



Harrisonburg Redevelopment & Housing Authority

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September 13, 2024

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, September 18, 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
September 18, 2024

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
 - August 21, 2024
- IV. Financial Reports
 - August 2024

Reports

- A. Executive Director
 - 1. Closed Session-Discuss the performance and employment of specific local government **personnel**, as authorized by section 2.2-3711(A)(1)

- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
 - Addressing Homelessness and Affordable Housing
 - Improving Organizational Efficiency and Effectiveness
 - MTW-Implementation Schedule Update
 - Elevate Performance Challenge

- C. Management Reports
 - 1. HRHA Owned Properties Utilization
 - 2. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
August 21, 2024

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday, August 21, at 4:00 p.m.

Those present were:

Gil Colman, 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. Karen Thomas, Northeast Neighborhood spoke and asked about the status of the trees on Myrtle street and storm drainage. No other public comment was received.

Mr. Wong was asked to provide an update and related that recently one tree was removed and several branches were trimmed at Myrtle Street by a local arborist. He stated of talking with the City concerning the storm water concerns and it was related that due to the costs associated with the project that the City has not made a determination on when to address the issue.

Mr. Wong then presented the July 17th meeting minutes for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion to approve the July minutes. The motion was unanimously approved.

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

Mr. Wong then presented resolution for the issuance of revenues bonds for the FC Phase 3, LLC project in Charlottesville Virginia. He related the bonds will be used for the financing, acquisition, construction, and equipping of approximately 82 units of

multifamily residential and will include demolition of exiting units and provision of parks and road improvements. He stated of this being a Piedmont Housing Alliance renovation project which is part of the locality's former public housing units. Chairperson Colman the open the floor for public comment. Hearing none, the resolution was approved on a motion by Commissioner Benjamin seconded by Commissioner Leech. A roll call vote was taken:

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

Mr. Wong then presented the 2025 Annual Plan, 2025-2029 Five Year Plan, 2025 MTW Supplement, 2025 Housing Choice Voucher Administrative Plan and the 2025 Commerce Village, JR Polly Lineweaver, Lineweaver Annex and Franklin Heights Admission and Continued Occupancy Policies for public comment and consideration of approval. He related of the Annual Plan and Five Year Plan continues the strategic goals established in 2023. He stated of these goals focusing on expanding housing choice and opportunities, increasing resident's self-sufficiency and building partnerships at the local, state and national levels to promote and expand affordable housing. He related that within the expanding housing opportunities goals include completion of Commerce Village II and Bluestone Town Center, renovation of Lineweaver Annex, and potential of small mixed income housing developments. He related of the MTW supplement provides details on the Agency's progress in implementing the activities and achievements to date. He stated of no proposed changes to the MTW activities.

Mr. Wong related that the changes to the Housing Choice Voucher Administrative Plan and the Admissions and Continued Occupancy Plans included clarification of the definitions of admission preferences, alignment of admission standards with HUD's recommended criminal background requirements of less than 3 years for an offense and one year for active drug usage and incorporation of the Housing Opportunities through Modernization Act (HOTMA) requirements. After a period of discussion, Chairperson Colman open the floor for public comment. Hearing none, Commissioner Benjamin seconded by Commissioner Green made the motion approving the 2025 Annual Plan, 2025-2029 Five Year Plan, 2025 Housing Choice Voucher Administrative Plan and the 2025 Admissions and Continued Occupancy Plans for Franklin Heights, Commerce Village, Lineweaver Annex and the JR Polly Lineweaver programs. Mr. Wong related that the public comment period will be for 45 days and any comments received will be included in the plans.

Mr. Wong then presented the 2025 budget for consideration of approval. After a period of discussion, Chairperson Colman open the floor for public comment. Hearing none, Commissioner Benjamin seconded by Commissioner Green made the motion to go into closed session to discuss the performance and employment of specific local government personnel as authorized by section 2.2-3711(A)(1). A roll call vote was taken:

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

Commissioner Benjamin seconded by Commissioner Awkward-Rogers made the motion to go out of closed session. A roll call vote was taken with respect to the just concluded closed session and to the best of each member's knowledge, only public business matters lawfully exempt 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 considered in the meeting by the Authority.

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

Commissioner Kettler seconded by Commissioner Leech made the motion approving the 2025 budget. The motion was unanimously approved.

Mr. Wong related that due to the level funding received from HUD for the Housing Choice Voucher program and increased expense in housing assistance payments, the Authority has encountered a shortfall in funding. He related of this being a national issue with 50% of all HCV agencies are in similar financial situation. He stated of meeting with HUD and of the need to not issue vouchers to not have to terminate participants from the program. He stated that if the agency does not reduce its financial obligation it could result in 60 families needing to be terminated from the program and a negative program balance of \$600,000.00. He related of the need to monitor program rental expenditures closely and the hope to be able to start issuing assistance again in early 2025. No action was taken from this update.

Mr. Wong then presented a resolution from a local housing coalition encouraging the establishment of a housing trust fund, prioritization of the rezoning initiatives and a plan to develop affordable housing on locality owned property. The proposal includes the need to prioritize single room occupancy, townhomes and duplexes. After discussion, Commissioner Kettler seconded by Commissioner Leech made a motion of the Authority supporting the resolution. The motion was unanimously approved.

Mr. Wong related of no updates on current projects. He stated of still finalizing the financing plan for Lineweaver and hope to present a proposal at the September meeting.

Mr. Wong then presented the management and financial reports for approval. After discussion, Commissioner Benjamin seconded by Commissioner Leech made the motion approving the reports. The motion was unanimously approved.

Commissioner Leech seconded by Commissioner Kettler made the motion to adjourn the meeting. 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 - August 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	38,451.99	39,673.08	-1,221.09	309,595.24	317,384.64	-7,789.40	476,077.00
3112-06-000 PBV HAP Subsidy	21,982.81	25,740.00	-3,757.19	173,824.28	205,920.00	-32,095.72	308,880.00
3119-00-000 Total Rental Income	60,434.80	65,413.08	-4,978.28	483,419.52	523,304.64	-39,885.12	784,957.00
3120-00-000 Other Tenant Income							
3120-01-000 Laundry and Vending	296.18	333.33	-37.15	2,635.86	2,666.64	-30.78	4,000.00
3120-03-000 Damages	23,523.18	125.00	23,398.18	26,213.58	1,000.00	25,213.58	1,500.00
3120-04-000 Late Charges	0.00	83.33	-83.33	377.40	666.64	-289.24	1,000.00
3120-08-000 Workorders/Maint Charges	0.00	291.67	-291.67	6,851.00	2,333.36	4,517.64	3,500.00
3120-09-000 Misc.Tenant Income	0.00	0.00	0.00	3,000.00	0.00	3,000.00	0.00
3129-00-000 Total Other Tenant Income	23,819.36	833.33	22,986.03	39,077.84	6,666.64	32,411.20	10,000.00
3199-00-000 TOTAL TENANT INCOME	84,254.16	66,246.41	18,007.75	522,497.36	529,971.28	-7,473.92	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	39,594.00	19,797.00	59,391.00
3410-60-200 Homelessness Assistance Grant (HMIS/SN)	0.00	7,006.00	-7,006.00	53,922.30	56,048.00	-2,125.70	84,072.00
3410-61-200 COC Planning Grant	0.00	2,022.33	-2,022.33	14,978.06	16,178.64	-1,200.58	24,268.00
3499-00-000 TOTAL GRANT INCOME	0.00	13,977.58	-13,977.58	128,291.36	111,820.64	16,470.72	167,731.00
3600-00-000 OTHER INCOME							
3610-00-000 Investment Income - Unrestricted	275.20	0.00	275.20	1,217.89	0.00	1,217.89	0.00
3620-00-000 Management Fee Income	990.04	958.33	31.71	8,188.08	7,666.64	521.44	11,500.00
3621-00-000 Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	30,000.00	-30,000.00	45,000.00
3650-00-000 Miscellaneous Other Income	0.00	17,500.00	-17,500.00	13,575.80	140,000.00	-126,424.20	210,000.00
3699-00-000 TOTAL OTHER INCOME	1,265.24	22,208.33	-20,943.09	22,981.77	177,666.64	-154,684.87	266,500.00
3999-00-000 TOTAL INCOME	85,519.40	102,432.32	-16,912.92	673,770.49	819,458.56	-145,688.07	1,229,188.00
4000-00-000 EXPENSES							
4100-00-000 ADMINISTRATIVE EXPENSES							
4100-99-000 Administrative Salaries							
4110-00-000 Administrative Salaries	14,815.43	21,314.50	6,499.07	177,005.28	170,516.00	-6,489.28	255,774.00
4110-04-000 Employee Benefit Contribution-Admin	4,525.51	8,224.16	3,698.65	47,802.41	65,793.28	17,990.87	98,690.00
4110-50-100 Salary-VA Homelessness Solutions Program	3,107.70	4,479.08	1,371.38	21,505.18	35,832.64	14,327.46	53,749.00
4110-50-101 Adm Benefits-VA Homelessness Solutions	817.69	220.17	-597.52	7,118.16	1,761.36	-5,356.80	2,642.00
4110-60-200 Salary-Homelessness Assistance Grant	4,200.10	4,021.42	-178.68	33,521.29	32,171.36	-1,349.93	48,257.00
4110-60-201 Adm Benefits-Homelessness Assistance Grant	1,193.85	959.67	-234.18	8,949.90	7,677.36	-1,272.54	11,516.00
4110-61-200 Salary-COC Planning Grant	3,441.30	1,889.75	-1,551.55	19,819.00	15,118.00	-4,701.00	22,677.00
4110-61-201 Adm Benefits-COC Planning	1,158.76	132.58	-1,026.18	3,547.00	1,060.64	-2,486.36	1,591.00
4110-99-000 Total Administrative Salaries	33,260.34	41,241.33	7,980.99	319,268.22	329,930.64	10,662.42	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 - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-01-000	0.00	66.67	66.67	304.00	533.36	229.36	800.00
4130-02-000	0.00	16.67	16.67	133.00	133.36	0.36	200.00
4130-04-000	929.25	1,375.00	445.75	11,122.35	11,000.00	-122.35	16,500.00
4131-00-000	929.25	1,458.34	529.09	11,559.35	11,666.72	107.37	17,500.00
4139-00-000							
4140-00-000	0.00	916.66	916.66	4,401.00	7,333.28	2,932.28	11,000.00
4140-50-100	364.54	0.00	-364.54	782.65	0.00	-782.65	0.00
4150-00-000	2,940.49	916.66	-2,023.83	17,440.31	7,333.28	-10,107.03	11,000.00
4171-00-000	0.00	708.34	708.34	0.00	5,666.72	5,666.72	8,500.00
4189-00-000	3,305.03	2,541.66	-763.37	22,623.96	20,333.28	-2,290.68	30,500.00
4190-00-000							
4190-01-000	0.00	100.00	100.00	156.00	800.00	644.00	1,200.00
4190-02-000	0.00	58.34	58.34	213.20	466.72	253.52	700.00
4190-03-000	450.86	116.67	-334.19	1,004.37	933.36	-71.01	1,400.00
4190-04-000	50.82	150.00	99.18	637.94	1,200.00	562.06	1,800.00
4190-06-000	0.00	183.33	183.33	2,090.00	1,466.64	-623.36	2,200.00
4190-07-000	724.20	783.33	59.13	5,739.19	6,266.64	527.45	9,400.00
4190-08-000	0.00	166.67	166.67	1,329.70	1,333.36	3.66	2,000.00
4190-10-000	113.11	175.00	61.89	975.37	1,400.00	424.63	2,100.00
4190-12-000	10,336.00	1,750.00	-8,586.00	11,893.64	14,000.00	2,106.36	21,000.00
4190-13-000	393.18	441.67	48.49	4,737.81	3,533.36	-1,204.45	5,300.00
4190-14-000	0.00	833.33	833.33	11,160.88	6,666.64	-4,494.24	10,000.00
4190-18-000	131.74	250.00	118.26	131.74	2,000.00	1,868.26	3,000.00
4190-22-000	165.05	441.66	276.61	3,124.84	3,533.28	408.44	5,300.00
4190-50-100	81.70	250.00	168.30	2,280.77	2,000.00	-280.77	3,000.00
4190-60-200	0.00	2,024.92	2,024.92	22,479.00	16,199.36	-6,279.64	24,299.00
4190-60-202	132.46	0.00	-132.46	172.46	0.00	-172.46	0.00
4191-00-000	45,839.46	48,966.25	3,126.79	387,395.13	391,730.00	4,334.87	587,595.00
4199-00-000	50,073.74	52,966.25	2,892.51	421,578.44	423,730.00	2,151.56	635,595.00
4200-00-000							
4220-01-000	1,857.60	1,666.67	-190.93	14,277.30	13,333.36	-943.94	20,000.00
4299-00-000	1,857.60	1,666.67	-190.93	14,277.30	13,333.36	-943.94	20,000.00
4300-00-000							
4310-00-000	808.93	916.66	107.73	4,989.61	7,333.28	2,343.67	11,000.00
4320-00-000	5,295.94	6,050.00	754.06	38,999.63	48,400.00	9,400.37	72,600.00
4330-00-000	0.00	133.33	133.33	0.00	1,066.64	1,066.64	1,600.00
4390-00-000	1,806.60	2,083.33	276.73	10,782.83	16,666.64	5,883.81	25,000.00
4399-00-000	7,911.47	9,183.32	1,271.85	54,772.07	73,466.56	18,694.49	110,200.00
4400-00-000							
4400-99-000							
4410-00-000	6,841.74	7,983.25	1,141.51	56,918.18	63,866.00	6,947.82	95,799.00
4410-05-000	2,448.05	2,747.08	299.03	18,482.03	21,976.64	3,494.61	32,965.00
4419-00-000	9,289.79	10,730.33	1,440.54	75,400.21	85,842.64	10,442.43	128,764.00
4420-00-000							

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

January - August 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-01-000	Supplies-Grounds	63.16	25.00	-38.16	-1,343.60	200.00	1,543.60	300.00
4420-02-000	Supplies-Appliance	102.55	16.67	-85.88	1,061.14	133.36	-927.78	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	1,113.59	2,333.36	1,219.77	3,500.00
4420-04-000	Supplies-Electrical	311.23	525.00	213.77	2,612.19	4,200.00	1,587.81	6,300.00
4420-05-000	Supplies-Fuel & Parts	0.00	62.50	62.50	317.13	500.00	182.87	750.00
4420-06-000	Supplies-Janitorial/Cleaning	11.88	250.00	238.12	880.01	2,000.00	1,119.99	3,000.00
4420-07-000	Supplies-Maint/Repairs	647.51	875.00	227.49	6,749.27	7,000.00	250.73	10,500.00
4420-08-000	Supplies-Plumbing	348.27	62.50	-285.77	1,807.09	500.00	-1,307.09	750.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	696.28	333.36	-362.92	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	533.36	533.36	800.00
4429-00-000	Total Materials	1,484.60	2,216.68	732.08	13,893.10	17,733.44	3,840.34	26,600.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	7,552.95	1,200.00	-6,352.95	1,800.00
4430-03-000	Contract-Trash Collection	390.59	391.67	1.08	3,206.64	3,133.36	-73.28	4,700.00
4430-04-000	Contract-Snow Removal	0.00	145.83	145.83	1,230.00	1,166.64	-63.36	1,750.00
4430-05-000	Contract-Unit Turnover	3,708.68	1,833.33	-1,875.35	9,849.73	14,666.64	4,816.91	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	-3.25	1,333.36	1,336.61	2,000.00
4430-07-000	Contract-Pest Control	500.00	1,141.66	641.66	9,843.20	9,133.28	-709.92	13,700.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	400.00	400.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	69.98	279.16	209.18	2,080.84	2,233.28	152.44	3,350.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	363.84	333.36	-30.48	500.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	1,180.00	3,333.36	2,153.36	5,000.00
4430-13-000	Contract-HVAC	0.00	1,000.00	1,000.00	3,575.17	8,000.00	4,424.83	12,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4430-17-000	Contract-Elevator Maintenance	95.00	958.33	863.33	9,542.00	7,666.64	-1,875.36	11,500.00
4430-18-000	Contract-Alarm Monitoring	38.00	175.00	137.00	450.48	1,400.00	949.52	2,100.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	3,160.00	800.00	-2,360.00	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000	Contract Costs-Other	1,087.05	250.00	-837.05	7,555.98	2,000.00	-5,555.98	3,000.00
4439-00-000	Total Contract Costs	5,889.30	7,224.99	1,335.69	64,147.58	57,799.92	-6,347.66	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	16,663.69	20,172.00	3,508.31	153,440.89	161,376.00	7,935.11	242,064.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	609.90	321.33	-288.57	3,077.41	2,570.64	-506.77	3,856.00
4510-10-000	Property Insurance	104.08	483.00	378.92	2,278.36	3,864.00	1,585.64	5,796.00
4510-20-000	Liability Insurance	201.88	231.75	29.87	1,521.91	1,854.00	332.09	2,781.00
4510-30-000	Workmen's Compensation	468.79	542.42	73.63	3,839.30	4,339.36	500.06	6,509.00
4521-00-000	Misc. Taxes/Licenses/Insurance	-3,872.88	0.00	3,872.88	0.00	0.00	0.00	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	-2,488.23	1,995.17	4,483.40	10,716.98	15,961.36	5,244.38	23,942.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,219.11	5,079.91	-139.20	41,584.78	40,639.28	-945.50	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	5,219.11	5,079.91	-139.20	41,584.78	40,639.28	-945.50	60,959.00
8000-00-000	TOTAL EXPENSES	79,237.38	91,063.32	11,825.94	696,370.46	728,506.56	32,136.10	1,092,760.00

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

January - August 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	6,282.02	11,369.00	-5,086.98	-22,599.97	90,952.00	-113,551.97	136,428.00

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

January - August 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	18,873.22	18,613.08	260.14	147,860.92	148,904.64	-1,043.72	223,357.00
3119-00-000 Total Rental Income	18,873.22	18,613.08	260.14	147,860.92	148,904.64	-1,043.72	223,357.00
3199-00-000 TOTAL TENANT INCOME	18,873.22	18,613.08	260.14	147,860.92	148,904.64	-1,043.72	223,357.00
3999-00-000 TOTAL INCOME	18,873.22	18,613.08	260.14	147,860.92	148,904.64	-1,043.72	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	1,000.00	-1,607.00	1,500.00
4131-00-000 Total Legal Expense	0.00	125.00	125.00	2,607.00	1,000.00	-1,607.00	1,500.00
4190-00-000 Miscellaneous Admin Expenses							
4190-07-000 Telephone & Internet	52.14	50.00	-2.14	412.76	400.00	-12.76	600.00
4191-00-000 Total Miscellaneous Admin Expenses	52.14	50.00	-2.14	412.76	400.00	-12.76	600.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	52.14	175.00	122.86	3,019.76	1,400.00	-1,619.76	2,100.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	0.00	83.33	83.33	315.00	666.64	351.64	1,000.00
4399-00-000 TOTAL UTILITY EXPENSES	0.00	83.33	83.33	315.00	666.64	351.64	1,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000 Materials							
4420-07-000 Supplies-Maint/Repairs	0.00	166.67	166.67	8.56	1,333.36	1,324.80	2,000.00
4429-00-000 Total Materials	0.00	166.67	166.67	8.56	1,333.36	1,324.80	2,000.00
4430-00-000 Contract Costs							
4430-01-000 Contract-Routine Maintenance	0.00	0.00	0.00	7,552.95	0.00	-7,552.95	0.00
4430-04-000 Contract-Snow Removal	0.00	62.50	62.50	655.00	500.00	-155.00	750.00
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	0.00	58.33	58.33	337.27	466.64	129.37	700.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	145.83	145.83	994.26	1,166.64	172.38	1,750.00
4430-13-000 Contract-HVAC	0.00	500.00	500.00	1,255.02	4,000.00	2,744.98	6,000.00
4430-17-000 Contract-Elevator Maintenance	0.00	250.00	250.00	1,550.00	2,000.00	450.00	3,000.00
4430-18-000 Contract-Alarm Monitoring	23.00	62.50	39.50	-191.00	500.00	691.00	750.00
4430-19-000 Contract-Sprinkler Monitoring	0.00	0.00	0.00	2,185.00	0.00	-2,185.00	0.00
4430-99-000 Contract Costs-Other	0.00	83.33	83.33	600.00	666.64	66.64	1,000.00
4439-00-000 Total Contract Costs	23.00	1,162.49	1,139.49	14,776.50	9,299.92	-5,476.58	13,950.00
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL E	23.00	1,329.16	1,306.16	14,785.06	10,633.28	-4,151.78	15,950.00
4800-00-000 FINANCING EXPENSE							
4851-00-000 Interest Expense-Loan 1	2,473.43	2,404.33	-69.10	19,836.18	19,234.64	-601.54	28,852.00

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

January - August 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	2,473.43	2,404.33	-69.10	19,836.18	19,234.64	-601.54	28,852.00
8000-00-000	TOTAL EXPENSES	2,548.57	3,991.82	1,443.25	37,956.00	31,934.56	-6,021.44	47,902.00
9000-00-000	NET INCOME	16,324.65	14,621.26	1,703.39	109,904.92	116,970.08	-7,065.16	175,455.00

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

January - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999 Revenue & Expenses							
3000-00-000 INCOME							
3100-00-000 TENANT INCOME							
3101-00-000 Rental Income							
3111-00-000 Tenant Rent	19,578.77	21,060.00	-1,481.23	160,764.32	168,480.00	-7,715.68	252,720.00
3112-06-000 PBV HAP Subsidy	21,982.81	25,740.00	-3,757.19	173,824.28	205,920.00	-32,095.72	308,880.00
3119-00-000 Total Rental Income	41,561.58	46,800.00	-5,238.42	334,588.60	374,400.00	-39,811.40	561,600.00
3120-00-000 Other Tenant Income							
3120-01-000 Laundry and Vending	296.18	333.33	-37.15	2,635.86	2,666.64	-30.78	4,000.00
3120-03-000 Damages	2,438.18	125.00	2,313.18	5,128.58	1,000.00	4,128.58	1,500.00
3120-04-000 Late Charges	0.00	83.33	-83.33	418.00	666.64	-248.64	1,000.00
3120-08-000 Workorders/Maint Charges	0.00	291.67	-291.67	5,235.00	2,333.36	2,901.64	3,500.00
3120-09-000 Misc.Tenant Income	0.00	0.00	0.00	3,000.00	0.00	3,000.00	0.00
3129-00-000 Total Other Tenant Income	2,734.36	833.33	1,901.03	16,417.44	6,666.64	9,750.80	10,000.00
3199-00-000 TOTAL TENANT INCOME	44,295.94	47,633.33	-3,337.39	351,006.04	381,066.64	-30,060.60	571,600.00
3600-00-000 OTHER INCOME							
3610-00-000 Investment Income - Unrestricted	259.26	0.00	259.26	1,020.79	0.00	1,020.79	0.00
3699-00-000 TOTAL OTHER INCOME	259.26	0.00	259.26	1,020.79	0.00	1,020.79	0.00
3999-00-000 TOTAL INCOME	44,555.20	47,633.33	-3,078.13	352,026.83	381,066.64	-29,039.81	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	39,590.72	40,052.00	461.28	60,078.00
4110-04-000 Employee Benefit Contribution-Admin	1,471.65	1,546.83	75.18	11,747.80	12,374.64	626.84	18,562.00
4110-99-000 Total Administrative Salaries	6,136.57	6,553.33	416.76	51,338.52	52,426.64	1,088.12	78,640.00
4130-00-000 Legal Expense							
4130-01-000 Unlawful Detainers/Writs	0.00	66.67	66.67	240.00	533.36	293.36	800.00
4130-02-000 Criminal Background Checks	0.00	16.67	16.67	133.00	133.36	0.36	200.00
4130-04-000 General Legal Expense	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
4131-00-000 Total Legal Expense	0.00	500.01	500.01	373.00	4,000.08	3,627.08	6,000.00
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	0.00	83.33	83.33	246.00	666.64	420.64	1,000.00
4150-00-000 Travel	0.00	83.33	83.33	409.42	666.64	257.22	1,000.00
4171-00-000 Auditing Fees	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
4189-00-000 Total Other Admin Expenses	0.00	333.33	333.33	655.42	2,666.64	2,011.22	4,000.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	16.67	16.67	54.00	133.36	79.36	200.00
4190-02-000 Publications	0.00	16.67	16.67	0.00	133.36	133.36	200.00
4190-03-000 Advertising	0.00	16.67	16.67	0.00	133.36	133.36	200.00
4190-04-000 Office Supplies	50.82	25.00	-25.82	303.02	200.00	-103.02	300.00
4190-06-000 Compliance	0.00	183.33	183.33	2,090.00	1,466.64	-623.36	2,200.00
4190-07-000 Telephone & Internet	235.50	233.33	-2.17	1,819.02	1,866.64	47.62	2,800.00
4190-08-000 Postage	0.00	41.67	41.67	415.92	333.36	-82.56	500.00
4190-10-000 Copiers	18.44	33.33	14.89	234.02	266.64	32.62	400.00
4190-12-000 Software	3,789.34	500.00	-3,289.34	3,939.56	4,000.00	60.44	6,000.00
4190-13-000 IT/Website Maintenance	100.17	150.00	49.83	1,550.07	1,200.00	-350.07	1,800.00

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

January - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-18-000 Small Office Equipment	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4190-22-000 Other Misc Admin Expenses	0.00	83.33	83.33	1,444.30	666.64	-777.66	1,000.00
4191-00-000 Total Miscellaneous Admin Expenses	10,330.84	7,895.00	-2,435.84	63,188.43	63,160.00	-28.43	94,740.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	10,330.84	8,728.34	-1,602.50	64,216.85	69,826.72	5,609.87	104,740.00
4200-00-000 TENANT SERVICES							
4220-01-000 Other Tenant Svcs.	1,857.60	1,666.67	-190.93	14,277.30	13,333.36	-943.94	20,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	1,857.60	1,666.67	-190.93	14,277.30	13,333.36	-943.94	20,000.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	808.93	833.33	24.40	4,674.61	6,666.64	1,992.03	10,000.00
4320-00-000 Electricity	5,192.56	5,833.33	640.77	37,921.12	46,666.64	8,745.52	70,000.00
4390-00-000 Sewer & Trash	1,806.60	2,083.33	276.73	10,782.83	16,666.64	5,883.81	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	7,808.09	8,749.99	941.90	53,378.56	69,999.92	16,621.36	105,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	4,327.28	5,064.58	737.30	35,589.60	40,516.64	4,927.04	60,775.00
4410-05-000 Employee Benefit Contribution-Maint.	1,722.42	1,837.00	114.58	12,615.38	14,696.00	2,080.62	22,044.00
4419-00-000 Total General Maint Expense	6,049.70	6,901.58	851.88	48,204.98	55,212.64	7,007.66	82,819.00
4420-00-000 Materials							
4420-01-000 Supplies-Grounds	11.56	25.00	13.44	-1,435.17	200.00	1,635.17	300.00
4420-02-000 Supplies-Appliance	0.00	16.67	16.67	958.59	133.36	-825.23	200.00
4420-03-000 Supplies-Unit Turnover	0.00	291.67	291.67	1,028.13	2,333.36	1,305.23	3,500.00
4420-04-000 Supplies-Electrical	311.23	500.00	188.77	2,599.57	4,000.00	1,400.43	6,000.00
4420-05-000 Supplies-Fuel & Parts	0.00	62.50	62.50	317.13	500.00	182.87	750.00
4420-06-000 Supplies-Janitorial/Cleaning	5.78	83.33	77.55	873.91	666.64	-207.27	1,000.00
4420-07-000 Supplies-Maint/Repairs	423.72	625.00	201.28	6,066.06	5,000.00	-1,066.06	7,500.00
4420-08-000 Supplies-Plumbing	348.27	62.50	-285.77	1,744.90	500.00	-1,244.90	750.00
4420-09-000 Tools and Equipment	0.00	41.67	41.67	696.28	333.36	-362.92	500.00
4420-10-000 Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4429-00-000 Total Materials	1,100.56	1,750.01	649.45	12,849.40	14,000.08	1,150.68	21,000.00
4430-00-000 Contract Costs							
4430-01-000 Contract-Routine Maintenance	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
4430-03-000 Contract-Trash Collection	390.59	391.67	1.08	3,182.34	3,133.36	-48.98	4,700.00
4430-04-000 Contract-Snow Removal	0.00	83.33	83.33	575.00	666.64	91.64	1,000.00
4430-05-000 Contract-Unit Turnover	3,708.68	1,833.33	-1,875.35	9,849.73	14,666.64	4,816.91	22,000.00
4430-06-000 Contract-Electrical	0.00	166.67	166.67	158.75	1,333.36	1,174.61	2,000.00
4430-07-000 Contract-Pest Control	500.00	1,000.00	500.00	9,168.66	8,000.00	-1,168.66	12,000.00
4430-08-000 Contract-Floor Covering	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-09-000 Contract-Grounds	0.00	50.00	50.00	0.00	400.00	400.00	600.00
4430-10-000 Contract-Janitorial/Cleaning	69.98	133.33	63.35	1,086.58	1,066.64	-19.94	1,600.00
4430-11-000 Contract-Plumbing	0.00	41.67	41.67	363.84	333.36	-30.48	500.00
4430-12-000 Contract-Inspections	0.00	416.67	416.67	980.00	3,333.36	2,353.36	5,000.00
4430-13-000 Contract-HVAC	0.00	416.67	416.67	1,232.12	3,333.36	2,101.24	5,000.00
4430-15-000 Contract-Video Surveillance	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4430-17-000 Contract-Elevator Maintenance	95.00	708.33	613.33	7,992.00	5,666.64	-2,325.36	8,500.00
4430-18-000 Contract-Alarm Monitoring	15.00	50.00	35.00	120.00	400.00	280.00	600.00
4430-19-000 Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	800.00	-175.00	1,200.00
4430-23-000 Contract-Consultants	0.00	0.00	0.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000 Contract Costs-Other	0.00	0.00	0.00	4,140.93	0.00	-4,140.93	0.00
4439-00-000 Total Contract Costs	4,779.25	5,666.67	887.42	44,384.95	45,333.36	948.41	68,000.00

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

January - August 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	11,929.51	14,318.26	2,388.75	105,439.33	114,546.08	9,106.75	171,819.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	511.45	221.33	-290.12	2,573.99	1,770.64	-803.35	2,656.00
4510-10-000	Property Insurance	0.00	341.33	341.33	1,540.59	2,730.64	1,190.05	4,096.00
4510-20-000	Liability Insurance	180.99	156.75	-24.24	1,214.36	1,254.00	39.64	1,881.00
4510-30-000	Workmen's Compensation	121.54	167.42	45.88	1,131.90	1,339.36	207.46	2,009.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	813.98	1,303.50	489.52	6,460.84	10,428.00	3,967.16	15,642.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,745.68	2,675.58	-70.10	21,748.60	21,404.64	-343.96	32,107.00
4899-00-000	TOTAL FINANCING EXPENSES	2,745.68	2,675.58	-70.10	21,748.60	21,404.64	-343.96	32,107.00
8000-00-000	TOTAL EXPENSES	35,485.70	37,442.34	1,956.64	265,521.48	299,538.72	34,017.24	449,308.00
9000-00-000	NET INCOME	9,069.50	10,190.99	-1,121.49	86,505.35	81,527.92	4,977.43	122,292.00

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

January - August 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	39,594.00	19,797.00	59,391.00
3410-60-200 Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	53,922.30	56,048.00	-2,125.70	84,072.00
3410-61-200 COC Planning Grant	0.00	2,022.33	-2,022.33	14,978.06	16,178.64	-1,200.58	24,268.00
3499-00-000 TOTAL GRANT INCOME	0.00	13,977.58	-13,977.58	128,291.36	111,820.64	16,470.72	167,731.00
3999-00-000 TOTAL INCOME	0.00	13,977.58	-13,977.58	128,291.36	111,820.64	16,470.72	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	3,107.70	4,479.08	1,371.38	21,505.18	35,832.64	14,327.46	53,749.00
4110-50-101 Adm Benefits-VA Homelessness Solutions Program	817.69	220.17	-597.52	7,118.16	1,761.36	-5,356.80	2,642.00
4110-60-200 Salary-Homelessness Assistance Grant (HMIS/SNAP)	4,200.10	4,021.42	-178.68	33,521.29	32,171.36	-1,349.93	48,257.00
4110-60-201 Adm Benefits-Homelessness Assistance Grant (HMIS/SNAP)	1,193.85	959.67	-234.18	8,949.90	7,677.36	-1,272.54	11,516.00
4110-61-200 Salary-COC Planning Grant	3,441.30	1,889.75	-1,551.55	19,819.00	15,118.00	-4,701.00	22,677.00
4110-61-201 Adm Benefits-COC Planning Grant	1,158.76	132.58	-1,026.18	3,547.00	1,060.64	-2,486.36	1,591.00
4110-99-000 Total Administrative Salaries	13,919.40	11,702.67	-2,216.73	94,460.53	93,621.36	-839.17	140,432.00
4139-00-000 Other Admin Expenses							
4140-50-100 Staff Training-VHSP	364.54	0.00	-364.54	782.65	0.00	-782.65	0.00
4189-00-000 Total Other Admin Expenses	364.54	0.00	-364.54	782.65	0.00	-782.65	0.00
4190-00-000 Miscellaneous Admin Expenses							
4190-50-100 Other Expenses-VHSP	81.70	250.00	168.30	2,280.77	2,000.00	-280.77	3,000.00
4190-60-200 Equipment (HMIS/SNAP)	0.00	2,024.92	2,024.92	22,479.00	16,199.36	-6,279.64	24,299.00
4190-60-202 Services (HMIS/SNAP)	132.46	0.00	-132.46	172.46	0.00	-172.46	0.00
4191-00-000 Total Miscellaneous Admin Expenses	14,133.56	13,977.59	-155.97	119,392.76	111,820.72	-7,572.04	167,731.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	14,498.10	13,977.59	-520.51	120,175.41	111,820.72	-8,354.69	167,731.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
8000-00-000 TOTAL EXPENSES	14,498.10	13,977.59	-520.51	120,175.41	111,820.72	-8,354.69	167,731.00
9000-00-000 NET INCOME	-14,498.10	-0.01	-14,498.09	8,115.95	-0.08	8,116.03	0.00

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

January - August 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	625,176.00	502,024.00	123,152.00	4,861,519.00	4,016,192.00	845,327.00	6,024,288.00
3410-02-000 Section 8 Admin. Fee Income	62,592.00	50,033.17	12,558.83	438,535.00	400,265.36	38,269.64	600,398.00
3410-03-000 Section 8 FSS Grant Income	5,594.00	5,250.00	344.00	39,470.21	42,000.00	-2,529.79	63,000.00
3410-04-000 Port-In Admin Fees Earned	55.82	0.00	55.82	109.14	0.00	109.14	0.00
3410-06-000 Port In HAP Earned	2,241.00	0.00	2,241.00	4,825.00	0.00	4,825.00	0.00
3499-00-000 TOTAL GRANT INCOME	695,658.82	557,307.17	138,351.65	5,344,458.35	4,458,457.36	886,000.99	6,687,686.00
3600-00-000 OTHER INCOME							
3640-00-000 Fraud Recovery-HAP	151.83	583.33	-431.50	5,780.22	4,666.64	1,113.58	7,000.00
3640-01-000 Fraud Recovery-ADM	151.83	583.33	-431.50	5,780.22	4,666.64	1,113.58	7,000.00
3699-00-000 TOTAL OTHER INCOME	303.66	1,166.66	-863.00	11,560.44	9,333.28	2,227.16	14,000.00
3999-00-000 TOTAL INCOME	695,962.48	558,473.83	137,488.65	5,356,018.79	4,467,790.64	888,228.15	6,701,686.00
4000-00-000 EXPENSES							
4100-00-000 ADMINISTRATIVE EXPENSES							
4100-99-000 Administrative Salaries							
4110-00-000 Administrative Salaries	36,951.20	38,713.33	1,762.13	305,352.18	309,706.64	4,354.46	464,560.00
4110-04-000 Employee Benefit Contribution-Admin	11,290.40	13,471.50	2,181.10	88,028.35	107,772.00	19,743.65	161,658.00
4110-20-400 Administrative Salaries-FSS	3,893.48	4,217.92	324.44	33,094.58	33,743.36	648.78	50,615.00
4110-21-400 Employee Benefits Contribution-FSS	1,401.52	1,032.08	-369.44	11,371.63	8,256.64	-3,114.99	12,385.00
4110-99-000 Total Administrative Salaries	53,536.60	57,434.83	3,898.23	437,846.74	459,478.64	21,631.90	689,218.00
4130-00-000 Legal Expense							
4130-02-000 Criminal Background Checks	325.50	291.67	-33.83	2,548.15	2,333.36	-214.79	3,500.00
4130-04-000 General Legal Expense	0.00	166.67	166.67	676.25	1,333.36	657.11	2,000.00
4131-00-000 Total Legal Expense	325.50	458.34	132.84	3,224.40	3,666.72	442.32	5,500.00
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	1,441.00	1,416.67	-24.33	7,957.50	11,333.36	3,375.86	17,000.00
4140-01-400 Staff Training-FSS	0.00	0.00	0.00	299.00	0.00	-299.00	0.00
4150-00-000 Travel	0.00	833.33	833.33	8,684.24	6,666.64	-2,017.60	10,000.00
4171-00-000 Auditing Fees	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000.00
4172-00-000 Port Out Admin Fee Paid	153.90	266.67	112.77	913.31	2,133.36	1,220.05	3,200.00
4189-00-000 Total Other Admin Expenses	1,594.90	3,350.00	1,755.10	17,555.05	26,800.00	9,244.95	40,200.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	83.33	83.33	1,027.00	666.64	-360.36	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	234.60	125.00	-109.60	997.39	1,000.00	2.61	1,500.00
4190-04-000 Office Supplies	81.70	166.67	84.97	1,349.58	1,333.36	-16.22	2,000.00
4190-05-000 Fuel-Administrative	0.00	150.00	150.00	453.05	1,200.00	746.95	1,800.00

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

January - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-06-000 Compliance	0.00	833.33	833.33	5,036.28	6,666.64	1,630.36	10,000.00
4190-07-000 Telephone & Internet	408.48	541.67	133.19	3,087.03	4,333.36	1,246.33	6,500.00
4190-08-000 Postage	0.00	416.66	416.66	1,600.77	3,333.28	1,732.51	5,000.00
4190-10-000 Copiers	126.24	208.33	82.09	1,229.03	1,666.64	437.61	2,500.00
4190-12-000 Software	27,654.86	3,125.00	-24,529.86	30,247.60	25,000.00	-5,247.60	37,500.00
4190-13-000 IT/Website Maintenance	326.64	458.34	131.70	3,526.06	3,666.72	140.66	5,500.00
4190-18-000 Small Office Equipment	0.00	266.67	266.67	99.99	2,133.36	2,033.37	3,200.00
4190-22-000 Other Misc Admin Expenses	482.95	208.34	-274.61	370,304.76	1,666.72	-368,638.04	2,500.00
4191-00-000 Total Miscellaneous Admin Expenses	82,852.07	64,018.17	-18,833.90	856,908.47	512,145.36	-344,763.11	768,218.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	84,772.47	67,826.51	-16,945.96	877,986.92	542,612.08	-335,374.84	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.	250.00	250.00	0.00	1,630.00	2,000.00	370.00	3,000.00
4220-03-000 Local Non-Traditional Expense	0.00	8,333.33	8,333.33	0.00	66,666.64	66,666.64	100,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	250.00	8,583.33	8,333.33	1,879.40	68,666.64	66,787.24	103,000.00
4300-00-000 UTILITY EXPENSES							
4320-00-000 Electricity	558.11	333.33	-224.78	3,039.14	2,666.64	-372.50	4,000.00
4330-00-000 Gas	48.18	166.67	118.49	1,311.45	1,333.36	21.91	2,000.00
4399-00-000 TOTAL UTILITY EXPENSES	606.29	500.00	-106.29	4,350.59	4,000.00	-350.59	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	760.22	666.64	-93.58	1,000.00
4510-10-000 Property Insurance	25.22	25.00	-0.22	187.07	200.00	12.93	300.00
4510-20-000 Liability Insurance	6.28	16.67	10.39	101.32	133.36	32.04	200.00
4510-30-000 Workmen's Compensation	555.62	595.33	39.71	4,328.23	4,762.64	434.41	7,144.00
4599-00-000 TOTAL GENERAL EXPENSES	744.64	720.33	-24.31	5,376.84	5,762.64	385.80	8,644.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS							
4715-00-000 Housing Assistance Payments	629,765.00	494,524.00	-135,241.00	4,737,870.00	3,956,192.00	-781,678.00	5,934,288.00
4715-01-000 Tenant Utility Payments-Voucher	14,113.00	6,833.34	-7,279.66	91,691.00	54,666.72	-37,024.28	82,000.00
4715-02-000 Port Out HAP Payments	4,940.00	1,250.00	-3,690.00	26,736.00	10,000.00	-16,736.00	15,000.00
4715-07-000 Tenant FSS Goal Incentives	3,175.00	2,500.00	-675.00	20,700.00	20,000.00	-700.00	30,000.00
4715-08-000 Landlord Incentives	5,299.00	5,000.00	-299.00	15,049.00	40,000.00	24,951.00	60,000.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	657,292.00	510,107.34	-147,184.66	4,892,046.00	4,080,858.72	-811,187.28	6,121,288.00
8000-00-000 TOTAL EXPENSES	743,665.40	587,737.51	-155,927.89	5,781,639.75	4,701,900.08	-1,079,739.67	7,052,850.00
9000-00-000 NET INCOME	-47,702.92	-29,263.68	-18,439.24	-425,620.96	-234,109.44	-191,511.52	-351,164.00

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

January - August 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	17,360.00	13,817.42	3,542.58	127,430.15	110,539.36	16,890.79	165,809.00
3112-00-000 50059 HAP Subsidy	22,140.00	25,660.83	-3,520.83	184,862.00	205,286.64	-20,424.64	307,930.00
3119-00-000 Total Rental Income	39,500.00	39,478.25	21.75	312,292.15	315,826.00	-3,533.85	473,739.00
3120-00-000 Other Tenant Income							
3120-01-000 Laundry and Vending	296.20	463.50	-167.30	2,635.93	3,708.00	-1,072.07	5,562.00
3120-03-000 Damages	2,647.00	500.00	2,147.00	6,384.16	4,000.00	2,384.16	6,000.00
3120-04-000 Late Charges	256.00	83.33	172.67	584.00	666.64	-82.64	1,000.00
3120-05-000 Legal Fees - Tenant	0.00	50.00	-50.00	0.00	400.00	-400.00	600.00
3120-06-000 NSF Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
3120-08-000 Workorders/Maint Charges	0.00	541.67	-541.67	0.00	4,333.36	-4,333.36	6,500.00
3129-00-000 Total Other Tenant Income	3,199.20	1,638.50	1,560.70	9,679.09	13,108.00	-3,428.91	19,662.00
3199-00-000 TOTAL TENANT INCOME	42,699.20	41,116.75	1,582.45	321,971.24	328,934.00	-6,962.76	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	52,214.00	-18,890.95	78,321.00
3499-00-000 TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	33,323.05	52,214.00	-18,890.95	78,321.00
3999-00-000 TOTAL INCOME	42,699.20	47,643.50	-4,944.30	355,294.29	381,148.00	-25,853.71	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	25,871.44	27,863.36	1,991.92	41,795.00
4110-04-000 Employee Benefit Contribution-Admin	1,120.15	1,188.83	68.68	9,016.25	9,510.64	494.39	14,266.00
4110-99-000 Total Administrative Salaries	4,184.51	4,671.75	487.24	34,887.69	37,374.00	2,486.31	56,061.00
4130-00-000 Legal Expense							
4130-01-000 Unlawful Detainers/Writs	0.00	66.67	66.67	153.00	533.36	380.36	800.00
4130-02-000 Criminal Background Checks	0.00	16.67	16.67	63.00	133.36	70.36	200.00
4130-04-000 General Legal Expense	0.00	250.00	250.00	7,193.64	2,000.00	-5,193.64	3,000.00
4131-00-000 Total Legal Expense	0.00	333.34	333.34	7,409.64	2,666.72	-4,742.92	4,000.00
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	143.91	83.33	-60.58	267.16	666.64	399.48	1,000.00
4150-00-000 Travel	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4171-00-000 Auditing Fees	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
4189-00-000 Total Other Admin Expenses	143.91	333.33	189.42	267.16	2,666.64	2,399.48	4,000.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	8.33	8.33	36.00	66.64	30.64	100.00
4190-04-000 Office Supplies	50.82	41.67	-9.15	187.58	333.36	145.78	500.00
4190-07-000 Telephone & Internet	320.90	233.33	-87.57	2,507.60	1,866.64	-640.96	2,800.00
4190-08-000 Postage	0.00	41.67	41.67	399.24	333.36	-65.88	500.00
4190-10-000 Copiers	18.44	41.67	23.23	205.38	333.36	127.98	500.00
4190-12-000 Software	3,245.26	300.00	-2,945.26	3,345.40	2,400.00	-945.40	3,600.00
4190-13-000 IT/Website Maintenance	66.78	100.00	33.22	1,263.63	800.00	-463.63	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	0.00	66.67	66.67	1,511.71	533.36	-978.35	800.00

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

January - August 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4191-00-000	Total Miscellaneous Admin Expenses	7,886.71	5,505.09	-2,381.62	44,443.23	44,040.72	-402.51	66,061.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,030.62	6,171.76	-1,858.86	52,120.03	49,374.08	-2,745.95	74,061.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	9,092.88	4,553.33	-4,539.55	33,275.02	36,426.64	3,151.62	54,640.00
4211-20-300	Tenant Services-Benefits	2,299.91	1,104.58	-1,195.33	7,662.08	8,836.64	1,174.56	13,255.00
4220-01-000	Other Tenant Svcs.	1,857.59	1,666.67	-190.92	12,565.29	13,333.36	768.07	20,000.00
4240-20-300	Tenant Services-Other Direct Costs	610.07	472.17	-137.90	2,554.09	3,777.36	1,223.27	5,666.00
4241-20-300	Tenant Services-Training	550.00	188.33	-361.67	2,106.81	1,506.64	-600.17	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	284.55	83.33	-201.22	693.26	666.64	-26.62	1,000.00
4243-20-300	Tenant Services-Travel	1,386.76	125.00	-1,261.76	1,386.76	1,000.00	-386.76	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	16,081.76	8,193.41	-7,888.35	60,243.31	65,547.28	5,303.97	98,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	828.44	833.33	4.89	4,694.99	6,666.64	1,971.65	10,000.00
4320-00-000	Electricity	5,726.50	5,833.33	106.83	45,693.27	46,666.64	973.37	70,000.00
4390-00-000	Sewer & Trash	1,866.82	2,083.33	216.51	11,033.52	16,666.64	5,633.12	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,421.76	8,749.99	328.23	61,421.78	69,999.92	8,578.14	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,734.95	5,064.58	329.63	38,771.60	40,516.64	1,745.04	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	1,752.28	1,837.00	84.72	12,572.65	14,696.00	2,123.35	22,044.00
4419-00-000	Total General Maint Expense	6,487.23	6,901.58	414.35	51,344.25	55,212.64	3,868.39	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	9.38	8.33	-1.05	245.86	66.64	-179.22	100.00
4420-02-000	Supplies-Appliance	0.00	91.67	91.67	1,040.10	733.36	-306.74	1,100.00
4420-03-000	Supplies-Unit Turnover	0.00	191.67	191.67	611.11	1,533.36	922.25	2,300.00
4420-04-000	Supplies-Electrical	444.37	250.00	-194.37	3,848.89	2,000.00	-1,848.89	3,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	62.50	62.50	294.48	500.00	205.52	750.00
4420-06-000	Supplies-Janitorial/Cleaning	5.39	83.33	77.94	892.85	666.64	-226.21	1,000.00
4420-07-000	Supplies-Maint/Repairs	172.77	625.00	452.23	4,997.65	5,000.00	2.35	7,500.00
4420-08-000	Supplies-Plumbing	348.27	104.17	-244.10	1,670.65	833.36	-837.29	1,250.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	345.37	333.36	-12.01	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4429-00-000	Total Materials	980.18	1,500.01	519.83	13,946.96	12,000.08	-1,946.88	18,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	-6,348.94	133.33	6,482.27	0.00	1,066.64	1,066.64	1,600.00
4430-03-000	Contract-Trash Collection	391.17	225.00	-166.17	3,078.19	1,800.00	-1,278.19	2,700.00
4430-04-000	Contract-Snow Removal	0.00	94.17	94.17	1,130.00	753.36	-376.64	1,130.00
4430-05-000	Contract-Unit Turnover	0.00	1,105.83	1,105.83	0.00	8,846.64	8,846.64	13,270.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	619.75	1,333.36	713.61	2,000.00
4430-07-000	Contract-Pest Control	3,450.00	833.33	-2,616.67	15,618.66	6,666.64	-8,952.02	10,000.00
4430-08-000	Contract-Floor Covering	880.66	0.00	-880.66	1,761.32	0.00	-1,761.32	0.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	400.00	400.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	4,869.98	133.33	-4,736.65	5,886.58	1,066.64	-4,819.94	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	677.83	333.36	-344.47	500.00
4430-12-000	Contract-Inspections	-180.00	0.00	180.00	0.00	0.00	0.00	0.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,463.14	3,333.36	1,870.22	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	333.36	333.36	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,250.00	1,250.00	13,185.12	10,000.00	-3,185.12	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	120.00	400.00	280.00	600.00

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

January - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-19-000 Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	800.00	-175.00	1,200.00
4430-99-000 Contract Costs-Other	1,728.94	0.00	-1,728.94	1,880.53	0.00	-1,880.53	0.00
4439-00-000 Total Contract Costs	4,806.81	4,641.67	-165.14	46,396.12	37,133.36	-9,262.76	55,700.00
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL E	12,274.22	13,043.26	769.04	111,687.33	104,346.08	-7,341.25	156,519.00
4500-00-000 GENERAL EXPENSES							
4510-00-000 Insurance-Other	269.46	288.67	19.21	2,379.91	2,309.36	-70.55	3,464.00
4510-10-000 Property Insurance	421.85	417.25	-4.60	3,213.47	3,338.00	124.53	5,007.00
4510-20-000 Liability Insurance	221.25	189.42	-31.83	1,572.68	1,515.36	-57.32	2,273.00
4510-30-000 Workmen's Compensation	104.18	148.83	44.65	1,030.52	1,190.64	160.12	1,786.00
4570-00-000 Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
4599-00-000 TOTAL GENERAL EXPENSES	1,016.74	1,460.84	444.10	8,196.58	11,686.72	3,490.14	17,530.00
4800-00-000 FINANCING EXPENSE							
4851-00-000 Interest Expense-Loan 1	4,293.10	2,283.33	-2,009.77	17,561.76	18,266.64	704.88	27,400.00
4899-00-000 TOTAL FINANCING EXPENSES	4,293.10	2,283.33	-2,009.77	17,561.76	18,266.64	704.88	27,400.00
8000-00-000 TOTAL EXPENSES	50,118.20	39,902.59	-10,215.61	311,230.79	319,220.72	7,989.93	478,831.00
9000-00-000 NET INCOME	-7,419.00	7,740.91	-15,159.91	44,063.50	61,927.28	-17,863.78	92,891.00

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

January - August 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	38,716.00	47,522.60	-8,806.60	334,210.31	380,180.80	-45,970.49	570,271.20
3112-06-000 PBV HAP Subsidy	136,003.00	110,886.07	25,116.93	978,927.00	887,088.56	91,838.44	1,330,632.80
3119-00-000 Total Rental Income	174,719.00	158,408.67	16,310.33	1,313,137.31	1,267,269.36	45,867.95	1,900,904.00
3120-00-000 Other Tenant Income							
3120-03-000 Damages	2,586.84	2,083.33	503.51	23,715.98	16,666.64	7,049.34	25,000.00
3120-04-000 Late Charges	889.00	666.67	222.33	7,882.00	5,333.36	2,548.64	8,000.00
3120-05-000 Legal Fees - Tenant	0.00	83.33	-83.33	0.00	666.64	-666.64	1,000.00
3120-06-000 NSF Charges	0.00	8.33	-8.33	25.00	66.64	-41.64	100.00
3120-07-000 Tenant Owed Utilities	100.00	166.67	-66.67	1,442.14	1,333.36	108.78	2,000.00
3120-08-000 Workorders/Maint Charges	0.00	325.00	-325.00	0.00	2,600.00	-2,600.00	3,900.00
3120-11-000 Collection Loss-Tenants	0.00	0.00	0.00	310.92	0.00	310.92	0.00
3129-00-000 Total Other Tenant Income	3,575.84	3,333.33	242.51	33,376.04	26,666.64	6,709.40	40,000.00
3199-00-000 TOTAL TENANT INCOME	178,294.84	161,742.00	16,552.84	1,346,513.35	1,293,936.00	52,577.35	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	63,333.36	6,666.64	95,000.00
3499-00-000 TOTAL GRANT INCOME	0.00	7,916.67	-7,916.67	70,000.00	63,333.36	6,666.64	95,000.00
3600-00-000 OTHER INCOME							
3610-00-000 Investment Income - Unrestricted	0.00	208.33	-208.33	995.85	1,666.64	-670.79	2,500.00
3699-00-000 TOTAL OTHER INCOME	0.00	208.33	-208.33	995.85	1,666.64	-670.79	2,500.00
3999-00-000 TOTAL INCOME	178,294.84	169,867.00	8,427.84	1,417,509.20	1,358,936.00	58,573.20	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	191,496.26	191,818.00	321.74	287,727.00
4110-04-000 Employee Benefit Contribution-Admin	6,939.81	7,334.83	395.02	52,768.02	58,678.64	5,910.62	88,018.00
4110-99-000 Total Administrative Salaries	29,535.79	31,312.08	1,776.29	244,264.28	250,496.64	6,232.36	375,745.00
4130-00-000 Legal Expense							
4130-01-000 Unlawful Detainers/Writs	0.00	41.67	41.67	-2.06	333.36	335.42	500.00
4130-02-000 Criminal Background Checks	178.50	0.00	-178.50	178.50	0.00	-178.50	0.00
4130-04-000 General Legal Expense	5,785.10	1,250.00	-4,535.10	10,016.35	10,000.00	-16.35	15,000.00
4131-00-000 Total Legal Expense	5,963.60	1,291.67	-4,671.93	10,192.79	10,333.36	140.57	15,500.00
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	2,988.47	1,250.00	-1,738.47	7,158.25	10,000.00	2,841.75	15,000.00
4150-00-000 Travel	782.32	833.33	51.01	9,270.68	6,666.64	-2,604.04	10,000.00
4171-00-000 Auditing Fees	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00
4189-00-000 Total Other Admin Expenses	3,770.79	2,291.66	-1,479.13	16,428.93	18,333.28	1,904.35	27,500.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	100.00	100.00	1,180.00	800.00	-380.00	1,200.00
4190-02-000 Publications	0.00	66.67	66.67	381.42	533.36	151.94	800.00
4190-03-000 Advertising	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4190-04-000 Office Supplies	204.85	333.33	128.48	2,067.37	2,666.64	599.27	4,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)
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January - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-06-000 Compliance	0.00	208.33	208.33	172.30	1,666.64	1,494.34	2,500.00
4190-07-000 Telephone & Internet	431.07	416.67	-14.40	3,712.82	3,333.36	-379.46	5,000.00
4190-08-000 Postage	0.00	500.00	500.00	1,093.97	4,000.00	2,906.03	6,000.00
4190-10-000 Copiers	94.68	208.33	113.65	741.23	1,666.64	925.41	2,500.00
4190-12-000 Software	19,454.12	1,666.67	-17,787.45	22,926.88	13,333.36	-9,593.52	20,000.00
4190-13-000 IT/Website Maintenance	293.01	416.67	123.66	3,941.01	3,333.36	-607.65	5,000.00
4190-18-000 Small Office Equipment	2,251.00	250.00	-2,001.00	3,359.70	2,000.00	-1,359.70	3,000.00
4190-22-000 Other Misc Admin Expenses	0.00	833.33	833.33	-10,511.61	6,666.64	17,178.25	10,000.00
4191-00-000 Total Miscellaneous Admin Expenses	52,264.52	36,395.41	-15,869.11	273,329.37	291,163.28	17,833.91	436,745.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	61,998.91	39,978.74	-22,020.17	299,951.09	319,829.92	19,878.83	479,745.00
4200-00-000 TENANT SERVICES							
4220-01-000 Other Tenant Svcs.	38.56	125.00	86.44	700.38	1,000.00	299.62	1,500.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	38.56	125.00	86.44	700.38	1,000.00	299.62	1,500.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	3,084.05	2,666.67	-417.38	17,400.08	21,333.36	3,933.28	32,000.00
4320-00-000 Electricity	614.42	833.33	218.91	5,672.48	6,666.64	994.16	10,000.00
4330-00-000 Gas	0.00	166.67	166.67	282.59	1,333.36	1,050.77	2,000.00
4390-00-000 Sewer & Trash	3,349.66	3,333.33	-16.33	18,121.19	26,666.64	8,545.45	40,000.00
4399-00-000 TOTAL UTILITY EXPENSES	7,048.13	7,000.00	-48.13	41,476.34	56,000.00	14,523.66	84,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	16,068.66	17,226.17	1,157.51	130,280.41	137,809.36	7,528.95	206,714.00
4410-05-000 Employee Benefit Contribution-Maint.	4,932.74	5,722.92	790.18	39,895.45	45,783.36	5,887.91	68,675.00
4419-00-000 Total General Maint Expense	21,001.40	22,949.09	1,947.69	170,175.86	183,592.72	13,416.86	275,389.00
4420-00-000 Materials							
4420-01-000 Supplies-Grounds	92.67	141.67	49.00	1,724.56	1,133.36	-591.20	1,700.00
4420-02-000 Supplies-Appliance	0.00	208.33	208.33	2,226.89	1,666.64	-560.25	2,500.00
4420-03-000 Supplies-Unit Turnover	0.00	458.33	458.33	926.02	3,666.64	2,740.62	5,500.00
4420-04-000 Supplies-Electrical	651.72	1,250.00	598.28	8,233.93	10,000.00	1,766.07	15,000.00
4420-05-000 Supplies-Fuel & Parts	0.00	291.67	291.67	2,221.20	2,333.36	112.16	3,500.00
4420-06-000 Supplies-Janitorial/Cleaning	49.96	333.33	283.37	2,318.13	2,666.64	348.51	4,000.00
4420-07-000 Supplies-Maint/Repairs	1,366.11	1,250.00	-116.11	15,786.05	10,000.00	-5,786.05	15,000.00
4420-08-000 Supplies-Plumbing	348.27	416.67	68.40	3,660.57	3,333.36	-327.21	5,000.00
4420-09-000 Tools and Equipment	141.55	291.67	150.12	3,367.45	2,333.36	-1,034.09	3,500.00
4420-10-000 Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	533.36	533.36	800.00
4429-00-000 Total Materials	2,650.28	4,708.34	2,058.06	40,464.80	37,666.72	-2,798.08	56,500.00
4430-00-000 Contract Costs							
4430-01-000 Contract-Routine Maintenance	-975.00	83.33	1,058.33	0.00	666.64	666.64	1,000.00
4430-03-000 Contract-Trash Collection	198.04	250.00	51.96	2,455.74	2,000.00	-455.74	3,000.00
4430-04-000 Contract-Snow Removal	0.00	83.33	83.33	270.00	666.64	396.64	1,000.00
4430-05-000 Contract-Unit Turnover	975.00	1,666.67	691.67	4,325.69	13,333.36	9,007.67	20,000.00
4430-06-000 Contract-Electrical	0.00	83.33	83.33	527.78	666.64	138.86	1,000.00
4430-07-000 Contract-Pest Control	0.00	1,000.00	1,000.00	2,337.27	8,000.00	5,662.73	12,000.00
4430-08-000 Contract-Floor Covering	0.00	333.33	333.33	225.00	2,666.64	2,441.64	4,000.00
4430-09-000 Contract-Grounds	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000.00
4430-10-000 Contract-Janitorial/Cleaning	263.57	333.33	69.76	2,869.64	2,666.64	-203.00	4,000.00
4430-11-000 Contract-Plumbing	690.00	250.00	-440.00	835.00	2,000.00	1,165.00	3,000.00
4430-12-000 Contract-Inspections	0.00	1,166.67	1,166.67	2,870.00	9,333.36	6,463.36	14,000.00
4430-13-000 Contract-HVAC	0.00	1,666.67	1,666.67	6,291.27	13,333.36	7,042.09	20,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)
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January - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-14-000 Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-15-000 Contract-Video Surveillance	0.00	7,583.33	7,583.33	0.00	60,666.64	60,666.64	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	<u>1,151.61</u>	<u>15,416.65</u>	<u>14,265.04</u>	<u>25,247.39</u>	<u>123,333.20</u>	<u>98,085.81</u>	<u>185,000.00</u>
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL E	24,803.29	43,074.08	18,270.79	235,888.05	344,592.64	108,704.59	516,889.00
GENERAL EXPENSES							
4500-00-000 GENERAL EXPENSES							
4510-00-000 Insurance-Other	157.52	184.00	26.48	1,315.90	1,472.00	156.10	2,208.00
4510-10-000 Property Insurance	1,282.64	1,239.42	-43.22	9,623.00	9,915.36	292.36	14,873.00
4510-20-000 Liability Insurance	588.45	549.33	-39.12	4,418.20	4,394.64	-23.56	6,592.00
4510-30-000 Workmen's Compensation	555.60	520.83	-34.77	4,015.60	4,166.64	151.04	6,250.00
4521-00-000 Misc. Taxes/Licenses/Insurance	0.00	2,500.00	2,500.00	15,776.15	20,000.00	4,223.85	30,000.00
4570-00-000 Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	16,666.64	16,666.64	25,000.00
4599-00-000 TOTAL GENERAL EXPENSES	<u>2,584.21</u>	<u>7,076.91</u>	<u>4,492.70</u>	<u>35,148.85</u>	<u>56,615.28</u>	<u>21,466.43</u>	<u>84,923.00</u>
FINANCING EXPENSE							
4800-00-000 FINANCING EXPENSE							
4851-00-000 Interest Expense-Loan 1	3,164.29	10,592.04	7,427.75	115,718.74	84,736.32	-30,982.42	127,104.53
4852-00-000 Interest Expense-Loan 2	0.00	5,833.33	5,833.33	70,000.00	46,666.64	-23,333.36	70,000.00
4899-00-000 TOTAL FINANCING EXPENSES	<u>3,164.29</u>	<u>16,425.37</u>	<u>13,261.08</u>	<u>185,718.74</u>	<u>131,402.96</u>	<u>-54,315.78</u>	<u>197,104.53</u>
8000-00-000 TOTAL EXPENSES	<u>99,637.39</u>	<u>113,680.10</u>	<u>14,042.71</u>	<u>798,883.45</u>	<u>909,440.80</u>	<u>110,557.35</u>	<u>1,364,161.53</u>
9000-00-000 NET INCOME	<u>78,657.45</u>	<u>56,186.90</u>	<u>22,470.55</u>	<u>618,625.75</u>	<u>449,495.20</u>	<u>169,130.55</u>	<u>674,242.47</u>

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

January - August 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	9,240.00	10,142.55	-902.55	76,805.00	81,140.40	-4,335.40	121,710.60
3112-06-000 PBV HAP Subsidy	9,582.00	10,142.55	-560.55	78,862.00	81,140.40	-2,278.40	121,710.60
3119-00-000 Total Rental Income	18,822.00	20,285.10	-1,463.10	155,667.00	162,280.80	-6,613.80	243,421.20
3120-00-000 Other Tenant Income							
3120-01-000 Laundry and Vending	91.63	150.00	-58.37	1,187.05	1,200.00	-12.95	1,800.00
3120-03-000 Damages	2,136.00	208.33	1,927.67	3,567.00	1,666.64	1,900.36	2,500.00
3120-04-000 Late Charges	36.00	25.00	11.00	364.00	200.00	164.00	300.00
3120-05-000 Legal Fees - Tenant	0.00	21.67	-21.67	0.00	173.36	-173.36	260.00
3120-08-000 Workorders/Maint Charges	16.00	100.00	-84.00	56.00	800.00	-744.00	1,200.00
3129-00-000 Total Other Tenant Income	2,279.63	505.00	1,774.63	5,174.05	4,040.00	1,134.05	6,060.00
3199-00-000 TOTAL TENANT INCOME	21,101.63	20,790.10	311.53	160,841.05	166,320.80	-5,479.75	249,481.20
3600-00-000 OTHER INCOME							
3611-00-000 Investment Income - Restricted	593.52	250.00	343.52	4,630.05	2,000.00	2,630.05	3,000.00
3699-00-000 TOTAL OTHER INCOME	593.52	250.00	343.52	4,630.05	2,000.00	2,630.05	3,000.00
3999-00-000 TOTAL INCOME	21,695.15	21,040.10	655.05	165,471.10	168,320.80	-2,849.70	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	24,537.46	25,018.64	481.18	37,528.00
4110-04-000 Employee Benefit Contribution-Admin	866.21	974.00	107.79	7,146.09	7,792.00	645.91	11,688.00
4110-99-000 Total Administrative Salaries	3,752.97	4,101.33	348.36	31,683.55	32,810.64	1,127.09	49,216.00
4130-00-000 Legal Expense							
4130-01-000 Unlawful Detainers/Writs	-25.00	0.00	25.00	-25.00	0.00	25.00	0.00
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	1,657.22	0.00	-1,657.22	4,372.22	0.00	-4,372.22	0.00
4131-00-000 Total Legal Expense	1,632.22	0.00	-1,632.22	4,368.22	0.00	-4,368.22	0.00
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	0.00	125.00	125.00	302.75	1,000.00	697.25	1,500.00
4150-00-000 Travel	0.00	83.33	83.33	103.08	666.64	563.56	1,000.00
4173-00-000 Management Fee	990.04	958.33	-31.71	8,188.08	7,666.64	-521.44	11,500.00
4189-00-000 Total Other Admin Expenses	990.04	1,166.66	176.62	8,593.91	9,333.28	739.37	14,000.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	8.33	8.33	0.00	66.64	66.64	100.00
4190-02-000 Publications	0.00	8.33	8.33	0.00	66.64	66.64	100.00
4190-04-000 Office Supplies	24.20	50.00	25.80	70.03	400.00	329.97	600.00
4190-06-000 Compliance	0.00	125.00	125.00	1,400.00	1,000.00	-400.00	1,500.00
4190-07-000 Telephone & Internet	201.90	300.00	98.10	1,519.69	2,400.00	880.31	3,600.00
4190-08-000 Postage	0.00	41.67	41.67	239.62	333.36	93.74	500.00
4190-10-000 Copiers	28.89	100.00	71.11	281.25	800.00	518.75	1,200.00
4190-12-000 Software	1,622.63	166.67	-1,455.96	1,672.68	1,333.36	-339.32	2,000.00
4190-13-000 IT/Website Maintenance	33.39	91.67	58.28	1,667.94	733.36	-934.58	1,100.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	99.99	0.00	-99.99	0.00

COMMERCE VILLAGE LLC
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-21-000 HCC Fees	0.00	625.00	625.00	7,175.91	5,000.00	-2,175.91	7,500.00
4190-22-000 Other Misc Admin Expenses	915.00	83.33	-831.67	895.96	666.64	-229.32	1,000.00
4191-00-000 Total Miscellaneous Admin Expenses	6,578.98	5,701.33	-877.65	46,706.62	45,610.64	-1,095.98	68,416.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	9,201.24	6,867.99	-2,333.25	59,668.75	54,943.92	-4,724.83	82,416.00
4200-00-000 TENANT SERVICES							
4210-00-000 Tenant Services Salaries	5,000.00	1,520.83	-3,479.17	5,000.00	12,166.64	7,166.64	18,250.00
4210-01-000 Employee Benefit Contributions-Tenant Sv	750.00	0.00	-750.00	750.00	0.00	-750.00	0.00
4220-01-000 Other Tenant Svcs.	0.00	125.00	125.00	1,245.20	1,000.00	-245.20	1,500.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	5,750.00	1,645.83	-4,104.17	6,995.20	13,166.64	6,171.44	19,750.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	425.79	358.33	-67.46	2,400.84	2,866.64	465.80	4,300.00
4320-00-000 Electricity	1,792.42	1,666.67	-125.75	12,150.68	13,333.36	1,182.68	20,000.00
4330-00-000 Gas	162.24	200.00	37.76	1,324.05	1,600.00	275.95	2,400.00
4390-00-000 Sewer & Trash	903.30	916.67	13.37	5,338.80	7,333.36	1,994.56	11,000.00
4399-00-000 TOTAL UTILITY EXPENSES	3,283.75	3,141.67	-142.08	21,214.37	25,133.36	3,918.99	37,700.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	738.07	994.33	256.26	6,262.63	7,954.64	1,692.01	11,932.00
4410-05-000 Employee Benefit Contribution-Maint.	379.49	355.58	-23.91	2,827.93	2,844.64	16.71	4,267.00
4419-00-000 Total General Maint Expense	1,117.56	1,349.91	232.35	9,090.56	10,799.28	1,708.72	16,199.00
4420-00-000 Materials							
4420-01-000 Supplies-Grounds	3.27	8.33	5.06	18.16	66.64	48.48	100.00
4420-02-000 Supplies-Appliance	0.00	8.33	8.33	1,047.29	66.64	-980.65	100.00
4420-03-000 Supplies-Unit Turnover	0.00	16.67	16.67	958.64	133.36	-825.28	200.00
4420-04-000 Supplies-Electrical	309.82	50.00	-259.82	3,119.45	400.00	-2,719.45	600.00
4420-05-000 Supplies-Fuel & Parts	0.00	16.67	16.67	113.25	133.36	20.11	200.00
4420-06-000 Supplies-Janitorial/Cleaning	0.56	50.00	49.44	302.65	400.00	97.35	600.00
4420-07-000 Supplies-Maint/Repairs	82.92	108.33	25.41	1,460.01	866.64	-593.37	1,300.00
4420-08-000 Supplies-Plumbing	150.64	25.00	-125.64	732.35	200.00	-532.35	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	66.64	66.64	100.00
4429-00-000 Total Materials	547.21	291.66	-255.55	7,848.28	2,333.28	-5,515.00	3,500.00
4430-00-000 Contract Costs							
4430-01-000 Contract-Routine Maintenance	-11.35	0.00	11.35	1,188.65	0.00	-1,188.65	0.00
4430-03-000 Contract-Trash Collection	259.41	225.00	-34.41	2,245.52	1,800.00	-445.52	2,700.00
4430-04-000 Contract-Snow Removal	0.00	83.33	83.33	2,000.00	666.64	-1,333.36	1,000.00
4430-05-000 Contract-Unit Turnover	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-06-000 Contract-Electrical	0.00	0.00	0.00	286.00	0.00	-286.00	0.00
4430-07-000 Contract-Pest Control	1,600.00	91.67	-1,508.33	3,404.27	733.36	-2,670.91	1,100.00
4430-10-000 Contract-Janitorial/Cleaning	1,269.50	133.33	-1,136.17	2,150.40	1,066.64	-1,083.76	1,600.00
4430-11-000 Contract-Plumbing	0.00	41.67	41.67	690.00	333.36	-356.64	500.00
4430-12-000 Contract-Inspections	0.00	291.67	291.67	1,000.00	2,333.36	1,333.36	3,500.00
4430-13-000 Contract-HVAC	0.00	333.33	333.33	2,047.12	2,666.64	619.52	4,000.00
4430-15-000 Contract-Video Surveillance	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
4430-18-000 Contract-Alarm Monitoring	0.00	50.00	50.00	479.04	400.00	-79.04	600.00
4430-19-000 Contract-Sprinkler Monitoring	0.00	83.33	83.33	1,425.00	666.64	-758.36	1,000.00
4439-00-000 Total Contract Costs	3,117.56	1,499.99	-1,617.57	16,916.00	11,999.92	-4,916.08	18,000.00
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL E	4,782.33	3,141.56	-1,640.77	33,854.84	25,132.48	-8,722.36	37,699.00

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

January - August 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4500-00-000	GENERAL EXPENSES						
4510-00-000	14.76	21.00	6.24	144.17	168.00	23.83	252.00
4510-10-000	-628.30	477.92	1,106.22	3,933.67	3,823.36	-110.31	5,735.00
4510-20-000	-166.05	214.17	380.22	1,120.62	1,713.36	592.74	2,570.00
4510-30-000	52.09	55.83	3.74	404.90	446.64	41.74	670.00
4521-00-000	42.51	2.00	-40.51	547.04	16.00	-531.04	24.00
4570-00-000	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00
4599-00-000	-684.99	979.25	1,664.24	6,150.40	7,834.00	1,683.60	11,751.00
4800-00-000	FINANCING EXPENSE						
4851-00-000	1,365.00	1,365.00	0.00	10,920.00	10,920.00	0.00	16,380.00
4899-00-000	1,365.00	1,365.00	0.00	10,920.00	10,920.00	0.00	16,380.00
8000-00-000	23,697.33	17,141.30	-6,556.03	138,803.56	137,130.40	-1,673.16	205,696.00
9000-00-000	-2,002.18	3,898.80	-5,900.98	26,667.54	31,190.40	-4,522.86	46,785.20

BoxScore Summary

For Selected Properties

Date = 08/01/2024-08/31/2024

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	44	0	2	0	1	3	0	0	0	95.74	95.74	95.74	93.61
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	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	3	0	0	3	0	0	0	90.00	90.00	90.00	90.00
1bed-LA	Lineweaver Annex-one bedro	414	68	60	58	0	2	0	0	2	0	0	0	96.66	96.66	96.66	96.66
2b1b-FH	Franklin Heights-twobedroo	988	0	38	37	0	1	0	0	1	0	0	0	97.36	97.36	97.36	97.36
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	30	0	1	0	1	2	0	0	0	96.87	96.87	96.87	93.75
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 Heights 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	268	0	10	0	2	12	0	0	0	96.42	96.42	96.42	95.71

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Skl p/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Polly Lineweaver effici	47	3	0	0	0	2	1	1	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	0	0	0	0	0	0
1bed-CV	Commerce Village	30	0	0	2	0	0	0	0	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	3	0	1	0	0	0	5	0	0	0	1	0	0
2b1b-FH	Franklin Heights-twobedroo	38	0	0	0	0	0	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	1	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heights 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	280	6	0	3	0	3	1	6	0	0	0	1	0	0

Conversion Ratios

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

Unit Availability

For Selected Properties

As Of = 08/31/2024

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	44	0	2	0	1	3	0	0	0	95.74	95.74	95.74	93.62
Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	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	3	0	0	3	0	0	0	90.00	90.00	90.00	90.00
Lineweaver Annex-one bedro	414	68	60	58	0	2	0	0	2	0	0	0	96.67	96.67	96.67	96.67
Franklin Heights-twobedroo	988	0	38	37	0	1	0	0	1	0	0	0	97.37	97.37	97.37	97.37
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	30	0	1	0	1	2	0	0	0	96.88	96.88	96.88	93.75
Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heighths 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	268	0	10	0	2	12	0	0	0	96.43	96.43	96.43	95.71



Harrisonburg Redevelopment &
Housing Authority

**FAMILY SELF-SUFFICIENCY PROGRAM
(FSSP)**

Annual Family-Self Sufficiency Program Report

October 2024

The Harrisonburg Redevelopment and Housing Authority's (HRHA) Family Self-Sufficiency Program (FSSP) has worked with families in the community for over 20 years. Currently, 99 families participate in the program – 30 participants hold Housing Choice Vouchers (HCVs), and 69 participants in the Franklin Heights (FH) Project-Based Voucher (PBV) Program. Among the 99 participants, four are elderly (over 62 years of age), eight are on disability, and 8 have mental health or other medical issues. The FSS program involves goal setting, mentoring, and financial incentives to empower families to make positive life changes toward self-sufficiency.

Participation generally lasts five years, during which participants identify educational, professional, and personal goals. Those goals include advancing their education in GED or post-secondary studies; completing specialized job training; obtaining employment or advancing their career; improving financial stability; transitioning out of subsidized housing; achieving homeownership; and repairing and building credit.

It has been a year since the HRHA replaced the Family Self-Sufficiency (FSS) escrow model with a Goal Rewards Program in May 2023. In the new model, participants earn immediate cash incentives for reaching milestones related to income, finance, education, health, employment, and other self-sufficiency goals. Incentives can immediately and tangibly reward participants for progress toward self-sufficiency and inspire them to take the next steps. In this new model, there are also incentives based on maintaining and earning income, however, they will not be directly tied to increases in income from the start of the program. One year later, more participants seem excited by this model, which also encourages more participation from families.

The 2024 report indicates that 129 cash incentives for a total of \$22,700 have been awarded to 56 participating families. A total of 15 goals have been awarded. Among these goals, we offer incentives for completing financial goals such as maintaining employment for 12 months, raising credit scores, and saving money for 6 months; educational goals includes registration and completion of jobs skills training and certification in nursing as medical technicians; family wellness goals such as completing an annual medical checkup, receiving mental health counseling and homeownership goals such as attending homebuyer education courses, home renter education courses, prequalification on a loan and closing on a home. (see table 2)

Goal Incentives	Numbers	Amount	HCV	FHS
- Homebuyer Education	19	\$ 125	8	11
- Home Renter Education	13	\$125	7	6
- Prequalification on a Mortgage	3	\$250	1	2
- Contract and closing on a home	3	\$250	1	2
- Annual medical Check up	39	\$ 100	25	14
- Attend 2 FSS Events	7	\$100	6	1
- Parenting	11	\$100	5	6

- Counselling/ Mental Health	9	\$200	6	3
- GED Registration	1	\$50	-	1
- IEP& Training Registration	3	\$250	2	1
- IEP& Training completion	5	\$250	5	-
- Savings for 6 months.	1	\$150	-	1
- Credit Repair	12	\$100	4	8
- Resume Writing	5	\$ 50	1	4
- Maintain employment for 12 months	2	\$300	1	1
- Submitting goal sheet for 12 months	1	\$200	-	1
TOTAL		\$22,700		

In addition, the Sentara grant received has allowed us to continue supporting our participants. This grant has allowed us to send program participants to a business boot camp, to Blue Ridge Community College for CDL training, health care career training, and to acquire their GED. Some participants were sent to Eastern Mennonite University for their Intensive English learning program; others took online classes. We aim for these training programs to equip participants with the skills necessary to secure high-paying

employment upon completion. This grant has helped create engagement and excitement among our participants. To further support their self-sufficiency, HRHA purchased an additional ten laptops to help residents who do not have access to computers to use for FSS goals such as taking online classes or online job searching. Seventeen laptops are currently in use by participants

This year, FSS coordinators have continued to receive extensive training in client tracking, overall client management and reporting in the Yardi software. The Community Advisory Board (CAB), established by HRHA last year, serves as a forum for gathering input on the Moving to Work (MtW) program and enhancing our residents' health, equity, safety, and self-sufficiency. Since its inception in November 2023, the CAB has convened for six meetings. In collaboration with HRCSB, the CAB has organized a training on Opioid Overdose and Naloxone Education Training for its members and residents at Lineweaver, Commerce Village, Franklin Heights and HCV holders.

BASIC ORGANIZATION AND PROCEDURES

Participation in the FSS program is voluntary for all households, including those with elderly or disabled residents. Staff maintains a waiting list for interested participants. When a prospective participant reaches the top of the waiting list for housing choice vouchers or project-based housing, they are notified of the available opportunity. If they accept the voucher or move into project-based housing, HVC staff will inform them about the FSS program. Interested individuals can then contact the FSS office to discuss enrollment. The FSS office may also proactively reach out to new participants to increase enrollment. During the initial

appointment, FSS staff will explain the program's expectations, address any questions, and provide a copy of the FSS Handbook for future reference.

If the participant chooses to join the program, FSS staff has them sign an Addendum to the Contract of Participation and begin the assessment process. The family meets with their assigned FSS coordinator to develop an action plan- individual training and service plan. These plans provide action steps for participants to start working on their goals to successfully complete the program. Following the initial assessment and planning meeting, each participant completes a monthly goal sheet to update the FSS staff on their steps to carry out their self-sufficiency plan. The Head of Household (HOH), as well as any other adults within the household who have joined the program, are required to report monthly to FSS staff through goal sheets. FSS staff will provide support and assistance to a family that struggles with achieving their goals or engaging with the program.

PROGRAM COORDINATING COMMITTEE

The Program Coordinating Committee (PCC) is a group of community agencies that provide direct services to participants. The PCC plans to meet quarterly. Currently, our PCC is composed of 17 different organizations and two residents representatives. This group ensures the FSS program is well-connected by linking our participants with the best local services. These meetings are also a space for the FSS program to share updates, receive feedback on policy or program changes, and hear from community service organizations about updates or developments in their services. This year, our PCC has added

new members. Among those new organizations, we have the 211 Virginia Community Engagement agency and Smiles for Children. The FSS staff continue to work on growing the number of community partners and strengthening relationships.

MOTIVATING PARTICIPANTS

Keeping participants motivated in the FSS program is paramount to each family's success. FSS staff contacts participants via telephone, email, or by letter, asking them to turn in their goal sheets. All participants are required to complete monthly goal sheets to monitor their continued progress. If they do not turn in a goal sheet each month, the participant is contacted by phone and email by their FSS caseworker. If goal sheets are still not submitted, a letter will be sent regarding possible termination from the FSS program. To further motivate them to submit their goal sheet and be more proactive in the program, the new goal rewards model has allowed them to earn \$ 200 if they submit their goal sheet every month before the 10th for 12 successive months.

FSS staff can refer any participant not working to the Virginia Workforce Center – a member of the PCC – for a pre-employment class. The class teaches residents soft skills, including the importance of work attire, attendance, punctuality, and getting along with supervisors and co-workers. This organization also helps with the job search and connects participants to available educational or vocational opportunities.

Daily communications are a cornerstone of the FSS program because of its emphasis on working with each individual to encourage and cultivate responsibility, and self-reliance. In

addition, through regular contacts, FSS staff finds resources and ways to help participants overcome current obstacles to achieving their individual goals. As a participant's career, educational, and family circumstances change from month to month, FSS staff can provide continued encouragement and support appropriate to the specific challenges the participant is facing.

The monthly goal sheets provide supplementary documentation for the annual review of the participant's goals. Each year, the case manager meets with the participant to review and, if appropriate, revise the goals they established when they joined the program. While participants are required to meet their original goals of independence from government assistance and maintaining stable employment to successfully graduate for the program, those who make appropriate changes to their paths to self-sufficiency are allowed to revise their supplemental goals accordingly.

ACCOMPLISHMENTS

FSS staff continually seeks to expand resources for FSS participants by seeking out organizations, businesses, programs that offer employment, financial, or educational assistance. Thus expanding the PCC group and the resources it offers to its members and community.

This year, in collaboration with United Bank, the FSSP organized a financial resolution workshop which encompasses the notion of credit building strategy.

In collaboration with Shenandoah Community Capital Fund, we had residents participate in the business boot camp and

organized a one day Business Spark where residents had the opportunity to learn about idea development, experience leverage, action plans, and work-life balance.

This year was the second edition of our FSS Summer reading program. While the final number of books read is still to be determined, at the end of July 110 books were read by all the kids participating in the program.

This year the FSSP has launched the Money Smart program, 22 kids have participated in this program. Younger kids aged 7 to 11 were receiving video on financial literacy while those between the age of 13 to 18 years were registered in a curriculum developed by the FDCI Money Smart Alliance. The HRHA FSSP has opened an account with the FDCI Money Smart Alliance. It is through this account that all our participants were taking their training.

This year, the FSSP saw four residents move to homeownership. Three of them were in the Goal reward program and received the incentives for their accomplishment. Meanwhile, FSS continues working with eligible FSS participants who want to become qualified for HRHA's homeownership program, which offers down payment and closing cost assistance.

Three FSS participants received their CDL licenses this year. Two of them are already working as bus drivers.

This year, the FSSP held a successful gardening workshop, a back-to-school batch that provided more than 84 back packs to kids. These back packs were stuffed with many gifts from six different local community organizations.

This year, FSS staff gave employment resources to participants currently job searching and provided the necessary assistance in moving through the job application process. FSS staff met again with Blue Ridge Community College Program Coordinator to offer discounted fee classes to our residents who were interested in receiving a certificate in the following classes; Medical Office Assistant, Medical Technician assistant, Certified Medical Assistant, and Commercial Driver's License. Thanks to the Sentara grant, HRHA has been able to provide funds to subsidize and fully reduce the cost of tuition for participants. Most of our participants were eligible for the Fast-forward deduction provided by BRCC, which can help to reduce tuition cost by two-thirds. We paid full tuition at EMU for students taking IEP (Intensive English program).

While the FSS program is organized around the vision of helping families become self-reliant, inflation has affected the mental, physical and financial well-being of many participants. The majority of our participants are concerned about the rise of cost of living and some have reported being unable to pay their bills, to budget and even pay rent on time. Others have reported the inability to keep up with the cost of fuel, transportation and car repairs.

Meanwhile, the FSS staff have worked closely with the Harrisonburg Department of Transportation to secure paratransit transportation to three disabled participants. This type of service helps to provide transportation on a handicap bus for the participant. FSS staff had also referred some participants to the Way to Go organization to receive assistance for car repairs, gas cards or rideshare cards to allow participants getting to work.

Currently, 16 out of 30 participants are employed in the HCV program. Six participants are unemployed mainly due to their medical conditions, and two are college students. In the FH PBV program, 36 out of 66 households have at least one adult employed for a minimum of 20 hours a week. Eight are unemployed due to their medical condition and six due to child care issues. These are the two factors reported as major concerns that prevent participants to gain employment.

This year, the FSSP launched a robust outreach campaign which allowed us to reach our goal of 100 participants.

Currently, the demographic of the FSS participants is as follows.

(table1)

FSS FAMILY Household as of August 2024

TOTAL	Female head of Household	Single parent	Member of Household enrolled	Average Size	Average Age	OLDEST AGE	YOUNGEST
100	68	49	21	3.5	34 years	68 years	18 years
%	68%	49%	11%				

FSS FAMILY DEMOGRAPHIC AS OF AUGUST 2024

TOTAL	WHITE	BLACK	AMERICAN INDIAN	ASIAN	BIRACIAL	HISPANIC	NON HISPANIC
100	71	26	1	1	1	17	83
100%	71%	26%	1%	1%	1%	17%	79%

FSS DIVERSITY OF LANGUAGE AS OF 2024

GRAND TOTAL PARTICIPANTS	LANGUAGE	TOTAL	PERCENTAGE
- 100	ENGLISH	- 68	- 68%
	ARABIC	- 11	- 11%
	SPANISH	- 17	- 17%
	TIGRINIAN/AFRICAN DIALECTE	- 1	- 1%
	MORO/AFRICAN DIALECTE	- 2	- 2%

Presently, about 79 participants out of 100 are Non-Hispanic with 71 being white. There are 11 Arabic Kurdish speakers, 13 Hispanic and 26 participants Black or of African descent, of whom one Tigrinya and two Moro speakers. Two local universities, James Madison University and Eastern Mennonite University, both provide programs that offer beginner, intermediate, and advanced English classes for families. Many students demonstrate a marked improvement in their English language skills after these classes, which helps them obtain jobs in the local community. Although we have completely transitioned to the MtW, three of our participants have chosen to remain in the legacy escrow program, although they are not earning any escrow.

Highlight Successes in the past year: (**October 2023- October 2024**)

In the past year, FSS staff members have:

- Continued sending monthly newsletters for participants to involve them in community activities, resources, and educational programs.
- Hosted a Community Give Away events where kids from participants' families received some Christmas gifts, gloves, huts and hand crafted blankets purchased by HRHA or offered by community members.
- Hosted a Financial Resolution Workshop in collaboration with UNITED Bank.

- Four participants finalized process to move to homeownership.
- Hosted community master gardener event, a container gardening workshop with the master gardener.
- Held a back-to-school bash that included six community partners. This year's participating organizations were; Harrisonburg Fire Department, Massanutten Regional Library, JMU Dining, Faces 4 Change, Harrisonburg-Rockingham Community Services Board, 211 Virginia and the Virginia Department of Health.
- Distributed 84 donated backpacks and supplies to elementary, middle, and high school students.
- Lent 17 laptops to participants who needed them for job searches, business boot camp training or online courses they taking.
- Helped participants enroll and pay for their English as a Second Language (ESL) classes and Medical Technician certification training.
- Referred participants to Way to Go for their car repairs, gas, and other transportation issues so they could go to work.
- Referred three participants to the Harrisonburg Department of Transportation for paratransit.
- Coordinated three PCC meetings.
- Saw a total of seven participants graduate, two port-out, and one termination due to lack of participation, responsiveness and not in good standing with HRHA.

- Enrolled 52 new participants in the FSS program of whom 32 Head of Households and 20 household members over 18 years' old.
- Granted 2-year extensions to eight participating families for good cause
- Assisted any participants who needed additional help in applying for jobs online and in person
- Continued the summer reading program for children of participating families aged three to seventeen. Over 110 books have been read during this year's summer reading program.
- Launched the Money Smart Club to teach financial literacy to kids aged seven to seventeen years. For this effect, FSS Coordinators opened an account with the FDCI Money Smart Alliance.
- Hosted a one-day Business Spark in collaboration with the Shenandoah Community Capital Fund
- The Community Advisory Board hosted an OPOID Training for residents at Lineweaver, Commerce Village, and Franklin Heights in collaboration with the HRCSB
- Referred participants to community resources where they received assistance with transportation, job searches, and mental health care.
- Participated to the Way to Go Coalition
- Participated in one outreach events organized by local pastors on the issue of child care and transportation.

- Three children enrolled at the Boys and Girls Club.
- Completed the online mandatory FSS training through HUD Exchange.

PROGRAM GOALS

The FSS program has the following goals for 2024:

1. Address skills gaps with program participants. This includes encouraging all residents to complete their GED, if necessary, or to further their education.
2. Focus on job training activities by continuing to offer pre-employment classes, interview skills workshops, and job search assistance for finding higher-paying jobs with benefits.
3. Address financial literacy concerns and work with participants on budgeting skills and paying bills on time. FSS staff also look to provide more workshops on finance and budget, as necessary.
4. Work with participants on taking the online VHDA homeownership class to assist them in understanding the process of purchasing a home.
5. Continue to work with FSS participants and community members to connect them to resources that will assist with the homeownership program.
6. Extend the youth program and encourage youth to continue with their education by providing scholarship opportunities.

7. Continue encouraging families to take the Parenting and Education Support Program and strengthen Healthy Family Programs.
8. Continue to work with community agencies in assisting clients to reach their goals to become self-sufficient.
9. Promote reading to participating families.
10. Hold more events that will promote community building and children's activities.

MOVE TO WORK (MtW)

In May 2023, HRHA started the implementation of the MtW. Since then, \$22,700 have been discerned to FSS participants who have accomplished milestones

A snapshot of the goals completed from June 2023 to June 2024 is as follows.

(table2)

Goal Incentives	Numbers	Amount	HCV	FHS
- Homebuyer Education	19	\$ 125	8	11
- Home Renter Education	13	\$125	7	6

- Prequalification on a Mortgage	3	\$250	1	2
- Contract and closing on a home	3	\$250	1	2
- Annual medical Check up	39	\$ 100	25	14
- Attend 2 FSS Events	7	\$100	6	1
- Parenting	11	\$100	5	6
- Counselling/ Mental Health	9	\$200	6	3
- GED registration	1	\$50	-	1
- IEP& Training Registration	3	\$250	2	1
- IEP& Training completion	5	\$250	5	
- Savings for 6 months	1	\$150		1
- Credit Repair	12	\$100	4	8

- Resume Writing	5	\$ 50	1	4
- Maintain employment for 12 months	2	\$300	1	1
- Submitting goal sheet for 12 months	1	\$200		1
TOTAL		\$22,700		

More information on the Goal Rewards Program can be found in Appendix A.

Waiver 10d: Modify or eliminate the Contract of Participation.

HRHA has modified the FSS participation contract to reflect the removal of the traditional escrow model and the implementation of the new Goal Rewards Program. This has involved modifying the following sections in the FSS Contract: FSS Escrow Account; Withdrawal of Funds from FSS Escrow Account; Loss of FSS Escrow Account; and HA Responsibilities.

Waiver 10e: Policies for addressing increases in family income

HRHA has replaced the FSS escrow model with a Goal Rewards model. In the proposed program, participants earn immediate cash incentives for reaching milestones related to education,

health, employment, and other self-sufficiency goals reached. Incentives can immediately and tangibly motivate participants for progress toward self-sufficiency and inspire them to take the next steps. Participants receive the incentive immediately via check

At this time, income increases will not be recorded. Participants will be able to earn cash and save faster for life goals.

Participants enrolled before the effective change to escrow have been given the option to enroll in the new Goal Rewards Program or stay in the traditional escrow program. Two participants have chosen to remain in the traditional escrow model, while others have transferred to the new program. The escrow balances were disbursed to all participants who request it and who met HUD's two main criteria for final disbursement, namely suitable employment and be welfare free. Any household member 18 years or older may participate in the program. Each participant has a COP, goal sheet, and some have savings accounts. The maximum a household can earn through Goal Rewards is \$14,250, with an average earning between \$4,000 and \$6,000 over 5 years. Each reward can be earned by only one household member.

Goal Rewards will offer various financial incentives for participants in FSS that help them reach their self-sufficiency goals. The Goal Rewards system expands savings opportunities to more participants, incentivizes pillars of self-sufficiency beyond simply earned income, and helps encourage goal attainment.

The Goal Rewards Program is as follows:

Educational Activities	Amount	Requirements	Notes
GED or ESL Registration	\$50	Registration and First Class Attendance	Through MTC or Skyline
GED/ESL Course Completion	\$250	Certificate	
Technical training or IEP English Program (EMU) Registration	\$250	Registration and First Class Attendance	Cap 3 certificates
Training or IEP Completion	\$250	Certificate	
Associates (2 years)	\$1,000	Certificate/Diploma	
Bachelors (4 years)	\$1,000	Certificate/Diploma	
Masters	\$1,000	Certificate/Diploma	

FSS Activities	Amount	Requirements
Goal Sheet Every month by the 10th for a year	\$200	Completed Goal Sheets for 12 months, 1 late goal sheet allowed
Attend 2 FSSP/HRHA events/year	\$100	

Homebuyer Activities	Amount	Requirements
VHDA Rental Education Course	\$125	Certificate

VHDA Home Buyer Course	\$125	Certificate
Pre-qualification	\$250	Pre-qualification document
Contract on a Home & Closing Date Set	\$2,000	Contact, Communication with Title Company

Family Wellness Activities	Amount	Requirements
Counseling/Therapy/Support Group for 3 months	\$200 for 3-month attendance \$1,000 per contract max	Signed letter from the provider (FSSP provides letter)
Driver's License (does not include renewal)	\$150	Copy of license and any driver's ed certificates. One-time payment per participant.
Parenting or Co-Parenting Class	\$100	Class Options will be provided
Annual Physical - Open to more than one household member	\$100/physical - Max \$500 per contract	Note/Form from doctor + establishes a health-related goal(s) and action steps with the FSSP Coordinator

Financial & Work Activities	Amount	Requirements
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Credit Repair Max: \$300/contract	\$100 - 500+ \$100 - 600+ \$100 - 700+	Credit Report, Plan with Green Path or other agency, start & end credit score
Budget every month for six months Max: \$1,000/contract	\$100 for 6 mo. / \$100 for 12mo	Completed budget by month including income, all expenses. Can be via paper, apps (like mint), bank software, etc. Required meeting every 6 months to get the incentive
Deposit in savings accounts for six months Max: \$1,500/contract	\$150 for 6 mo. / \$150 for 12mo	6-month statements with minimum monthly \$25 deposit, no withdrawal
Maintain work for 12 months (Average of 20 hours per week or more) Max: \$1,500/contract	\$300 for 12 months	One Paystub and annual letter from the employer (Over 1,000 hours/year)
Resume/Cover Letter Workshop Max: \$100/contract	\$50 for workshop session	Meet at FSSP office with Coordinator

CONCLUSION

The FSS program has had a significant and positive impact on participants' lives. By providing support to families who might otherwise lack access to these resources, the program promotes meaningful change and helps families achieve self-sufficiency. However, program staff frequently encounter challenges that can impede participants' success. The HRHA's FSS program

continually seeks innovative approaches to keep participants engaged and strives to make a lasting difference in their lives. The implementation of the MtW and Sentara grants for adult job skill training has notably increased participant engagement.

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

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds	\$0.00
	Total	\$0.00
	AR Due from:	
	JR Polly Lineweaver Apartments	\$309,613.60
	Housing Choice Voucher Program	\$1,461.86
	Commerce Village, LLC	\$0.00
	Franklin Heights, LLC-Operating/Debt Servicing	\$3,040.03
	Commerce Village II	\$277,216.70
		\$591,332.19

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$237,999.62
	United Bank-FSS Escrow for participants	\$6.34
	Total	\$238,005.96

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$4,874.07
	Total	\$4,874.07

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$204,775.62
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$161,611.12
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Commerce Village, LLC

Cash:	First Bank & Trust	\$281,847.86
	Virginia Housing-Replacement Reserve Account	\$77,643.85
	Truist/BB&T-Operating Reseve Account	\$132,974.34

	<u>Grand Total</u>	<u>\$1,101,732.82</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of August 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	Cash Balance as of 8/31
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	\$0.00
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	\$237,999.62
United Bank-FSS Escrow	\$6.34	\$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	\$4,874.07
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	\$204,775.62
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	\$161,611.12
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	\$281,847.86
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	\$77,643.85
Truist-Operating Reserve	\$131,826.28	\$131,982.00	\$132,148.67	\$132,310.16	\$132,477.24	\$132,639.13	\$132,806.63	\$132,974.34
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	\$1,101,732.82