

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)	<u>1,159,658</u>
	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		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		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	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	
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	Account	G/L Budget	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