00	
4130-04-000	General Legal Expense	1,150.50	0.00	-1,150.50	2,715.00	0.00	-2,715.00	0.00	
4131-00-000	Total Legal Expense	1,150.50	0.00	-1,150.50	2,736.00	0.00	-2,736.00	0.00	
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	-250.00	125.00	375.00	302.75	875.00	572.25	1,500.00	
4150-00-000	Travel	-1,088.51	83.33	1,171.84	103.08	583.31	480.23	1,000.00	
4173-00-000	Management Fee	1,068.62	958.33	-110.29	7,198.04	6,708.31	489.73	11,500.00	
4189-00-000	Total Other Admin Expenses	-269.89	1,166.66	1,436.55	7,603.87	8,166.62	562.75	14,000.00	
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	8.33	8.33	0.00	58.31	58.31	100.00	
4190-02-000	Publications	0.00	8.33	8.33	0.00	58.31	58.31	100.00	
4190-04-000	Office Supplies	0.00	50.00	50.00	45.83	350.00	304.17	600.00	
4190-06-000	Compliance	0.00	125.00	125.00	1,400.00	875.00	-525.00	1,500.00	
4190-07-000	Telephone & Internet	201.65	300.00	98.35	1,317.79	2,100.00	782.21	3,600.00	
4190-08-000	Postage	0.00	41.67	41.67	239.62	291.69	52.07	500.00	

COMMERCE VILLAGE LLC									
Statement of Revenues, Expenditures, and Changes in Fund Net Position									
January - July 2024									
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	
4190-10-000	Copiers	-27.66	100.00	127.66	252.36	700.00	447.64	1,200.00	
4190-12-000	Software	6.63	166.67	160.04	50.05	1,166.69	1,116.64	2,000.00	
4190-13-000	IT/Website Maintenance	42.99	91.67	48.68	1,634.55	641.69	-992.86	1,100.00	
4190-18-000	Small Office Equipment	0.00	0.00	0.00	99.99	0.00	-99.99	0.00	
4190-21-000	HCC Fees	0.00	625.00	625.00	7,175.91	4,375.00	-2,800.91	7,500.00	
4190-22-000	Other Misc Admin Expenses	-903.00	83.33	986.33	-19.04	583.31	602.35	1,000.00	
4191-00-000	Total Miscellaneous Admin Expenses	3,073.58	5,701.33	2,627.75	40,127.64	39,909.31	-218.33	68,416.00	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,954.19	6,867.99	2,913.80	50,467.51	48,075.93	-2,391.58	82,416.00	
4200-00-000	TENANT SERVICES								
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	0.00	10,645.81	10,645.81	18,250.00	
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	1,245.20	875.00	-370.20	1,500.00	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	1,645.83	1,245.20	11,520.81	10,275.61	19,750.00	
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	358.33	358.33	1,975.05	2,508.31	533.26	4,300.00	
4320-00-000	Electricity	-440.53	1,666.67	2,107.20	10,358.26	11,666.69	1,308.43	20,000.00	
4330-00-000	Gas	-54.99	200.00	254.99	1,161.81	1,400.00	238.19	2,400.00	
4390-00-000	Sewer & Trash	0.00	916.67	916.67	4,435.50	6,416.69	1,981.19	11,000.00	
4399-00-000	TOTAL UTILITY EXPENSES	-495.52	3,141.67	3,637.19	17,930.62	21,991.69	4,061.07	37,700.00	
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	736.08	994.33	258.25	5,524.56	6,960.31	1,435.75	11,932.00	
4410-05-000	Employee Benefit Contribution-Maint.	381.06	355.58	-25.48	2,448.44	2,489.06	40.62	4,267.00	
4419-00-000	Total General Maint Expense	1,117.14	1,349.91	232.77	7,973.00	9,449.37	1,476.37	16,199.00	
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	7.95	8.33	0.38	14.89	58.31	43.42	100.00	
4420-02-000	Supplies-Appliance	0.00	8.33	8.33	1,047.29	58.31	-988.98	100.00	
4420-03-000	Supplies-Unit Turnover	0.00	16.67	16.67	958.64	116.69	-841.95	200.00	
4420-04-000	Supplies-Electrical	-69.99	50.00	119.99	2,809.63	350.00	-2,459.63	600.00	
4420-05-000	Supplies-Fuel & Parts	5.81	16.67	10.86	113.25	116.69	3.44	200.00	
4420-06-000	Supplies-Janitorial/Cleaning	35.82	50.00	14.18	302.09	350.00	47.91	600.00	
4420-07-000	Supplies-Maint/Repairs	17.66	108.33	90.67	1,377.09	758.31	-618.78	1,300.00	
4420-08-000	Supplies-Plumbing	3.37	25.00	21.63	581.71	175.00	-406.71	300.00	
4420-09-000	Tools and Equipment	0.00	0.00	0.00	96.48	0.00	-96.48	0.00	
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	58.31	58.31	100.00	
4420-11-000	Supplies-HVAC	1,799.00	0.00	-1,799.00	1,799.00	0.00	-1,799.00	0.00	
4429-00-000	Total Materials	1,799.62	291.66	-1,507.96	9,100.07	2,041.62	-7,058.45	3,500.00	
4430-00-000	Contract Costs								
4430-01-000	Contract-Routine Maintenance	1,200.00	0.00	-1,200.00	1,200.00	0.00	-1,200.00	0.00	
4430-03-000	Contract-Trash Collection	2.16	225.00	222.84	1,986.11	1,575.00	-411.11	2,700.00	
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	2,000.00	583.31	-1,416.69	1,000.00	
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00	
4430-06-000	Contract-Electrical	-7,876.52	0.00	7,876.52	286.00	0.00	-286.00	0.00	
4430-07-000	Contract-Pest Control	735.09	91.67	-643.42	1,804.27	641.69	-1,162.58	1,100.00	
4430-10-000	Contract-Janitorial/Cleaning	5.96	133.33	127.37	880.90	933.31	52.41	1,600.00	

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	690.00	291.69	-398.31	500.00
4430-12-000	Contract-Inspections	-100.00	291.67	391.67	1,000.00	2,041.69	1,041.69	3,500.00
4430-13-000	Contract-HVAC	1,192.06	333.33	-858.73	1,962.12	2,333.31	371.19	4,000.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	479.04	350.00	-129.04	600.00
4430-19-000	Contract-Sprinkler Monitoring	1,425.00	83.33	-1,341.67	1,425.00	583.31	-841.69	1,000.00
4439-00-000	Total Contract Costs	-3,416.25	1,499.99	4,916.24	13,713.44	10,499.93	-3,213.51	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	-499.49	3,141.56	3,641.05	30,786.51	21,990.92	-8,795.59	37,699.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	14.76	21.00	6.24	129.41	147.00	17.59	252.00
4510-10-000	Property Insurance	651.71	477.92	-173.79	4,561.97	3,345.44	-1,216.53	5,735.00
4510-20-000	Liability Insurance	183.81	214.17	30.36	1,286.67	1,499.19	212.52	2,570.00
4510-30-000	Workmen's Compensation	52.09	55.83	3.74	352.81	390.81	38.00	670.00
4521-00-000	Misc. Taxes/Licenses/Insurance	83.92	2.00	-81.92	504.53	14.00	-490.53	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	986.29	979.25	-7.04	6,835.39	6,854.75	19.36	11,751.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	5,310.47	17,141.30	11,830.83	116,820.23	119,989.10	3,168.87	205,696.00
9000-00-000	NET INCOME	16,026.54	3,898.80	12,127.74	26,955.72	27,291.60	-335.88	46,785.20

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

WHEREAS, there have been described to the Harrisonburg Redevelopment and Housing Authority (the “Authority”) the plans by FC Phase 3 LLC, a Virginia limited liability company, or an affiliated entity (the “Borrower”), to acquire, construct and equip approximately 82 multifamily residential rental housing units (the “Project”), which Project will include the demolition of existing units and the provision of park and road improvements, to be located on land at 460 Garrett Street, Charlottesville, Virginia; and

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

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

WHEREAS, the Borrower has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an amount not to exceed \$24,000,000 (the “Bonds”), the proceeds of which Bonds will be used to finance costs to be incurred in acquiring, constructing and equipping of the Project as permitted under the Act; and

WHEREAS, a public hearing (the “Public Hearing”) has been held on August 21, 2024 with respect to the Project and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code.

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

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

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

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

4. To induce the Borrower to acquire, construct and equip the Project and maintain the Project as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the acquisition, construction and equipping of the Project, including any necessary reserve funds and costs of issuance of the Bonds, in each case only as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) its multifamily housing revenue bonds therefor in the maximum principal amount not to exceed \$24,000,000 upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in form and pursuant to terms to be set by the Authority.

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

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

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

8. The Borrower has represented to the Authority that interest on the Bonds is intended to be generally excluded from the gross income of the holders thereof for federal and state income tax purposes, and that the Borrower will pay to the Authority an origination fee of one-half of one percent (0.5%) of the first five million dollars (\$5,000,000) of the principal amount of the Bonds; two-tenths of one percent (0.2%) of the principal amount of the Bonds which exceed five million dollars (\$5,000,000) up to twelve million five hundred thousand dollars (\$12,500,000); and one-tenth of one percent (0.1%) of the principal amount of the Bonds which exceed twelve million five hundred thousand dollars (\$12,500,000) up to twenty million dollars (\$20,000,000); and no additional fees are levied for any Bonds over twenty million dollars (\$20,000,000).

9. All costs and expenses in connection with the Bonds, including but not limited to the fees and expenses of the Authority, bond counsel, and counsel for the Authority, shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason such Bonds are not issued, it is

understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

10. In adopting this Resolution, the Authority intends to evidence its “official intent” to reimburse Project expenditures with proceeds from the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2, including, without limitation, such expenditures with respect to the Project as are incurred prior to the issuance of the Bonds.

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

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

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

14. The Authority hereby authorizes the Chairperson, the Vice Chairperson or the Executive Director of the Authority to request one or more allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued

thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrower.

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

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

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

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

Adopted: August 21, 2024

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading of a Resolution titled **“INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF APARTMENTS IN THE CITY OF CHARLOTTESVILLE, VIRGINIA”** taken at a meeting of the Authority held on August 21, 2024:

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

Dated: August 21, 2024

(SEAL)

Gil Colman, Chair, Harrisonburg Redevelopment
and Housing Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct and complete copy of a Resolution adopted by the Authority's commissioners present and voting at a meeting duly called and held on August 21, 2024, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 21st day of August, 2024.

**HARRISONBURG REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Secretary

Summary Sheet of Updates and Changes to Operational Documents

Access Documents Here: <https://harrisonburgrha.com/fy2025-annual-plan-documents/>

Housing Choice Voucher Administrative Plan:

- Preferences updated
 - Live/Work in jurisdiction language has been updated
 - Added preference for single head of household with one or more children
 - Eliminated preference “victim of physical abuse” in order to focus on “escaping domestic violence”
- Fine-tuned processes regarding interim re-exam processing
- Added language to address funding shortfalls and steps to take when in shortfall
- Updates to criminal history screening
 - Reduce look back period from 60 months to 36 months or less
 - Clarified language regarding drug use and violent criminal activity

Lineweaver Annex ACOP:

- Updated to reflect pending changes to project-based vouchers for all units
- Removed option to participate in the Family Self-Sufficiency program
- Preferences updated
 - Live/Work in jurisdiction language has been updated
 - Eliminated preference “victim of physical abuse” in order to focus on “escaping domestic violence”
- Removed deconcentration policy and incentive language—not required for elderly and disabled housing
- Updates to criminal history screening
 - Reduce look back period from 60 months to 36 months or less
 - Clarified language regarding drug use and violent criminal activity

Commerce Village ACOP:

- Removed language regarding utility allowances (utilities all included)
- Removed option to participate in Family Self-Sufficiency program
- Preferences updated
 - Live/Work in jurisdiction language has been updated
- Updates to criminal history screening
 - Reduce look back period from 60 months to 36 months or less
 - Clarified language regarding drug use and violent criminal activity

JR “Polly” Lineweaver ACOP:

- Updates made to reflect HOTMA regulations effective 5.31.2024
- Preferences updated
 - Live/Work in jurisdiction language has been updated
 - Eliminated preference “victim of physical abuse” in order to focus on “escaping domestic violence”
- Updates to criminal history screening
 - Reduce look back period from 60 months to 36 months or less
 - Clarified language regarding drug use and violent criminal activity

Franklin Heights

- Preferences updated
 - Live/Work in jurisdiction language has been updated
 - Added preference for single head of household with one or more children
 - Eliminated preference “victim of physical abuse” in order to focus on “escaping domestic violence”
- Updates to criminal history screening
 - Reduce look back period from 60 months to 36 months or less
 - Clarified language regarding drug use and violent criminal activity

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND EQUITY
 2025 Budgets for All Programs

	LCD	BP	Lineweaver	MTW/MS5	JRL	Franklin Heights	Commerce Village	SHC	LAC	CV Mgt	Total
Receipts											
3110 Rent Receipts	0.00	228,647.00	334,558.00	0.00	169,780.00	676,404.00	131,037.00	0.00	0.00	0.00	1,540,426
3410 HMIS/FSS/SC/CDBG/VHSP gra	0.00	0.00	0.00	66,150.00	78,321.00	0.00	0.00	0.00	0.00	0.00	144,471
3410 HAP Income	193,482.00	0.00	362,438.00	7,103,915.00	315,306.00	1,578,276.00	131,037.00	0.00	0.00	0.00	9,684,454
3410 HAP Adm Income	0.00	0.00	0.00	630,023.00	0.00	0.00	0.00	0.00	0.00	0.00	630,023
3610 Interest Income	0.00	0.00	0.00	0.00	0.00	2,000.00	5,000.00	0.00	0.00	0.00	7,000
3690 Other Income	200,000.00	0.00	12,000.00	54,200.00	15,500.00	33,600.00	6,000.00	0.00	0.00	0.00	321,300
3690 Admin. Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3690 Application Fees	45,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,000
3690 Management Fees	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000
3690 Lease Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total Receipts	450,482.00	228,647.00	708,996.00	7,854,288.00	578,907.00	2,290,280.00	273,074.00	0.00	0.00	0.00	12,384,674
	1,388,125.00										
Expenses											
Administration											
4110 Salaries	187,694.00	0.00	65,895.00	398,851.00	46,538.00	400,133.00	42,368.00	0.00	0.00	0.00	1,141,479
4540 Benefits	58,937.00	0.00	22,410.00	137,622.00	17,594.00	134,678.00	14,578.00	0.00	0.00	0.00	385,819
4130 Legal Expense	10,000.00	2,500.00	6,000.00	4,000.00	4,700.00	15,000.00	1,800.00	400.00	250.00	50.00	44,700
4140 Staff Training	10,000.00	0.00	1,000.00	10,000.00	1,000.00	15,000.00	1,000.00	0.00	0.00	0.00	38,000
4150 Travel	10,000.00	0.00	1,000.00	8,000.00	500.00	15,000.00	1,200.00	0.00	0.00	0.00	35,700
4171 Auditing Fees	6,660.00	0.00	2,000.00	10,000.00	2,000.00	2,500.00	0.00	0.00	0.00	0.00	23,160
4190 Sundry-Admin. Exp.	30,500.00	660.00	14,200.00	61,000.00	10,700.00	55,100.00	30,700.00	460.00	460.00	250.00	204,030
4190 HMIS/FSS/SC/CDBG/VHSP gra	193,482.00	0.00	0.00	66,150.00	78,321.00	0.00	0.00	0.00	0.00	0.00	337,953
4190 Community Donations	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000
4230 Tenant Services	0.00	0.00	22,000.00	3,000.00	22,000.00	3,000.00	19,750.00	0.00	0.00	0.00	69,750
Total Administration	519,273.00	3,160.00	134,505.00	698,623.00	183,353.00	640,411.00	111,396.00	860.00	710.00	300.00	2,292,591
Utilities											
4310 Water	0.00	1,000.00	10,000.00	0.00	10,000.00	32,000.00	4,300.00	0.00	0.00	0.00	57,300
4320 Electric	2,000.00	0.00	70,000.00	0.00	70,000.00	10,000.00	20,000.00	0.00	0.00	0.00	172,000
4330 Gas	1,000.00	0.00	0.00	0.00	0.00	2,000.00	2,400.00	0.00	0.00	0.00	5,400
4390 Sewer	0.00	0.00	25,000.00	0.00	25,000.00	40,000.00	11,000.00	0.00	0.00	0.00	101,000
Total Utilities	3,000.00	1,000.00	105,000.00	0.00	105,000.00	84,000.00	37,700.00	0.00	0.00	0.00	335,700
Maintenance											
4410 Labor	25,135.00	0.00	60,434.00	0.00	60,434.00	250,847.00	18,783.00	0.00	0.00	0.00	415,633
4540 Benefits	8,829.00	0.00	22,000.00	0.00	22,000.00	87,211.00	7,866.00	0.00	0.00	0.00	147,906
4420 Materials	2,700.00	2,000.00	23,550.00	0.00	20,800.00	65,800.00	9,000.00	0.00	0.00	0.00	123,850
4430 Contract Costs	4,250.00	13,150.00	61,500.00	0.00	55,500.00	187,000.00	15,200.00	0.00	0.00	0.00	336,600
Total Maintenance	40,914.00	15,150.00	167,484.00	0.00	158,734.00	590,858.00	50,849.00	0.00	0.00	0.00	1,023,989
General Expenses											
4510 Insurance	8,300.00	0.00	10,500.00	9,050.00	13,000.00	33,500.00	8,600.00	900.00	900.00	0.00	84,750
4571 Bad Debt Expense	0.00	0.00	10,000.00	0.00	0.00	32,000.00	2,500.00	0.00	0.00	0.00	44,500
4570 Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	25,000.00	1,050.00	0.00	0.00	0.00	26,050
4715-4718 HAP,UAP,FSS	0.00	0.00	0.00	7,146,615.00	0.00	0.00	0.00	0.00	0.00	0.00	7,146,615
4580 Interest Expense	0.00	27,939.00	30,207.00	0.00	24,139.00	172,156.00	16,380.00	0.00	0.00	0.00	270,821
Total General	8,300.00	27,939.00	50,707.00	7,155,665.00	37,139.00	262,656.00	28,530.00	900.00	900.00	0.00	7,572,736
Total Expenditures	571,487.00	47,249.00	457,696.00	7,854,288.00	484,226.00	1,577,925.00	228,475.00	1,760.00	1,610.00	300.00	11,225,016
TOTAL RECEIPTS	450,482.00	228,647.00	708,996.00	7,854,288.00	578,907.00	2,290,280.00	273,074.00	0.00	0.00	0.00	12,384,674
TOTAL EXPENSES	571,487.00	47,249.00	457,696.00	7,854,288.00	484,226.00	1,577,925.00	228,475.00	1,760.00	1,610.00	300.00	11,225,016
NET OPERATING INCOME/(LOS)	(121,005.00)	181,398.00	251,300.00	0.00	94,681.00	712,355.00	44,599.00	(1,760.00)	(1,610.00)	(300.00)	1,159,658
	311,693.00										
Principal Pymts/Reserve Account	0.00	25,197.00	74,476.00	0.00	94,552.00	647,045.00	9,000.00	0.00	0.00	0.00	850,270
Total After Principal Payments	(121,005.00)	156,201.00	176,824.00	0.00	129.00	65,310.00	35,599.00	(1,760.00)	(1,610.00)	(300.00)	309,388

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3110-00-000	Commercial Rent-BP	223,357.00	228,647.00
3111-00-000	Tenant Rent	252,720.00	334,558.00
3112-06-000	PBV HAP Subsidy	308,880.00	362,438.00
3119-00-000	Total Rental Income	784,957.00	925,643.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000.00	4,000.00
3120-03-000	Damages	1,500.00	3,000.00
3120-04-000	Late Charges	1,000.00	1,000.00
3120-08-000	Workorders/Maint Charges	3,500.00	4,000.00
3129-00-000	Total Other Tenant Income	10,000.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	794,957.00	937,643.00
3400-00-000	GRANT INCOME		
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072.00	84,072.00
3410-61-200	COC Planning Grant	24,268.00	50,019.00
3499-00-000	TOTAL GRANT INCOME	167,731.00	193,482.00
3600-00-000	OTHER INCOME		
3620-00-000	Management Fee Income	11,500.00	12,000.00
3621-00-000	Bond Application Fees	45,000.00	45,000.00
3650-00-000	Miscellaneous Other Income	210,000.00	200,000.00
3699-00-000	TOTAL OTHER INCOME	266,500.00	257,000.00
3999-00-000	TOTAL INCOME	1,229,188.00	1,388,125.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	255,774.00	253,589.00
4110-04-000	Employee Benefit Contribution-Admin	98,690.00	81,347.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	53,749.00	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	2,642.00	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	48,257.00	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	11,516.00	14,992.00
4110-61-200	Salary-COC Planning Grant	22,677.00	41,432.00
4110-61-201	Adm Benefits-COC Planning	1,591.00	8,587.00
4110-99-000	Total Administrative Salaries	494,896.00	501,119.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	800.00	800.00
4130-02-000	Criminal Background Checks	200.00	200.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4130-04-000	General Legal Expense	16,500.00	17,500.00
4131-00-000	Total Legal Expense	17,500.00	18,500.00
4140-00-000	Staff Training	11,000.00	11,000.00
4140-50-100	Staff Training-VHSP	0.00	1,500.00
4150-00-000	Travel	11,000.00	11,000.00
4171-00-000	Auditing Fees	8,500.00	8,660.00
4189-00-000	Total Other Admin Expenses	30,500.00	32,160.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,200.00	1,200.00
4190-02-000	Publications	700.00	500.00
4190-03-000	Advertising	700.00	1,000.00
4190-04-000	Office Supplies	2,500.00	2,000.00
4190-06-000	Compliance	1,200.00	500.00
4190-07-000	Telephone & Internet	9,400.00	9,660.00
4190-08-000	Postage	2,000.00	2,000.00
4190-10-000	Copiers	3,200.00	2,000.00
4190-12-000	Software	21,000.00	15,000.00
4190-13-000	IT/Website Maintenance	4,500.00	5,000.00
4190-14-000	Community Donations	10,000.00	12,000.00
4190-18-000	Small Office Equipment	3,000.00	3,000.00
4190-22-000	Other Misc Admin Expenses	6,000.00	3,500.00
4190-50-100	Other Expenses-VHSP	3,000.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	24,299.00	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	12,785.00
4190-60-202	Services (HMIS/SNAP)	0.00	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	92,699.00	83,159.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	635,595.00	634,938.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	20,000.00	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	20,000.00	22,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	11,000.00	11,000.00
4320-00-000	Electricity	72,600.00	72,000.00
4330-00-000	Gas	1,600.00	1,000.00
4390-00-000	Sewer & Trash	25,000.00	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	110,200.00	109,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	95,799.00	85,569.00
4410-05-000	Employee Benefit Contribution-Maint.	32,965.00	30,829.00
4419-00-000	Total General Maint Expense	128,764.00	116,398.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300.00	300.00
4420-02-000	Supplies-Appliance	200.00	1,000.00
4420-03-000	Supplies-Unit Turnover	3,500.00	3,500.00
4420-04-000	Supplies-Electrical	6,300.00	5,300.00
4420-05-000	Supplies-Fuel & Parts	750.00	750.00
4420-06-000	Supplies-Janitorial/Cleaning	3,000.00	2,000.00
4420-07-000	Supplies-Maint/Repairs	10,500.00	11,000.00
4420-08-000	Supplies-Plumbing	750.00	2,100.00
4420-09-000	Tools and Equipment	500.00	500.00
4420-10-000	Maintenance Paper/Supplies	800.00	800.00
4420-11-000	Supplies-HVAC	0.00	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	500.00
4429-00-000	Total Materials	26,600.00	28,250.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	1,800.00	0.00
4430-03-000	Contract-Trash Collection	2,700.00	5,000.00
4430-04-000	Contract-Snow Removal	1,500.00	1,500.00
4430-05-000	Contract-Unit Turnover	22,000.00	15,000.00
4430-06-000	Contract-Electrical	2,000.00	2,000.00
4430-07-000	Contract-Pest Control	13,700.00	17,400.00
4430-08-000	Contract-Floor Covering	1,000.00	1,000.00
4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	4,100.00	4,100.00
4430-11-000	Contract-Plumbing	500.00	500.00
4430-12-000	Contract-Inspections	5,000.00	3,500.00
4430-13-000	Contract-HVAC	15,000.00	9,000.00
4430-15-000	Contract-Video Surveillance	500.00	500.00
4430-17-000	Contract-Elevator Maintenance	10,500.00	11,000.00
4430-18-000	Contract-Alarm Monitoring	1,600.00	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	3,200.00
4430-99-000	Contract Costs-Other	3,000.00	3,000.00
4439-00-000	Total Contract Costs	86,700.00	78,900.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	242,064.00	223,548.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	3,856.00	3,974.00
4510-10-000	Property Insurance	5,796.00	6,580.00
4510-20-000	Liability Insurance	2,781.00	2,315.00
4510-30-000	Workmen's Compensation	6,509.00	5,931.00
4570-00-000	Bad Debt-Tenant Rents	5,000.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	23,942.00	28,800.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	60,959.00	58,146.00
4899-00-000	TOTAL FINANCING EXPENSES	60,959.00	58,146.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
8000-00-000	TOTAL EXPENSES	1,092,760.00	1,076,432.00
9000-00-000	NET INCOME	136,428.00	311,693.00
	BOJ Principal Payments	(97,059.00)	(99,673.00)
	CASH FLOW	39,369.00	212,020.00

BRIDGEPORT BUILDING			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
3000-00-000	INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	223,357.00	228,647.00
3199-00-000	TOTAL TENANT INCOME	223,357.00	228,647.00
3999-00-000	TOTAL INCOME	223,357.00	228,647.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	1,500.00	2,500.00
4131-00-000	Total Legal Expense	1,500.00	2,500.00
4190-00-000	Miscellaneous Admin Expenses		
4190-07-000	Telephone & Internet	600.00	660.00
4191-00-000	Total Miscellaneous Admin Expenses	600.00	660.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,100.00	3,160.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	1,000.00	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	1,000.00	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4420-00-000	Materials		
4420-07-000	Supplies-Maint/Repairs	2,000.00	2,000.00
4429-00-000	Total Materials	2,000.00	2,000.00
4430-00-000	Contract Costs		
4430-04-000	Contract-Snow Removal	500.00	500.00
4430-07-000	Contract-Pest Control	700.00	900.00
4430-10-000	Contract-Janitorial/Cleaning	2,500.00	2,500.00
4430-13-000	Contract-HVAC	6,000.00	3,000.00
4430-17-000	Contract-Elevator Maintenance	3,000.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	250.00	250.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	2,000.00
4430-99-000	Contract Costs-Other	1,000.00	1,000.00
4439-00-000	Total Contract Costs	13,950.00	13,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,950.00	15,150.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	28,852.00	27,939.00
4899-00-000	TOTAL FINANCING EXPENSES	28,852.00	27,939.00
8000-00-000	TOTAL EXPENSES	47,902.00	47,249.00
9000-00-000	NET INCOME	175,455.00	181,398.00

BRIDGEPORT BUILDING			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
	ADJUSTMENTS	BOJ-Principal Payments	(25,197.00)
	CASH FLOW		156,201.00

LINEWEAVER ANNEX APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account		Account	
Number		Name	
		G/L Budget	
		G/L Budget	
		01/2024-12/2024	
		01/2025-12/2025	
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	252,720.00	334,558.00
3112-06-000	PBV HAP Subsidy	308,880.00	362,438.00
3119-00-000	Total Rental Income	561,600.00	696,996.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000.00	4,000.00
3120-03-000	Damages	1,500.00	3,000.00
3120-04-000	Late Charges	1,000.00	1,000.00
3120-08-000	Workorders/Maint Charges	3,500.00	4,000.00
3129-00-000	Total Other Tenant Income	10,000.00	12,000.00
3199-00-000	TOTAL TENANT INCOME	571,600.00	708,996.00
3999-00-000	TOTAL INCOME	571,600.00	708,996.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	60,078.00	65,895.00
4110-04-000	Employee Benefit Contribution-Admin	18,562.00	22,410.00
4110-99-000	Total Administrative Salaries	78,640.00	88,305.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	800.00	800.00
4130-02-000	Criminal Background Checks	200.00	200.00
4130-04-000	General Legal Expense	5,000.00	5,000.00
4131-00-000	Total Legal Expense	6,000.00	6,000.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	1,000.00	1,000.00
4171-00-000	Auditing Fees	2,000.00	2,000.00
4189-00-000	Total Other Admin Expenses	3,000.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	200.00	200.00
4190-02-000	Publications	200.00	0.00
4190-03-000	Advertising	200.00	0.00
4190-04-000	Office Supplies	1,000.00	1,000.00
4190-06-000	Compliance	1,200.00	500.00
4190-07-000	Telephone & Internet	2,800.00	3,000.00
4190-08-000	Postage	500.00	500.00
4190-10-000	Copiers	1,500.00	1,000.00
4190-12-000	Software	6,000.00	5,000.00
4190-13-000	IT/Website Maintenance	1,000.00	1,500.00
4190-18-000	Small Office Equipment	500.00	500.00

LINEWEAVER ANNEX APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4190-22-000	Other Misc Admin Expenses	1,000.00	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	16,100.00	14,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	104,740.00	112,505.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	20,000.00	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	20,000.00	22,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	10,000.00	10,000.00
4320-00-000	Electricity	70,000.00	70,000.00
4390-00-000	Sewer & Trash	25,000.00	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	105,000.00	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	60,775.00	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	22,044.00	22,000.00
4419-00-000	Total General Maint Expense	82,819.00	82,434.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300.00	300.00
4420-02-000	Supplies-Appliance	200.00	1,000.00
4420-03-000	Supplies-Unit Turnover	3,500.00	3,500.00
4420-04-000	Supplies-Electrical	6,000.00	5,000.00
4420-05-000	Supplies-Fuel & Parts	750.00	750.00
4420-06-000	Supplies-Janitorial/Cleaning	1,000.00	1,000.00
4420-07-000	Supplies-Maint/Repairs	7,500.00	8,000.00
4420-08-000	Supplies-Plumbing	750.00	2,000.00
4420-09-000	Tools and Equipment	500.00	500.00
4420-10-000	Maintenance Paper/Supplies	500.00	500.00
4420-11-000	Supplies-HVAC	0.00	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	500.00
4429-00-000	Total Materials	21,000.00	23,550.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	1,800.00	0.00
4430-03-000	Contract-Trash Collection	2,700.00	5,000.00
4430-04-000	Contract-Snow Removal	1,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	22,000.00	15,000.00
4430-06-000	Contract-Electrical	2,000.00	2,000.00
4430-07-000	Contract-Pest Control	12,000.00	16,000.00
4430-08-000	Contract-Floor Covering	1,000.00	1,000.00
4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	1,600.00	1,600.00
4430-11-000	Contract-Plumbing	500.00	500.00
4430-12-000	Contract-Inspections	5,000.00	3,500.00

LINEWEAVER ANNEX APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4430-13-000	Contract-HVAC	8,000.00	5,000.00
4430-15-000	Contract-Video Surveillance	500.00	500.00
4430-17-000	Contract-Elevator Maintenance	7,500.00	8,000.00
4430-18-000	Contract-Alarm Monitoring	600.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	1,200.00
4439-00-000	Total Contract Costs	68,000.00	61,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	171,819.00	167,484.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	2,656.00	2,774.00
4510-10-000	Property Insurance	4,096.00	4,880.00
4510-20-000	Liability Insurance	1,881.00	1,415.00
4510-30-000	Workmen's Compensation	2,009.00	1,431.00
4570-00-000	Bad Debt-Tenant Rents	5,000.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	15,642.00	20,500.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	32,107.00	30,207.00
4899-00-000	TOTAL FINANCING EXPENSES	32,107.00	30,207.00
8000-00-000	TOTAL EXPENSES	449,308.00	457,696.00
9000-00-000	NET INCOME	122,292.00	251,300.00
	ADJUSTMENTS	BOJ-Principal Payments	(74,476.00)
	CASH FLOW		176,824.00

COMMUNITY GRANTS			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072.00	84,072.00
3410-61-200	COC Planning Grant	24,268.00	50,019.00
3499-00-000	TOTAL GRANT INCOME	167,731.00	193,482.00
3999-00-000	TOTAL INCOME	167,731.00	193,482.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	53,749.00	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	2,642.00	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	48,257.00	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	11,516.00	14,992.00
4110-61-200	Salary-COC Planning Grant	22,677.00	41,432.00
4110-61-201	Adm Benefits-COC Planning	1,591.00	8,587.00
4110-99-000	Total Administrative Salaries	140,432.00	166,183.00
4140-50-100	Staff Training-VHSP	0.00	1,500.00
4190-50-100	Other Expenses-VHSP	3,000.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	24,299.00	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	12,785.00
4190-60-202	Services (HMIS/SNAP)	0.00	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	27,299.00	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	167,731.00	193,482.00
8000-00-000	TOTAL EXPENSES	167,731.00	193,482.00
9000-00-000	NET INCOME	0.00	0.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5, and FSS Grant)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	6,024,288.00	7,103,915.00
3410-02-000	Section 8 Admin. Fee Income	600,398.00	630,023.00
3410-03-000	Section 8 FSS Grant Income	63,000.00	66,150.00
3410-04-000	Port-In Admin Fees Earned	0.00	1,200.00
3410-06-000	Port In HAP Earned	0.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	6,687,686.00	7,831,288.00
3600-00-000	OTHER INCOME		
3640-00-000	Fraud Recovery-HAP	7,000.00	11,500.00
3640-01-000	Fraud Recovery-ADM	7,000.00	11,500.00
3699-00-000	TOTAL OTHER INCOME	14,000.00	23,000.00
3999-00-000	TOTAL INCOME	6,701,686.00	7,854,288.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	464,560.00	398,851.00
4110-04-000	Employee Benefit Contribution-Admin	161,658.00	137,622.00
4110-20-400	Administrative Salaries-FSS	50,615.00	52,640.00
4110-21-400	Employee Benefits Contribution-FSS	12,385.00	12,510.00
4110-99-000	Total Administrative Salaries	689,218.00	601,623.00
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	3,500.00	2,000.00
4130-04-000	General Legal Expense	2,000.00	2,000.00
4131-00-000	Total Legal Expense	5,500.00	4,000.00
4140-00-000	Staff Training	17,000.00	10,000.00
4140-01-400	Staff Training-FSS	0.00	1,000.00
4150-00-000	Travel	10,000.00	8,000.00
4171-00-000	Auditing Fees	10,000.00	10,000.00
4172-00-000	Port Out Admin Fee Paid	3,200.00	2,000.00
4189-00-000	Total Other Admin Expenses	40,200.00	30,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,000.00	1,000.00
4190-02-000	Publications	0.00	200.00
4190-03-000	Advertising	1,500.00	1,000.00
4190-04-000	Office Supplies	2,000.00	500.00
4190-05-000	Fuel-Administrative	1,800.00	800.00
4190-06-000	Compliance	21,000.00	10,000.00
4190-07-000	Telephone & Internet	6,500.00	5,000.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5, and FSS Grant)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4190-08-000	Postage	5,000.00	2,000.00
4190-10-000	Copiers	2,500.00	1,500.00
4190-12-000	Software	26,500.00	30,000.00
4190-13-000	IT/Website Maintenance	5,500.00	5,000.00
4190-18-000	Small Office Equipment	3,200.00	2,000.00
4190-22-000	Other Misc Admin Expenses	2,500.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	768,218.00	660,623.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	813,918.00	695,623.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs. (MS5 LL Incentives)	3,000.00	1,500.00
4220-02-000	Tenant FSS Goal Incentives	3,000.00	1,500.00
4220-03-000	Local Non-Traditional Expense	100,000.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	100,000.00	3,000.00
4300-00-000	UTILITY EXPENSES		
4320-00-000	Electricity	4,000.00	0.00
4330-00-000	Gas	2,000.00	0.00
4399-00-000	TOTAL UTILITY EXPENSES	6,000.00	0.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	1,000.00	1,250.00
4510-10-000	Property Insurance	300.00	200.00
4510-20-000	Liability Insurance	200.00	200.00
4510-30-000	Workmen's Compensation	7,144.00	7,400.00
4599-00-000	TOTAL GENERAL EXPENSES	8,644.00	9,050.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	5,934,288.00	6,920,115.00
4715-01-000	Tenant Utility Payments-Voucher	82,000.00	101,500.00
4715-02-000	Port Out HAP Payments	15,000.00	25,000.00
4715-07-000	Tenant FSS Goal Incentives	30,000.00	50,000.00
4715-08-000	Landlord Incentives	60,000.00	50,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	6,121,288.00	7,146,615.00
8000-00-000	TOTAL EXPENSES	7,052,850.00	7,854,288.00
9000-00-000	NET INCOME	-351,164.00	0.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coord Grant)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account		G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	165,809.00	169,780.00
3112-00-000	50059 HAP Subsidy	307,930.00	315,306.00
3119-00-000	Total Rental Income	473,739.00	485,086.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	5,562.00	5,000.00
3120-03-000	Damages	6,000.00	6,500.00
3120-04-000	Late Charges	1,000.00	1,000.00
3120-05-000	Legal Fees - Tenant	600.00	0.00
3120-08-000	Workorders/Maint Charges	6,500.00	3,000.00
3129-00-000	Total Other Tenant Income	19,662.00	15,500.00
3199-00-000	TOTAL TENANT INCOME	493,401.00	500,586.00
3400-00-000	GRANT INCOME		
3410-20-300	Service Coordinator Grant (SC)	78,321.00	78,321.00
3499-00-000	TOTAL GRANT INCOME	78,321.00	78,321.00
3999-00-000	TOTAL INCOME	571,722.00	578,907.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	41,795.00	46,538.00
4110-04-000	Employee Benefit Contribution-Admin	14,266.00	17,594.00
4110-99-000	Total Administrative Salaries	56,061.00	64,132.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	800.00	500.00
4130-02-000	Criminal Background Checks	200.00	200.00
4130-04-000	General Legal Expense	3,000.00	4,000.00
4131-00-000	Total Legal Expense	4,000.00	4,700.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	1,000.00	500.00
4171-00-000	Auditing Fees	2,000.00	2,000.00
4189-00-000	Total Other Admin Expenses	3,000.00	2,500.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	100.00	100.00
4190-04-000	Office Supplies	500.00	500.00
4190-07-000	Telephone & Internet	2,800.00	3,000.00
4190-08-000	Postage	500.00	500.00
4190-10-000	Copiers	500.00	500.00
4190-12-000	Software	3,600.00	3,600.00
4190-13-000	IT/Website Maintenance	1,200.00	1,500.00
4190-22-000	Other Misc Admin Expenses	800.00	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	10,000.00	10,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	74,061.00	83,032.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coord Grant)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4200-00-000	TENANT SERVICES		
4210-20-300	Tenant Services-Salaries	54,640.00	54,640.00
4211-20-300	Tenant Services-Benefits	13,255.00	13,255.00
4220-01-000	Other Tenant Svcs.	20,000.00	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	5,666.00	5,666.00
4241-20-300	Tenant Services-Training	2,260.00	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	1,000.00	1,000.00
4243-20-300	Tenant Services-Travel	1,500.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	98,321.00	100,321.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	10,000.00	10,000.00
4320-00-000	Electricity	70,000.00	70,000.00
4390-00-000	Sewer & Trash	25,000.00	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	105,000.00	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	60,775.00	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	22,044.00	22,000.00
4419-00-000	Total General Maint Expense	82,819.00	82,434.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	100.00	300.00
4420-02-000	Supplies-Appliance	1,100.00	1,000.00
4420-03-000	Supplies-Unit Turnover	2,300.00	1,500.00
4420-04-000	Supplies-Electrical	3,000.00	5,000.00
4420-05-000	Supplies-Fuel & Parts	750.00	500.00
4420-06-000	Supplies-Janitorial/Cleaning	1,000.00	1,000.00
4420-07-000	Supplies-Maint/Repairs	7,500.00	8,000.00
4420-08-000	Supplies-Plumbing	1,250.00	1,500.00
4420-09-000	Tools and Equipment	500.00	500.00
4420-10-000	Maintenance Paper/Supplies	500.00	500.00
4420-11-000	Supplies-HVAC	0.00	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	500.00
4429-00-000	Total Materials	18,000.00	20,800.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	1,600.00	0.00
4430-03-000	Contract-Trash Collection	2,700.00	5,000.00
4430-04-000	Contract-Snow Removal	1,130.00	1,000.00
4430-05-000	Contract-Unit Turnover	13,270.00	10,000.00
4430-06-000	Contract-Electrical	2,000.00	2,000.00
4430-07-000	Contract-Pest Control	10,000.00	14,000.00
4430-08-000	Contract-Floor Covering	0.00	1,000.00
4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	1,600.00	1,600.00
4430-11-000	Contract-Plumbing	500.00	500.00
4430-13-000	Contract-HVAC	5,000.00	2,500.00
4430-15-000	Contract-Video Surveillance	500.00	500.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coord Grant)			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account		G/L Budget	
Number	Name	01/2024-12/2024	01/2025-12/2025
4430-17-000	Contract-Elevator Maintenance	15,000.00	15,000.00
4430-18-000	Contract-Alarm Monitoring	600.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	1,200.00
4439-00-000	Total Contract Costs	55,700.00	55,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	156,519.00	158,734.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	3,464.00	3,673.00
4510-10-000	Property Insurance	5,007.00	5,200.00
4510-20-000	Liability Insurance	2,273.00	2,600.00
4510-30-000	Workmen's Compensation	1,786.00	1,527.00
4570-00-000	Bad Debt-Tenant Rents	5,000.00	0.00
4599-00-000	TOTAL GENERAL EXPENSES	17,530.00	13,000.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	27,400.00	24,139.00
4899-00-000	TOTAL FINANCING EXPENSES	27,400.00	24,139.00
8000-00-000	TOTAL EXPENSES	478,831.00	484,226.00
9000-00-000	NET INCOME	92,891.00	94,681.00
	ADJUSTMENTS	UB-Principal Payments	(94,552.00)
	CASH FLOW		129.00

FRANKLIN HEIGHTS LLC			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account		G/L Budget	
Number	Name	01/2024-12/2024	01/2025-12/2025
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	570,271.20	676,404.00
3112-06-000	PBV HAP Subsidy	1,330,632.80	1,578,276.00
3119-00-000	Total Rental Income	1,900,904.00	2,254,680.00
3120-00-000	Other Tenant Income		
3120-03-000	Damages	25,000.00	20,000.00
3120-04-000	Late Charges	8,000.00	10,000.00
3120-05-000	Legal Fees - Tenant	1,000.00	0.00
3120-06-000	NSF Charges	100.00	100.00
3120-07-000	Tenant Owed Utilities	2,000.00	1,500.00
3120-08-000	Workorders/Maint Charges	3,900.00	2,000.00
3129-00-000	Total Other Tenant Income	40,000.00	33,600.00
3199-00-000	TOTAL TENANT INCOME	1,940,904.00	2,288,280.00
3400-00-000	GRANT INCOME		
3415-00-000	Other Government Grants	95,000.00	0.00
3499-00-000	TOTAL GRANT INCOME	95,000.00	0.00
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	2,500.00	2,000.00
3699-00-000	TOTAL OTHER INCOME	2,500.00	2,000.00
3999-00-000	TOTAL INCOME	2,038,404.00	2,290,280.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	287,727.00	400,133.00
4110-04-000	Employee Benefit Contribution-Admin	88,018.00	134,678.00
4110-99-000	Total Administrative Salaries	375,745.00	534,811.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	500.00	0.00
4130-04-000	General Legal Expense	15,000.00	15,000.00
4131-00-000	Total Legal Expense	15,500.00	15,000.00
4140-00-000	Staff Training	15,000.00	15,000.00
4150-00-000	Travel	10,000.00	15,000.00
4171-00-000	Auditing Fees	2,500.00	2,500.00
4189-00-000	Total Other Admin Expenses	12,500.00	17,500.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,200.00	1,200.00
4190-02-000	Publications	800.00	800.00
4190-03-000	Advertising	1,000.00	0.00
4190-04-000	Office Supplies	4,000.00	4,000.00
4190-06-000	Compliance	2,500.00	1,000.00

FRANKLIN HEIGHTS LLC			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4190-07-000	Telephone & Internet	5,000.00	6,600.00
4190-08-000	Postage	6,000.00	4,000.00
4190-10-000	Copiers	2,500.00	2,500.00
4190-12-000	Software	20,000.00	22,000.00
4190-13-000	IT/Website Maintenance	5,000.00	5,000.00
4190-18-000	Small Office Equipment	3,000.00	3,000.00
4190-22-000	Other Misc Admin Expenses	10,000.00	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	61,000.00	55,100.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	479,745.00	637,411.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	1,500.00	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,500.00	3,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	32,000.00	32,000.00
4320-00-000	Electricity	10,000.00	10,000.00
4330-00-000	Gas	2,000.00	2,000.00
4390-00-000	Sewer & Trash	40,000.00	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	84,000.00	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	206,714.00	250,847.00
4410-05-000	Employee Benefit Contribution-Maint.	68,675.00	87,211.00
4419-00-000	Total General Maint Expense	275,389.00	338,058.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	1,700.00	2,000.00
4420-02-000	Supplies-Appliance	2,500.00	3,000.00
4420-03-000	Supplies-Unit Turnover	5,500.00	2,000.00
4420-04-000	Supplies-Electrical	15,000.00	10,000.00
4420-05-000	Supplies-Fuel & Parts	3,500.00	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	4,000.00	5,000.00
4420-07-000	Supplies-Maint/Repairs	15,000.00	20,000.00
4420-08-000	Supplies-Plumbing	5,000.00	5,000.00
4420-09-000	Tools and Equipment	3,500.00	4,000.00
4420-10-000	Maintenance Paper/Supplies	800.00	800.00
4420-11-000	Supplies-HVAC	0.00	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	5,000.00
4429-00-000	Total Materials	56,500.00	65,800.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	1,000.00	0.00
4430-03-000	Contract-Trash Collection	3,000.00	4,000.00
4430-04-000	Contract-Snow Removal	1,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	20,000.00	10,000.00
4430-06-000	Contract-Electrical	1,000.00	1,000.00
4430-07-000	Contract-Pest Control	12,000.00	6,000.00
4430-08-000	Contract-Floor Covering	4,000.00	1,000.00

FRANKLIN HEIGHTS LLC			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4430-09-000	Contract-Grounds	10,000.00	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	4,000.00	5,000.00
4430-11-000	Contract-Plumbing	3,000.00	3,000.00
4430-12-000	Contract-Inspections	14,000.00	10,000.00
4430-13-000	Contract-HVAC	20,000.00	20,000.00
4430-14-000	Contract-Vehicle Maintenance	1,000.00	1,000.00
4430-15-000	Contract-Video Surveillance	91,000.00	120,000.00
4439-00-000	Total Contract Costs	185,000.00	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	516,889.00	590,858.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	2,208.00	3,300.00
4510-10-000	Property Insurance	14,873.00	16,300.00
4510-20-000	Liability Insurance	6,592.00	7,300.00
4510-30-000	Workmen's Compensation	6,250.00	6,600.00
4521-00-000	Misc. Taxes/Licenses/Insurance	30,000.00	32,000.00
4570-00-000	Bad Debt-Tenant Rents	25,000.00	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	84,923.00	90,500.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	127,104.53	172,156.00
4852-00-000	Interest Expense-Loan 2	70,000.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	197,104.53	172,156.00
8000-00-000	TOTAL EXPENSES	1,364,161.53	1,577,925.00
9000-00-000	NET INCOME	674,242.47	712,355.00
	ADJUSTMENTS	COH/BOJ-Principal Payments	(647,045.00)
	CASH FLOW		65,310.00

COMMERCE VILLAGE LLC			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	121,710.60	131,037.00
3112-06-000	PBV HAP Subsidy	121,710.60	131,037.00
3119-00-000	Total Rental Income	243,421.20	262,074.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	1,800.00	1,800.00
3120-03-000	Damages	2,500.00	2,500.00
3120-04-000	Late Charges	300.00	500.00
3120-05-000	Legal Fees - Tenant	260.00	0.00
3120-08-000	Workorders/Maint Charges	1,200.00	1,200.00
3129-00-000	Total Other Tenant Income	6,060.00	6,000.00
3199-00-000	TOTAL TENANT INCOME	249,481.20	268,074.00
3600-00-000	OTHER INCOME		
3611-00-000	Investment Income - Restricted	3,000.00	5,000.00
3699-00-000	TOTAL OTHER INCOME	3,000.00	5,000.00
3999-00-000	TOTAL INCOME	252,481.20	273,074.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	37,528.00	42,368.00
4110-04-000	Employee Benefit Contribution-Admin	11,688.00	14,578.00
4110-99-000	Total Administrative Salaries	49,216.00	56,946.00
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	0.00	1,800.00
4131-00-000	Total Legal Expense	0.00	1,800.00
4140-00-000	Staff Training	1,500.00	1,000.00
4150-00-000	Travel	1,000.00	1,200.00
4173-00-000	Management Fee	11,500.00	12,000.00
4189-00-000	Total Other Admin Expenses	12,500.00	13,200.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	100.00	0.00
4190-02-000	Publications	100.00	0.00
4190-04-000	Office Supplies	600.00	600.00
4190-06-000	Compliance	1,500.00	1,500.00
4190-07-000	Telephone & Internet	3,600.00	3,600.00
4190-08-000	Postage	500.00	500.00
4190-10-000	Copiers	1,200.00	1,000.00
4190-12-000	Software	2,000.00	2,000.00

COMMERCE VILLAGE LLC			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4190-13-000	IT/Website Maintenance	1,100.00	1,000.00
4190-21-000	HCC Fees	7,500.00	8,000.00
4190-22-000	Other Misc Admin Expenses	1,000.00	500.00
4191-00-000	Total Miscellaneous Admin Expenses	19,200.00	18,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	82,416.00	91,646.00
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Services Salaries	18,250.00	18,250.00
4220-01-000	Other Tenant Svcs.	1,500.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	19,750.00	19,750.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	4,300.00	4,300.00
4320-00-000	Electricity	20,000.00	20,000.00
4330-00-000	Gas	2,400.00	2,400.00
4390-00-000	Sewer & Trash	11,000.00	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	37,700.00	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	11,932.00	18,783.00
4410-05-000	Employee Benefit Contribution-Maint.	4,267.00	7,866.00
4419-00-000	Total General Maint Expense	16,199.00	26,649.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	100.00	100.00
4420-02-000	Supplies-Appliance	100.00	1,000.00
4420-03-000	Supplies-Unit Turnover	200.00	1,000.00
4420-04-000	Supplies-Electrical	600.00	1,500.00
4420-05-000	Supplies-Fuel & Parts	200.00	200.00
4420-06-000	Supplies-Janitorial/Cleaning	600.00	600.00
4420-07-000	Supplies-Maint/Repairs	1,300.00	1,600.00
4420-08-000	Supplies-Plumbing	300.00	600.00
4420-10-000	Maintenance Paper/Supplies	100.00	100.00
4420-11-000	Supplies-HVAC	0.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	500.00
4429-00-000	Total Materials	3,500.00	9,000.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	2,700.00	2,700.00
4430-04-000	Contract-Snow Removal	1,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	1,000.00	0.00
4430-06-000	Contract-Electrical	0.00	300.00
4430-07-000	Contract-Pest Control	1,100.00	2,000.00
4430-10-000	Contract-Janitorial/Cleaning	1,600.00	1,600.00
4430-11-000	Contract-Plumbing	500.00	500.00
4430-12-000	Contract-Inspections	3,500.00	2,000.00

COMMERCE VILLAGE LLC			
FISCAL YEAR ENDING DECEMBER 31, 2025			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2024-12/2024	01/2025-12/2025
4430-13-000	Contract-HVAC	4,000.00	2,500.00
4430-15-000	Contract-Video Surveillance	1,000.00	500.00
4430-18-000	Contract-Alarm Monitoring	600.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	1,000.00	1,500.00
4439-00-000	Total Contract Costs	18,000.00	15,200.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	37,699.00	50,849.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	252.00	180.00
4510-10-000	Property Insurance	5,735.00	5,585.00
4510-20-000	Liability Insurance	2,570.00	2,220.00
4510-30-000	Workmen's Compensation	670.00	615.00
4521-00-000	Misc. Taxes/Licenses/Insurance	24.00	1,050.00
4530-00-000	Severance Expense	0.00	0.00
4570-00-000	Bad Debt-Tenant Rents	2,500.00	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	11,751.00	12,150.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	16,380.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	16,380.00	16,380.00
8000-00-000	TOTAL EXPENSES	205,696.00	228,475.00
9000-00-000	NET INCOME	46,785.20	44,599.00
1112-04-000	Cash Restricted-Replacement Reserve	-9,000.00	-9,000.00
	CASH FLOW	37,785.20	35,599.00

COMMERCE VILLAGE II		
FISCAL YEAR JULY 1, 2025 - DECEMBER 31, 2025		
Account	Account	G/L Budget
Number	Name	7/1/2025-12/31/2025
3000-00-000	INCOME	
3100-00-000	TENANT INCOME	
3101-00-000	Rental Income	
3111-00-000	Tenant Rent	39,129.00
3112-06-000	PBV HAP Subsidy	58,695.00
3119-00-000	Total Rental Income	97,824.00
3120-00-000	Other Tenant Income	
3120-01-000	Laundry and Vending	450.00
3120-03-000	Damages	500.00
3120-04-000	Late Charges	100.00
3120-05-000	Legal Fees - Tenant	200.00
3120-08-000	Workorders/Maint Charges	600.00
3129-00-000	Total Other Tenant Income	1,850.00
3199-00-000	TOTAL TENANT INCOME	99,674.00
3600-00-000	OTHER INCOME	
3611-00-000	Investment Income - Restricted	500.00
3699-00-000	TOTAL OTHER INCOME	500.00
3999-00-000	TOTAL INCOME	100,174.00
4000-00-000	EXPENSES	
4100-00-000	ADMINISTRATIVE EXPENSES	
4100-99-000	Administrative Salaries	
4110-00-000	Administrative Salaries	15,000.00
4110-04-000	Employee Benefit Contribution-Admin	5,250.00
4110-99-000	Total Administrative Salaries	20,250.00
4130-00-000	Legal Expense	
4130-04-000	General Legal Expense	2,000.00
4131-00-000	Total Legal Expense	2,000.00
4140-00-000	Staff Training	1,000.00
4150-00-000	Travel	1,000.00
4173-00-000	Management Fee	4,000.00
4189-00-000	Total Other Admin Expenses	6,000.00
4190-00-000	Miscellaneous Admin Expenses	
4190-01-000	Membership and Fees	0.00
4190-02-000	Publications	0.00
4190-04-000	Office Supplies	500.00
4190-06-000	Compliance	500.00

COMMERCE VILLAGE II		
FISCAL YEAR JULY 1, 2025 - DECEMBER 31, 2025		
Account	Account	G/L Budget
Number	Name	7/1/2025-12/31/2025
4190-07-000	Telephone & Internet	900.00
4190-08-000	Postage	250.00
4190-10-000	Copiers	1,000.00
4190-12-000	Software	2,000.00
4190-13-000	IT/Website Maintenance	500.00
4190-21-000	HCC Fees	2,000.00
4191-00-000	Total Miscellaneous Admin Expenses	7,650.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35,900.00
4300-00-000	UTILITY EXPENSES	
4310-00-000	Water	1,200.00
4320-00-000	Electricity	6,000.00
4330-00-000	Gas	1,000.00
4390-00-000	Sewer & Trash	2,800.00
4399-00-000	TOTAL UTILITY EXPENSES	11,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	
4400-99-000	General Maint Expense	
4410-00-000	Maintenance Salaries	4,000.00
4410-05-000	Employee Benefit Contribution-Maint.	1,400.00
4419-00-000	Total General Maint Expense	5,400.00
4420-00-000	Materials	
4420-01-000	Supplies-Grounds	200.00
4420-02-000	Supplies-Appliance	200.00
4420-03-000	Supplies-Unit Turnover	300.00
4420-04-000	Supplies-Electrical	500.00
4420-05-000	Supplies-Fuel & Parts	300.00
4420-06-000	Supplies-Janitorial/Cleaning	500.00
4420-07-000	Supplies-Maint/Repairs	1,000.00
4420-08-000	Supplies-Plumbing	300.00
4420-10-000	Maintenance Paper/Supplies	300.00
4420-11-000	Supplies-HVAC	500.00
4420-12-000	Supplies-Exterior Supplies	500.00
4429-00-000	Total Materials	4,600.00
4430-00-000	Contract Costs	
4430-03-000	Contract-Trash Collection	1,000.00
4430-04-000	Contract-Snow Removal	300.00
4430-05-000	Contract-Unit Turnover	500.00
4430-06-000	Contract-Electrical	500.00
4430-07-000	Contract-Pest Control	750.00
4430-10-000	Contract-Janitorial/Cleaning	500.00
4430-11-000	Contract-Plumbing	500.00
4430-12-000	Contract-Inspections	500.00

COMMERCE VILLAGE II		
FISCAL YEAR JULY 1, 2025 - DECEMBER 31, 2025		
Account	Account	G/L Budget
Number	Name	7/1/2025-12/31/2025
4430-13-000	Contract-HVAC	750.00
4430-15-000	Contract-Video Surveillance	500.00
4430-18-000	Contract-Alarm Monitoring	500.00
4430-19-000	Contract-Sprinkler Monitoring	500.00
4439-00-000	Total Contract Costs	6,800.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	16,800.00
4500-00-000	GENERAL EXPENSES	
4510-00-000	Insurance-Other	200.00
4510-10-000	Property Insurance	3,000.00
4510-20-000	Liability Insurance	1,800.00
4510-30-000	Workmen's Compensation	400.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00
4530-00-000	Severance Expense	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00
4599-00-000	TOTAL GENERAL EXPENSES	5,400.00
4800-00-000	FINANCING EXPENSE	
4851-00-000	Interest Expense-Loan 1	4,000.00
4899-00-000	TOTAL FINANCING EXPENSES	4,000.00
8000-00-000	TOTAL EXPENSES	73,100.00
9000-00-000	NET INCOME	27,074.00
1112-04-000	Cash Restricted-Replacement Reserve	-4,500.00
	CASH FLOW	22,574.00

BoxScore Summary

For Selected Properties

Date = 07/01/2024-07/31/2024

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	% Occ w/NonRev	% Leased	% Trend	
0b1b-JRP	JR Polly Lineweaver effici	0	673	47	42	2	2	1	0	2	0	0	0	91.48	91.48	95.74	95.74	
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00	
1b1b-JRP	JR Polly Lineweaver One be	0	714	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00	
1bed-CV	Commerce Village	600	160	30	27	0	1	0	2	3	0	0	0	96.66	96.66	96.66	90.00	
1bed-LA	Lineweaver Annex-one bedro	414	68	60	55	0	4	0	1	5	0	0	0	93.33	93.33	93.33	91.66	
2b1b-FH	Franklin Heights-twobedroo	988	0	38	36	0	2	0	0	2	0	0	0	94.73	94.73	94.73	94.73	
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83	
3b2b-FH	Franklin Heights-three bed	1,248	0	32	31	0	1	0	0	1	0	0	0	96.87	96.87	96.87	96.87	
4b2b-FH	Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00	
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00	
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00	
	Total	650	180	280	263	2	11	1	3	14	0	0	0	95.35	95.35	96.07	95.00	

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	0	0	2	0	2	0	2	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	0	0	0	0	0	0	0			
1bed-CV	Commerce Village	30	0	0	1	0	2	0	1	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-twobedroo	38	0	0	1	0	1	0	0	0	0	0	0	0	0			
3b1b-FH	Franklin Heights-three bed	24	0	0	1	0	1	0	0	0	0	0	0	0	0			
3b2b-FH	Franklin Heights-three bed	32	0	0	1	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 Heighths 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0			
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Total	280	1	0	6	0	7	0	3	0	0	0	0	0	0			

Conversion Ratios																			
Code	Name	First Contact								Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancels	Re-Apply	% Net Conv Ratio
		Calls	Walk-in	Email	Other	SMS	Web	Chat	Unq. First Contact										

BoxScore Summary

For Selected Properties

Date = 07/01/2024-07/31/2024

Not Specified	Not Specified	0	0	0	0	0	14	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	2	2	200.00	0	200.00	0	0	0	200.00
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	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV	Commerce Village	0	0	0	0	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heights 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
waitjr0		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	0	0	14	0	0	0	2	3	300.00	0	300.00	0	0	0	300.00

Unit Availability

For Selected Properties

As Of = 07/31/2024

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effici	0	673	47	42	2	2	1	0	2	0	0	0	91.49	91.49	95.74	95.74
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	714	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village	600	160	30	27	0	1	0	2	3	0	0	0	96.67	96.67	96.67	90.00
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-twobedroo	988	0	38	36	0	2	0	0	2	0	0	0	94.74	94.74	94.74	94.74
Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
Franklin Heights-three bed	1,248	0	32	31	0	1	0	0	1	0	0	0	96.88	96.88	96.88	96.88
Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
Total	650	180	280	263	2	11	1	3	14	0	0	0	95.36	95.36	96.07	95.00

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

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$60,363.33
		Total	\$60,363.33
	AR Due from:		
	JR Polly Lineweaver Apartments	\$290,818.82	
	Housing Choice Voucher Program	\$53,124.86	
	Commerce Village, LLC	\$12,531.88	
	Franklin Heights, LLC-Operating/Debt Servicing	\$95,400.65	
	Commerce Village II	\$271,334.20	
		\$723,210.41	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account		\$249,885.01
	United Bank-FSS Escrow for participants		\$6.34
		Total	\$249,891.35

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$17,285.07
		Total	\$17,285.07

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$204,396.36
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$135,970.15
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Commerce Village, LLC

Cash:	First Bank & Trust		\$276,812.74
	Virginia Housing-Replacement Reserve Account		\$76,468.04
	Truist/BB&T-Operating Reseve Account		\$132,806.63

	Grand Total		\$1,153,993.67
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of July 31, 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	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31
LOCAL COMMUNITY DEVELOPMENT							
First Bank & Trust	\$290,608.08	\$334,345.09	\$245,842.86	\$221,120.05	\$80,817.58	\$109,118.75	\$60,363.33
HOUSING CHOICE VOUCHER PROGRAM							
Truist-Checking	\$550,596.80	\$643,268.46	\$1,227,135.89	\$569,712.90	\$139,561.99	\$202,783.73	\$249,885.01
United Bank-FSS Escrow	\$6.34	\$6.34	\$6.34	\$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	\$26,499.64	\$27,827.07	\$17,285.07
ALL PROGRAMS-FH, LW, JRL, CVO							
United Bank-Security Dep.	\$197,194.54	\$200,145.89	\$205,382.20	\$212,636.35	\$197,890.50	\$199,493.30	\$204,396.36
COMPONENT UNITS							
Franklin Heights, LLC							
United Bank-Checking	\$255,601.73	\$331,246.32	\$412,092.39	\$477,485.59	\$552,540.56	\$622,851.18	\$135,970.15
Commerce Village LLC							
First Bank & Trust	\$272,162.43	\$266,164.68	\$274,292.51	\$264,206.07	\$274,378.01	\$280,471.69	\$276,812.74
VA Housing-Repl Reserve	\$77,628.06	\$78,023.41	\$80,639.18	\$81,056.22	\$82,237.95	\$83,433.05	\$76,468.04
Truist-Operating Reserve	\$131,826.28	\$131,982.00	\$132,148.67	\$132,310.16	\$132,477.24	\$132,639.13	\$132,806.63
Total	\$1,812,705.82	\$1,989,866.75	\$2,582,613.47	\$1,977,526.37	\$1,486,409.81	\$1,658,624.24	\$1,153,993.67