



Harrisonburg Redevelopment & Housing Authority

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February 13, 2026

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, February 18, 2026 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.

Michael Wong

Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

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

AGENDA
Regular Meeting
February 18, 2026

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
 - January 21, 2026
- IV. Financial Reports
 - January 2026

Reports

- A. Executive Director
 - 1. Build our Park Fund Request
 - 2. Update Court Square Theater
 - 3. License Resolution Kiwanis Park-City of Harrisonburg
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Addressing Homelessness and Affordable Housing
 - Improving Organizational Efficiency and Effectiveness
- C. Management Reports
 - 1. Housing Choice Voucher
 - 2. Family Self-Sufficiency
 - 3. Maintenance
 - 4. HRHA Owned Properties Utilization (Box Score & Unit Availability)
 - 5. Commerce Village
 - 6. Commerce Village II
 - 7. Franklin Heights
 - 8. JR Polly Lineweaver
 - 9. Lineweaver Annex
 - 10. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
January 21, 2026

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

Those present were:

Gil Colman, Chair
Luciano Benjamin, Vice Chair
Janet Awkard-Rogers, Commissioner
Amanda Leech, Commissioner
Sam Nickels, Commissioner
Anthony Hayes, Commissioner
Amanda Morris, Commissioner

Also present were:

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

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

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

Mr. Wong then presented the November 19th meeting minutes for consideration of approval. After discussion, Commissioner Benjamin, seconded by Commissioner Leech, motioned to approve the November minutes. The motion was unanimously approved.

Mr. Wong then presented the November and December 2025 financials for consideration of approval. After discussion, Commissioner Leech, seconded by Commissioner Nickels, motioned to approve the November and December financials as presented. The motion was unanimously approved.

Mr. Wong then presented the updated list of 2026 board of commissioners. He related that since Kevin Coffman resigned in October; the board has been without a Vice Chair. After a period of discussion, Commissioner Leech, seconded by Commissioner Awkard-Rogers nominated Commissioner Benjamin for Vice Chair. Commissioner Benjamin was unanimously approved as the Vice Chair.

Mr. Wong then presented an update on the Court Square Theater. He provided a

brief history of the theater and related of the partnership with the JMU ICAD to assist in conducting community meetings for input on the theater's strategic direction. He stated of being optimistic about the theater due to the strong community support to keep the theater open.

Mr. Wong then shared the Authority's 2026 remote participation policy for consideration of approval. Ms. Michelsen related of the need for the policy to allow commissioner participation in meetings when they are unable to attend in person. She provided an overview of the policy. After discussion, Commissioner Nickels, seconded by Commissioner Leech made the motion to approve the policy. The motion was unanimously approved.

Mr. Wong then provided updates on current projects. He related that Bluestone Town Center was notified by its tax credit syndicator of the decision not to participate in the project due to it not being able to close in the year end. They related that their investor had pulled out. Currently exploring other syndicators for the project. Mr. Wong related that the Commerce Village II project has leased up ten of the sixteen units. Awaiting the energy certification and ALTA survey to close on the housing trust and highly innovative energy efficiency funds. Anticipates closing in February which will pay off the construction financing with the Bank of the James. Mr. Wong then stated that Lineweaver project is finalizing its construction bid documents with the goal to go out to bid for a general contractor in mid-February. Once a contractor is identified and pricing is received, the financial and bid proposal will be submitted to Fannie Mae for their underwriting for funding. He related of the Fannie Mae review being approximately two months with anticipated closing in late April

Mr. Wong then presented November and December management and financial reports for approval. He stated that HRHA's positive financial status was primary due to increased utilization, managing expenses, and not filling of vacant staff positions. After discussion, Commissioner Leech, seconded by Commissioner Awkard-Rogers, made the motion approving the reports. The motion was unanimously approved.

Vice Chair Benjamin, seconded by Commissioner Nickels, 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, CVII, CST)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January 2026

		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	42,585.26	47,383.75	-4,798.49	42,585.26	47,383.75	-4,798.49	568,605.00
3112-06-000	PBV HAP Subsidy	63,944.00	47,965.00	15,979.00	63,944.00	47,965.00	15,979.00	575,580.00
3119-00-000	Total Rental Income	106,529.26	95,348.75	11,180.51	106,529.26	95,348.75	11,180.51	1,144,185.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	473.00	333.33	139.67	473.00	333.33	139.67	4,000.00
3120-03-000	Damages	507.50	416.67	90.83	507.50	416.67	90.83	5,000.00
3120-04-000	Late Charges	143.00	83.33	59.67	143.00	83.33	59.67	1,000.00
3129-00-000	Total Other Tenant Income	1,123.50	833.33	290.17	1,123.50	833.33	290.17	10,000.00
3199-00-000	TOTAL TENANT INCOME	107,652.76	96,182.08	11,470.68	107,652.76	96,182.08	11,470.68	1,154,185.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	0.00	4,949.25	-4,949.25	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	0.00	7,006.00	-7,006.00	84,072.00
3410-61-200	COC Planning Grant	0.00	4,400.00	-4,400.00	0.00	4,400.00	-4,400.00	52,800.00
3499-00-000	TOTAL GRANT INCOME	0.00	16,355.25	-16,355.25	0.00	16,355.25	-16,355.25	196,263.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	310.94	179.17	131.77	310.94	179.17	131.77	2,150.00
3620-00-000	Management Fee Income	1,184.29	1,166.67	17.62	1,184.29	1,166.67	17.62	14,000.00
3621-00-000	Bond Application Fees	0.00	2,500.00	-2,500.00	0.00	2,500.00	-2,500.00	30,000.00
3650-00-000	Miscellaneous Other Income	7,544.38	12,500.00	-4,955.62	7,544.38	12,500.00	-4,955.62	150,000.00
3699-00-000	TOTAL OTHER INCOME	9,039.61	16,345.84	-7,306.23	9,039.61	16,345.84	-7,306.23	196,150.00
3999-00-000	TOTAL INCOME	116,692.37	128,883.17	-12,190.80	116,692.37	128,883.17	-12,190.80	1,546,598.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	17,308.87	22,331.09	5,022.22	17,308.87	22,331.09	5,022.22	267,973.00
4110-04-000	Employee Benefit Contribution-Admin	6,464.95	7,650.50	1,185.55	6,464.95	7,650.50	1,185.55	91,806.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,421.52	3,544.67	123.15	3,421.52	3,544.67	123.15	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,397.25	1,154.58	-242.67	1,397.25	1,154.58	-242.67	13,855.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,766.30	4,183.25	416.95	3,766.30	4,183.25	416.95	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,224.01	797.83	-426.18	1,224.01	797.83	-426.18	9,574.00
4110-61-200	Salary-COC Planning Grant	3,811.72	3,404.50	-407.22	3,811.72	3,404.50	-407.22	40,854.00
4110-61-201	Adm Benefits-COC Planning	818.05	995.50	177.45	818.05	995.50	177.45	11,946.00
4110-99-000	Total Administrative Salaries	38,212.67	44,061.92	5,849.25	38,212.67	44,061.92	5,849.25	528,743.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	25.00	25.00	300.00
4130-04-000	General Legal Expense	-1,500.00	1,166.66	2,666.66	-1,500.00	1,166.66	2,666.66	14,000.00
4131-00-000	Total Legal Expense	-1,500.00	1,233.33	2,733.33	-1,500.00	1,233.33	2,733.33	14,800.00
4140-00-000	Staff Training	0.00	916.66	916.66	0.00	916.66	916.66	11,000.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4150-00-000	Travel	200.00	1,333.33	1,133.33	200.00	1,333.33	1,133.33	16,000.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	0.00	721.67	721.67	8,660.00
4189-00-000	Total Other Admin Expenses	200.00	2,180.00	1,980.00	200.00	2,180.00	1,980.00	26,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	207.14	141.67	-65.47	207.14	141.67	-65.47	1,700.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-03-000	Advertising	0.00	104.16	104.16	0.00	104.16	104.16	1,250.00
4190-04-000	Office Supplies	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-07-000	Telephone & Internet	822.37	883.33	60.96	822.37	883.33	60.96	10,600.00
4190-08-000	Postage	672.90	166.67	-506.23	672.90	166.67	-506.23	2,000.00
4190-10-000	Copiers	177.25	175.00	-2.25	177.25	175.00	-2.25	2,100.00
4190-12-000	Software	0.00	1,333.33	1,333.33	0.00	1,333.33	1,333.33	16,000.00
4190-13-000	IT/Website Maintenance	305.68	583.34	277.66	305.68	583.34	277.66	7,000.00
4190-14-000	Community Donations	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
4190-18-000	Small Office Equipment	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
4190-22-000	Other Misc Admin Expenses	3,450.31	250.00	-3,200.31	3,450.31	250.00	-3,200.31	3,000.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	202.08	202.08	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	0.00	1,065.42	1,065.42	12,785.00
4190-60-202	Services (HMIS/SNAP)	990.00	757.42	-232.58	990.00	757.42	-232.58	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	6,625.65	7,370.76	745.11	6,625.65	7,370.76	745.11	88,449.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	43,538.32	55,762.67	12,224.35	43,538.32	55,762.67	12,224.35	669,152.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,797.76	1,833.33	35.57	1,797.76	1,833.33	35.57	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,797.76	1,833.33	35.57	1,797.76	1,833.33	35.57	22,000.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,038.96	1,333.33	294.37	1,038.96	1,333.33	294.37	16,000.00
4320-00-000	Electricity	9,042.95	7,791.66	-1,251.29	9,042.95	7,791.66	-1,251.29	93,500.00
4330-00-000	Gas	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4340-00-000	Garbage/Trash Removal	0.00	270.83	270.83	0.00	270.83	270.83	3,250.00
4390-00-000	Sewer & Trash	2,248.74	2,333.33	84.59	2,248.74	2,333.33	84.59	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	12,330.65	11,812.48	-518.17	12,330.65	11,812.48	-518.17	141,750.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,993.06	8,314.09	1,321.03	6,993.06	8,314.09	1,321.03	99,769.00
4410-05-000	Employee Benefit Contribution-Maint.	2,025.98	3,203.24	1,177.26	2,025.98	3,203.24	1,177.26	38,439.00
4419-00-000	Total General Maint Expense	9,019.04	11,517.33	2,498.29	9,019.04	11,517.33	2,498.29	138,208.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	45.83	45.83	0.00	45.83	45.83	550.00
4420-02-000	Supplies-Appliance	75.24	91.66	16.42	75.24	91.66	16.42	1,100.00
4420-03-000	Supplies-Unit Turnover	8.03	375.00	366.97	8.03	375.00	366.97	4,500.00
4420-04-000	Supplies-Electrical	286.57	391.67	105.10	286.57	391.67	105.10	4,700.00
4420-05-000	Supplies-Fuel & Parts	0.00	108.34	108.34	0.00	108.34	108.34	1,300.00
4420-06-000	Supplies-Janitorial/Cleaning	37.87	291.67	253.80	37.87	291.67	253.80	3,500.00
4420-07-000	Supplies-Maint/Repairs	8.90	1,458.33	1,449.43	8.90	1,458.33	1,449.43	17,500.00
4420-08-000	Supplies-Plumbing	38.95	375.00	336.05	38.95	375.00	336.05	4,500.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	62.50	62.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	50.00	50.00	0.00	50.00	50.00	600.00
4420-11-000	Supplies-HVAC	0.00	291.66	291.66	0.00	291.66	291.66	3,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	116.67	116.67	0.00	116.67	116.67	1,400.00
4429-00-000	Total Materials	455.56	3,658.33	3,202.77	455.56	3,658.33	3,202.77	43,900.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	610.74	1,000.00	389.26	610.74	1,000.00	389.26	12,000.00
4430-04-000	Contract-Snow Removal	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
4430-06-000	Contract-Electrical	209.50	250.01	40.51	209.50	250.01	40.51	3,000.00
4430-07-000	Contract-Pest Control	485.10	1,749.99	1,264.89	485.10	1,749.99	1,264.89	21,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	204.17	325.00	120.83	204.17	325.00	120.83	3,900.00
4430-11-000	Contract-Plumbing	1,619.77	166.66	-1,453.11	1,619.77	166.66	-1,453.11	2,000.00
4430-12-000	Contract-Inspections	2,200.00	541.66	-1,658.34	2,200.00	541.66	-1,658.34	6,500.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-13-000	Contract-HVAC	4,616.16	875.00	-3,741.16	4,616.16	875.00	-3,741.16	10,500.00
4430-15-000	Contract-Video Surveillance	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4430-17-000	Contract-Elevator Maintenance	3,902.11	966.67	-2,935.44	3,902.11	966.67	-2,935.44	11,600.00
4430-18-000	Contract-Alarm Monitoring	1,100.36	237.50	-862.86	1,100.36	237.50	-862.86	2,850.00
4430-19-000	Contract-Sprinkler Monitoring	375.00	350.00	-25.00	375.00	350.00	-25.00	4,200.00
4430-99-000	Contract Costs-Other	1,200.00	333.34	-866.66	1,200.00	333.34	-866.66	4,000.00
4439-00-000	Total Contract Costs	16,522.91	8,095.82	-8,427.09	16,522.91	8,095.82	-8,427.09	97,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	25,997.51	23,271.48	-2,726.03	25,997.51	23,271.48	-2,726.03	279,258.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	544.41	332.50	-211.91	544.41	332.50	-211.91	3,990.00
4510-10-000	Property Insurance	475.70	824.59	348.89	475.70	824.59	348.89	9,895.00
4510-20-000	Liability Insurance	239.43	331.25	91.82	239.43	331.25	91.82	3,975.00
4510-30-000	Workmen's Compensation	512.31	556.49	44.18	512.31	556.49	44.18	6,678.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	110.50	110.50	0.00	110.50	110.50	1,326.00
4570-00-000	Bad Debt-Tenant Rents	0.00	875.00	875.00	0.00	875.00	875.00	10,500.00
4570-01-000	Bad Debt-Other	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,771.85	3,863.66	2,091.81	1,771.85	3,863.66	2,091.81	46,364.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	4,778.54	6,646.42	1,867.88	4,778.54	6,646.42	1,867.88	79,757.00
4899-00-000	TOTAL FINANCING EXPENSES	4,778.54	6,646.42	1,867.88	4,778.54	6,646.42	1,867.88	79,757.00
8000-00-000	TOTAL EXPENSES	90,214.63	103,190.04	12,975.41	90,214.63	103,190.04	12,975.41	1,238,281.00
9000-00-000	NET INCOME	26,477.74	25,693.13	784.61	26,477.74	25,693.13	784.61	308,317.00

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

January 2026

		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	19,156.26	19,115.00	41.26	19,156.26	19,115.00	41.26	229,380.00
3119-00-000	Total Rental Income	19,156.26	19,115.00	41.26	19,156.26	19,115.00	41.26	229,380.00
3199-00-000	TOTAL TENANT INCOME	19,156.26	19,115.00	41.26	19,156.26	19,115.00	41.26	229,380.00
3999-00-000	TOTAL INCOME	19,156.26	19,115.00	41.26	19,156.26	19,115.00	41.26	229,380.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	41.71	50.00	8.29	41.71	50.00	8.29	600.00
4191-00-000	Total Miscellaneous Admin Expenses	41.71	50.00	8.29	41.71	50.00	8.29	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41.71	50.00	8.29	41.71	50.00	8.29	600.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4429-00-000	Total Materials	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4430-07-000	Contract-Pest Control	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-13-000	Contract-HVAC	2,922.00	166.67	-2,755.33	2,922.00	166.67	-2,755.33	2,000.00
4430-17-000	Contract-Elevator Maintenance	3,237.36	250.00	-2,987.36	3,237.36	250.00	-2,987.36	3,000.00
4430-18-000	Contract-Alarm Monitoring	23.00	25.00	2.00	23.00	25.00	2.00	300.00
4430-19-000	Contract-Sprinkler Monitoring	375.00	166.67	-208.33	375.00	166.67	-208.33	2,000.00
4430-99-000	Contract Costs-Other	1,200.00	125.00	-1,075.00	1,200.00	125.00	-1,075.00	1,500.00
4439-00-000	Total Contract Costs	7,757.36	941.67	-6,815.69	7,757.36	941.67	-6,815.69	11,300.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	7,757.36	1,025.00	-6,732.36	7,757.36	1,025.00	-6,732.36	12,300.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,291.86	2,158.33	-133.53	2,291.86	2,158.33	-133.53	25,900.00
4899-00-000	TOTAL FINANCING EXPENSES	2,291.86	2,158.33	-133.53	2,291.86	2,158.33	-133.53	25,900.00
8000-00-000	TOTAL EXPENSES	10,090.93	3,316.66	-6,774.27	10,090.93	3,316.66	-6,774.27	39,800.00
9000-00-000	NET INCOME	9,065.33	15,798.34	-6,733.01	9,065.33	15,798.34	-6,733.01	189,580.00

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

January 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	20,027.00	20,000.00	27.00	20,027.00	20,000.00	27.00	240,000.00
3112-06-000	PBV HAP Subsidy	53,290.00	39,696.17	13,593.83	53,290.00	39,696.17	13,593.83	476,354.00
3119-00-000	Total Rental Income	73,317.00	59,696.17	13,620.83	73,317.00	59,696.17	13,620.83	716,354.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	473.00	333.33	139.67	473.00	333.33	139.67	4,000.00
3120-03-000	Damages	367.50	416.67	-49.17	367.50	416.67	-49.17	5,000.00
3120-04-000	Late Charges	143.00	83.33	59.67	143.00	83.33	59.67	1,000.00
3129-00-000	Total Other Tenant Income	983.50	833.33	150.17	983.50	833.33	150.17	10,000.00
3199-00-000	TOTAL TENANT INCOME	74,300.50	60,529.50	13,771.00	74,300.50	60,529.50	13,771.00	726,354.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	307.51	166.67	140.84	307.51	166.67	140.84	2,000.00
3699-00-000	TOTAL OTHER INCOME	307.51	166.67	140.84	307.51	166.67	140.84	2,000.00
3999-00-000	TOTAL INCOME	74,608.01	60,696.17	13,911.84	74,608.01	60,696.17	13,911.84	728,354.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,633.56	5,133.67	500.11	4,633.56	5,133.67	500.11	61,604.00
4110-04-000	Employee Benefit Contribution-Admin	1,657.47	1,711.25	53.78	1,657.47	1,711.25	53.78	20,535.00
4110-99-000	Total Administrative Salaries	6,291.03	6,844.92	553.89	6,291.03	6,844.92	553.89	82,139.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	25.00	25.00	300.00
4130-04-000	General Legal Expense	-1,500.00	250.00	1,750.00	-1,500.00	250.00	1,750.00	3,000.00
4131-00-000	Total Legal Expense	-1,500.00	316.67	1,816.67	-1,500.00	316.67	1,816.67	3,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00

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

January 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	16.67	16.67	200.00
4190-03-000	Advertising	0.00	20.83	20.83	0.00	20.83	20.83	250.00
4190-04-000	Office Supplies	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-07-000	Telephone & Internet	221.81	250.00	28.19	221.81	250.00	28.19	3,000.00
4190-08-000	Postage	160.00	41.67	-118.33	160.00	41.67	-118.33	500.00
4190-10-000	Copiers	46.78	50.00	3.22	46.78	50.00	3.22	600.00
4190-12-000	Software	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
4190-13-000	IT/Website Maintenance	83.57	166.67	83.10	83.57	166.67	83.10	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	512.16	1,170.85	658.69	512.16	1,170.85	658.69	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,303.19	8,665.77	3,362.58	5,303.19	8,665.77	3,362.58	103,989.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,797.76	1,833.33	35.57	1,797.76	1,833.33	35.57	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,797.76	1,833.33	35.57	1,797.76	1,833.33	35.57	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	812.52	1,000.00	187.48	812.52	1,000.00	187.48	12,000.00
4320-00-000	Electricity	7,984.02	5,833.33	-2,150.69	7,984.02	5,833.33	-2,150.69	70,000.00
4390-00-000	Sewer & Trash	1,775.40	2,333.33	557.93	1,775.40	2,333.33	557.93	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,571.94	9,166.66	-1,405.28	10,571.94	9,166.66	-1,405.28	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,961.31	5,196.67	235.36	4,961.31	5,196.67	235.36	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,452.01	2,178.08	726.07	1,452.01	2,178.08	726.07	26,137.00
4419-00-000	Total General Maint Expense	6,413.32	7,374.75	961.43	6,413.32	7,374.75	961.43	88,497.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance	75.24	83.33	8.09	75.24	83.33	8.09	1,000.00
4420-03-000	Supplies-Unit Turnover	8.03	291.67	283.64	8.03	291.67	283.64	3,500.00
4420-04-000	Supplies-Electrical	286.57	333.33	46.76	286.57	333.33	46.76	4,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	66.67	66.67	0.00	66.67	66.67	800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4420-07-000	Supplies-Maint/Repairs	8.90	1,250.00	1,241.10	8.90	1,250.00	1,241.10	15,000.00

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

January 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-08-000	Supplies-Plumbing	38.95	250.00	211.05	38.95	250.00	211.05	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	62.50	62.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	20.83	20.83	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	50.00	50.00	600.00
4429-00-000	Total Materials	417.69	2,724.99	2,307.30	417.69	2,724.99	2,307.30	32,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	610.74	916.67	305.93	610.74	916.67	305.93	11,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
4430-06-000	Contract-Electrical	209.50	166.67	-42.83	209.50	166.67	-42.83	2,000.00
4430-07-000	Contract-Pest Control	485.10	1,333.33	848.23	485.10	1,333.33	848.23	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	204.17	200.00	-4.17	204.17	200.00	-4.17	2,400.00
4430-11-000	Contract-Plumbing	1,619.77	83.33	-1,536.44	1,619.77	83.33	-1,536.44	1,000.00
4430-12-000	Contract-Inspections	600.00	458.33	-141.67	600.00	458.33	-141.67	5,500.00
4430-13-000	Contract-HVAC	1,694.16	416.67	-1,277.49	1,694.16	416.67	-1,277.49	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator Maintenance	664.75	716.67	51.92	664.75	716.67	51.92	8,600.00
4430-18-000	Contract-Alarm Monitoring	15.00	66.67	51.67	15.00	66.67	51.67	800.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4439-00-000	Total Contract Costs	6,103.19	5,591.67	-511.52	6,103.19	5,591.67	-511.52	67,100.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	12,934.20	15,691.41	2,757.21	12,934.20	15,691.41	2,757.21	188,297.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	442.01	205.00	-237.01	442.01	205.00	-237.01	2,460.00
4510-10-000	Property Insurance	411.75	416.67	4.92	411.75	416.67	4.92	5,000.00
4510-20-000	Liability Insurance	222.95	218.75	-4.20	222.95	218.75	-4.20	2,625.00
4510-30-000	Workmen's Compensation	132.82	143.33	10.51	132.82	143.33	10.51	1,720.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,209.53	1,817.08	607.55	1,209.53	1,817.08	607.55	21,805.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,486.68	2,321.42	-165.26	2,486.68	2,321.42	-165.26	27,857.00
4899-00-000	TOTAL FINANCING EXPENSES	2,486.68	2,321.42	-165.26	2,486.68	2,321.42	-165.26	27,857.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January 2026								
Book = Accrual ; Tree = ysi_is								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	34,303.30	39,495.67	5,192.37	34,303.30	39,495.67	5,192.37	473,948.00
9000-00-000	NET INCOME	40,304.71	21,200.50	19,104.21	40,304.71	21,200.50	19,104.21	254,406.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	0.00	4,949.25	-4,949.25	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	0.00	7,006.00	-7,006.00	84,072.00
3410-61-200	COC Planning Grant	0.00	4,400.00	-4,400.00	0.00	4,400.00	-4,400.00	52,800.00
3499-00-000	TOTAL GRANT INCOME	0.00	16,355.25	-16,355.25	0.00	16,355.25	-16,355.25	196,263.00
3999-00-000	TOTAL INCOME	0.00	16,355.25	-16,355.25	0.00	16,355.25	-16,355.25	196,263.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,421.52	3,544.67	123.15	3,421.52	3,544.67	123.15	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,397.25	1,154.58	-242.67	1,397.25	1,154.58	-242.67	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,766.30	4,183.25	416.95	3,766.30	4,183.25	416.95	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,224.01	797.83	-426.18	1,224.01	797.83	-426.18	9,574.00
4110-61-200	Salary-COC Planning Grant	3,811.72	3,404.50	-407.22	3,811.72	3,404.50	-407.22	40,854.00
4110-61-201	Adm Benefits-COC Planning	818.05	995.50	177.45	818.05	995.50	177.45	11,946.00
4110-99-000	Total Administrative Salaries	14,438.85	14,080.33	-358.52	14,438.85	14,080.33	-358.52	168,964.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4189-00-000	Total Other Admin Expenses	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	202.08	202.08	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	0.00	1,065.42	1,065.42	12,785.00
4190-60-202	Services (HMIS/SNAP)	990.00	757.42	-232.58	990.00	757.42	-232.58	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	990.00	2,149.92	1,159.92	990.00	2,149.92	1,159.92	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,428.85	16,355.25	926.40	15,428.85	16,355.25	926.40	196,263.00
8000-00-000	TOTAL EXPENSES	15,428.85	16,355.25	926.40	15,428.85	16,355.25	926.40	196,263.00
9000-00-000	NET INCOME	-15,428.85	0.00	-15,428.85	-15,428.85	0.00	-15,428.85	0.00

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

January 2026

		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	3,402.00	8,268.75	-4,866.75	3,402.00	8,268.75	-4,866.75	99,225.00
3112-06-000	PBV HAP Subsidy	10,654.00	8,268.83	2,385.17	10,654.00	8,268.83	2,385.17	99,226.00
3119-00-000	Total Rental Income	14,056.00	16,537.58	-2,481.58	14,056.00	16,537.58	-2,481.58	198,451.00
3199-00-000	TOTAL TENANT INCOME	14,056.00	16,537.58	-2,481.58	14,056.00	16,537.58	-2,481.58	198,451.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.12	0.00	0.12	0.12	0.00	0.12	0.00
3699-00-000	TOTAL OTHER INCOME	0.12	0.00	0.12	0.12	0.00	0.12	0.00
3999-00-000	TOTAL INCOME	14,056.12	16,537.58	-2,481.46	14,056.12	16,537.58	-2,481.46	198,451.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	0.00	740.75	740.75	0.00	740.75	740.75	8,889.00
4110-04-000	Employee Benefit Contribution-Admin	0.00	254.58	254.58	0.00	254.58	254.58	3,055.00
4110-99-000	Total Administrative Salaries	0.00	995.33	995.33	0.00	995.33	995.33	11,944.00
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4131-00-000	Total Legal Expense	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4171-00-000	Auditing Fees	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
4189-00-000	Total Other Admin Expenses	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	47.14	0.00	-47.14	47.14	0.00	-47.14	0.00
4190-04-000	Office Supplies	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4190-07-000	Telephone & Internet	206.28	83.33	-122.95	206.28	83.33	-122.95	1,000.00
4190-08-000	Postage	30.00	0.00	-30.00	30.00	0.00	-30.00	0.00
4190-10-000	Copiers	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-12-000	Software	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4190-22-000	Other Misc Admin Expenses	772.00	0.00	-772.00	772.00	0.00	-772.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,055.42	291.66	-763.76	1,055.42	291.66	-763.76	3,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,055.42	1,470.32	414.90	1,055.42	1,470.32	414.90	17,644.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	226.44	250.00	23.56	226.44	250.00	23.56	3,000.00
4320-00-000	Electricity	884.18	1,833.33	949.15	884.18	1,833.33	949.15	22,000.00
4340-00-000	Garbage/Trash Removal	0.00	270.83	270.83	0.00	270.83	270.83	3,250.00
4390-00-000	Sewer & Trash	473.34	0.00	-473.34	473.34	0.00	-473.34	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,583.96	2,354.16	770.20	1,583.96	2,354.16	770.20	28,250.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	0.00	918.25	918.25	0.00	918.25	918.25	11,019.00
4410-05-000	Employee Benefit Contribution-Maint.	0.00	291.58	291.58	0.00	291.58	291.58	3,499.00
4419-00-000	Total General Maint Expense	0.00	1,209.83	1,209.83	0.00	1,209.83	1,209.83	14,518.00
4420-00-000	Materials							
4420-03-000	Supplies-Unit Turnover	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4420-04-000	Supplies-Electrical	0.00	16.67	16.67	0.00	16.67	16.67	200.00
4420-05-000	Supplies-Fuel & Parts	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4420-06-000	Supplies-Janitorial/Cleaning	37.87	166.67	128.80	37.87	166.67	128.80	2,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4420-11-000	Supplies-HVAC	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	66.67	66.67	0.00	66.67	66.67	800.00
4429-00-000	Total Materials	37.87	625.00	587.13	37.87	625.00	587.13	7,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4430-07-000	Contract-Pest Control	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-12-000	Contract-Inspections	1,600.00	83.33	-1,516.67	1,600.00	83.33	-1,516.67	1,000.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-18-000	Contract-Alarm Monitoring	207.00	83.33	-123.67	207.00	83.33	-123.67	1,000.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4439-00-000	Total Contract Costs	1,807.00	1,166.65	-640.35	1,807.00	1,166.65	-640.35	14,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,844.87	3,001.48	1,156.61	1,844.87	3,001.48	1,156.61	36,018.00
4500-00-000	GENERAL EXPENSES							

COMMERCE VILLAGE II								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4510-00-000	Insurance-Other	0.00	16.67	16.67	0.00	16.67	16.67	200.00
4510-10-000	Property Insurance	0.00	282.92	282.92	0.00	282.92	282.92	3,395.00
4510-20-000	Liability Insurance	0.00	62.50	62.50	0.00	62.50	62.50	750.00
4510-30-000	Workmen's Compensation	0.00	40.83	40.83	0.00	40.83	40.83	490.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	444.59	444.59	0.00	444.59	444.59	5,335.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	0.00	2,166.67	2,166.67	0.00	2,166.67	2,166.67	26,000.00
4899-00-000	TOTAL FINANCING EXPENSES	0.00	2,166.67	2,166.67	0.00	2,166.67	2,166.67	26,000.00
8000-00-000	TOTAL EXPENSES	4,484.25	9,437.22	4,952.97	4,484.25	9,437.22	4,952.97	113,247.00
9000-00-000	NET INCOME	9,571.87	7,100.36	2,471.51	9,571.87	7,100.36	2,471.51	85,204.00

COURT SQUARE THEATER
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3600-00-000	OTHER INCOME							
3650-00-000	Miscellaneous Other Income	7,544.38	0.00	7,544.38	7,544.38	0.00	7,544.38	0.00
3699-00-000	TOTAL OTHER INCOME	7,544.38	0.00	7,544.38	7,544.38	0.00	7,544.38	0.00
3999-00-000	TOTAL INCOME	7,544.38	0.00	7,544.38	7,544.38	0.00	7,544.38	0.00
4000-00-000	EXPENSES							
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4430-00-000	Contract Costs							
4430-18-000	Contract-Alarm Monitoring	855.36	0.00	-855.36	855.36	0.00	-855.36	0.00
4439-00-000	Total Contract Costs	855.36	0.00	-855.36	855.36	0.00	-855.36	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	855.36	0.00	-855.36	855.36	0.00	-855.36	0.00
8000-00-000	TOTAL EXPENSES	855.36	0.00	-855.36	855.36	0.00	-855.36	0.00
9000-00-000	NET INCOME	6,689.02	0.00	6,689.02	6,689.02	0.00	6,689.02	0.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	705,509.00	631,445.50	74,063.50	705,509.00	631,445.50	74,063.50	7,577,346.00
3410-02-000	Section 8 Admin. Fee Income	55,282.00	45,553.50	9,728.50	55,282.00	45,553.50	9,728.50	546,642.00
3410-03-000	Section 8 FSS Grant Income	0.00	11,466.00	-11,466.00	0.00	11,466.00	-11,466.00	137,592.00
3410-04-000	Port-In Admin Fees Earned	753.50	100.00	653.50	753.50	100.00	653.50	1,200.00
3410-06-000	Port In HAP Earned	10,471.00	2,500.00	7,971.00	10,471.00	2,500.00	7,971.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	772,015.50	691,065.00	80,950.50	772,015.50	691,065.00	80,950.50	8,292,780.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	210.50	833.33	-622.83	210.50	833.33	-622.83	10,000.00
3640-01-000	Fraud Recovery-ADM	210.50	833.33	-622.83	210.50	833.33	-622.83	10,000.00
3699-00-000	TOTAL OTHER INCOME	421.00	1,666.66	-1,245.66	421.00	1,666.66	-1,245.66	20,000.00
3999-00-000	TOTAL INCOME	772,436.50	692,731.66	79,704.84	772,436.50	692,731.66	79,704.84	8,312,780.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	24,977.43	27,254.17	2,276.74	24,977.43	27,254.17	2,276.74	327,050.00
4110-04-000	Employee Benefit Contribution-Admin	8,496.56	9,365.58	869.02	8,496.56	9,365.58	869.02	112,387.00
4110-20-400	Administrative Salaries-FSS	8,987.53	8,065.25	-922.28	8,987.53	8,065.25	-922.28	96,783.00
4110-21-400	Employee Benefits Contribution-FSS	2,997.86	2,993.33	-4.53	2,997.86	2,993.33	-4.53	35,920.00
4110-30-100	Administrative Salaries-MS5	3,514.00	2,363.33	-1,150.67	3,514.00	2,363.33	-1,150.67	28,360.00
4110-30-101	Employee Benefits Contribution-MS5	0.00	388.92	388.92	0.00	388.92	388.92	4,667.00
4110-99-000	Total Administrative Salaries	48,973.38	50,430.58	1,457.20	48,973.38	50,430.58	1,457.20	605,167.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	471.00	333.33	-137.67	471.00	333.33	-137.67	4,000.00
4131-00-000	Total Legal Expense	471.00	333.33	-137.67	471.00	333.33	-137.67	4,000.00
4140-00-000	Staff Training	2,059.00	1,083.33	-975.67	2,059.00	1,083.33	-975.67	13,000.00
4140-01-400	Staff Training-FSS	0.00	407.42	407.42	0.00	407.42	407.42	4,889.00
4150-00-000	Travel	0.00	1,083.33	1,083.33	0.00	1,083.33	1,083.33	13,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
4172-00-000	Port Out Admin Fee Paid	161.58	208.34	46.76	161.58	208.34	46.76	2,500.00
4189-00-000	Total Other Admin Expenses	161.58	2,125.00	1,963.42	161.58	2,125.00	1,963.42	25,500.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	435.00	0.00	-435.00	435.00	0.00	-435.00	0.00
4190-04-000	Office Supplies	138.43	166.67	28.24	138.43	166.67	28.24	2,000.00
4190-05-000	Fuel-Administrative	0.00	75.00	75.00	0.00	75.00	75.00	900.00
4190-06-000	Compliance	1,035.00	500.00	-535.00	1,035.00	500.00	-535.00	6,000.00
4190-07-000	Telephone & Internet	469.67	250.00	-219.67	469.67	250.00	-219.67	3,000.00
4190-08-000	Postage	620.00	125.17	-494.83	620.00	125.17	-494.83	1,502.00
4190-10-000	Copiers	171.49	125.00	-46.49	171.49	125.00	-46.49	1,500.00
4190-12-000	Software	220.00	1,833.33	1,613.33	220.00	1,833.33	1,613.33	22,000.00
4190-13-000	IT/Website Maintenance	317.45	208.33	-109.12	317.45	208.33	-109.12	2,500.00
4190-22-000	Other Misc Admin Expenses	16,101.13	0.00	-16,101.13	16,101.13	0.00	-16,101.13	0.00
4191-00-000	Total Miscellaneous Admin Expenses	19,508.17	3,283.50	-16,224.67	19,508.17	3,283.50	-16,224.67	39,402.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	71,173.13	57,663.16	-13,509.97	71,173.13	57,663.16	-13,509.97	691,958.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	160.00	289.66	129.66	160.00	289.66	129.66	3,476.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	160.00	289.66	129.66	160.00	289.66	129.66	3,476.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	153.54	0.00	-153.54	153.54	0.00	-153.54	0.00
4510-10-000	Property Insurance	54.78	0.00	-54.78	54.78	0.00	-54.78	0.00
4510-20-000	Liability Insurance	14.01	0.00	-14.01	14.01	0.00	-14.01	0.00
4510-30-000	Workmen's Compensation	493.34	0.00	-493.34	493.34	0.00	-493.34	0.00
4599-00-000	TOTAL GENERAL EXPENSES	715.67	0.00	-715.67	715.67	0.00	-715.67	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	724,203.00	618,445.50	-105,757.50	724,203.00	618,445.50	-105,757.50	7,421,346.00
4715-01-000	Tenant Utility Payments-Voucher	7,442.00	8,750.00	1,308.00	7,442.00	8,750.00	1,308.00	105,000.00
4715-02-000	Port Out HAP Payments	3,437.00	2,500.00	-937.00	3,437.00	2,500.00	-937.00	30,000.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4715-07-000	Tenant FSS Goal Incentives	3,000.00	3,333.33	333.33	3,000.00	3,333.33	333.33	40,000.00
4715-08-000	Landlord Incentives	412.86	1,666.67	1,253.81	412.86	1,666.67	1,253.81	20,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	738,494.86	634,778.83	-103,716.03	738,494.86	634,778.83	-103,716.03	7,617,346.00
8000-00-000	TOTAL EXPENSES	810,543.66	692,731.65	-117,812.01	810,543.66	692,731.65	-117,812.01	8,312,780.00
9000-00-000	NET INCOME	-38,107.16	0.01	-38,107.17	-38,107.16	0.01	-38,107.17	0.00

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

January 2026

		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	18,732.00	17,757.50	974.50	18,732.00	17,757.50	974.50	213,090.00
3112-00-000	50059 HAP Subsidy	23,173.00	24,724.50	-1,551.50	23,173.00	24,724.50	-1,551.50	296,694.00
3119-00-000	Total Rental Income	41,905.00	42,482.00	-577.00	41,905.00	42,482.00	-577.00	509,784.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	473.00	333.33	139.67	473.00	333.33	139.67	4,000.00
3120-03-000	Damages	2,526.00	333.33	2,192.67	2,526.00	333.33	2,192.67	4,000.00
3120-04-000	Late Charges	181.00	83.33	97.67	181.00	83.33	97.67	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
3129-00-000	Total Other Tenant Income	3,180.00	833.32	2,346.68	3,180.00	833.32	2,346.68	10,000.00
3199-00-000	TOTAL TENANT INCOME	45,085.00	43,315.32	1,769.68	45,085.00	43,315.32	1,769.68	519,784.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	800.81	6,526.75	-5,725.94	800.81	6,526.75	-5,725.94	78,321.00
3499-00-000	TOTAL GRANT INCOME	800.81	6,526.75	-5,725.94	800.81	6,526.75	-5,725.94	78,321.00
3999-00-000	TOTAL INCOME	45,885.81	49,842.07	-3,956.26	45,885.81	49,842.07	-3,956.26	598,105.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,313.31	3,703.33	390.02	3,313.31	3,703.33	390.02	44,440.00
4110-04-000	Employee Benefit Contribution-Admin	1,376.41	1,388.42	12.01	1,376.41	1,388.42	12.01	16,661.00
4110-99-000	Total Administrative Salaries	4,689.72	5,091.75	402.03	4,689.72	5,091.75	402.03	61,101.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4130-02-000	Criminal Background Checks	21.00	25.00	4.00	21.00	25.00	4.00	300.00
4130-04-000	General Legal Expense	733.63	250.00	-483.63	733.63	250.00	-483.63	3,000.00
4131-00-000	Total Legal Expense	754.63	316.67	-437.96	754.63	316.67	-437.96	3,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	16.67	16.67	200.00
4190-03-000	Advertising	0.00	20.83	20.83	0.00	20.83	20.83	250.00
4190-04-000	Office Supplies	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-07-000	Telephone & Internet	336.84	250.00	-86.84	336.84	250.00	-86.84	3,000.00
4190-08-000	Postage	120.00	41.67	-78.33	120.00	41.67	-78.33	500.00
4190-10-000	Copiers	41.06	50.00	8.94	41.06	50.00	8.94	600.00
4190-12-000	Software	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
4190-13-000	IT/Website Maintenance	57.20	166.67	109.47	57.20	166.67	109.47	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	555.10	1,170.85	615.75	555.10	1,170.85	615.75	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,999.45	6,912.60	913.15	5,999.45	6,912.60	913.15	82,951.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	0.00	4,553.33	4,553.33	0.00	4,553.33	4,553.33	54,640.00
4211-20-300	Tenant Services-Benefits	0.00	1,104.58	1,104.58	0.00	1,104.58	1,104.58	13,255.00
4220-01-000	Other Tenant Svcs.	1,817.76	1,833.33	15.57	1,817.76	1,833.33	15.57	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	135.60	472.17	336.57	135.60	472.17	336.57	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	0.00	188.33	188.33	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,953.36	8,360.07	6,406.71	1,953.36	8,360.07	6,406.71	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	839.16	1,000.00	160.84	839.16	1,000.00	160.84	12,000.00
4320-00-000	Electricity	10,645.86	5,833.33	-4,812.53	10,645.86	5,833.33	-4,812.53	70,000.00
4390-00-000	Sewer & Trash	1,834.58	2,333.33	498.75	1,834.58	2,333.33	498.75	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	13,319.60	9,166.66	-4,152.94	13,319.60	9,166.66	-4,152.94	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,961.34	5,196.67	235.33	4,961.34	5,196.67	235.33	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,452.08	2,159.58	707.50	1,452.08	2,159.58	707.50	25,915.00
4419-00-000	Total General Maint Expense	6,413.42	7,356.25	942.83	6,413.42	7,356.25	942.83	88,275.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-03-000	Supplies-Unit Turnover	8.03	291.67	283.64	8.03	291.67	283.64	3,500.00
4420-04-000	Supplies-Electrical	286.57	333.33	46.76	286.57	333.33	46.76	4,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	66.67	66.67	0.00	66.67	66.67	800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
4420-08-000	Supplies-Plumbing	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	62.50	62.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	20.83	20.83	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	50.00	50.00	600.00
4429-00-000	Total Materials	294.60	1,891.66	1,597.06	294.60	1,891.66	1,597.06	22,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	795.24	0.00	-795.24	795.24	0.00	-795.24	0.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
4430-06-000	Contract-Electrical	1,156.08	166.67	-989.41	1,156.08	166.67	-989.41	2,000.00
4430-07-000	Contract-Pest Control	481.40	1,333.33	851.93	481.40	1,333.33	851.93	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	204.17	200.00	-4.17	204.17	200.00	-4.17	2,400.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-13-000	Contract-HVAC	1,729.16	416.67	-1,312.49	1,729.16	416.67	-1,312.49	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator Maintenance	4,886.32	1,750.00	-3,136.32	4,886.32	1,750.00	-3,136.32	21,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	66.67	51.67	15.00	66.67	51.67	800.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4439-00-000	Total Contract Costs	9,267.37	5,250.00	-4,017.37	9,267.37	5,250.00	-4,017.37	63,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,975.39	14,497.91	-1,477.48	15,975.39	14,497.91	-1,477.48	173,975.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	370.80	339.67	-31.13	370.80	339.67	-31.13	4,076.00
4510-10-000	Property Insurance	418.71	451.92	33.21	418.71	451.92	33.21	5,423.00
4510-20-000	Liability Insurance	226.68	238.33	11.65	226.68	238.33	11.65	2,860.00
4510-30-000	Workmen's Compensation	113.85	143.33	29.48	113.85	143.33	29.48	1,720.00
4599-00-000	TOTAL GENERAL EXPENSES	1,130.04	1,173.25	43.21	1,130.04	1,173.25	43.21	14,079.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,782.14	1,502.67	-279.47	1,782.14	1,502.67	-279.47	18,032.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	1,782.14	1,502.67	-279.47	1,782.14	1,502.67	-279.47	18,032.00
8000-00-000	TOTAL EXPENSES	40,159.98	41,613.16	1,453.18	40,159.98	41,613.16	1,453.18	499,358.00
9000-00-000	NET INCOME	5,725.83	8,228.91	-2,503.08	5,725.83	8,228.91	-2,503.08	98,747.00

FRANKLIN HEIGHTS LLC
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January 2026

		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	49,273.00	45,833.33	3,439.67	49,273.00	45,833.33	3,439.67	550,000.00
3112-06-000	PBV HAP Subsidy	167,000.00	164,173.58	2,826.42	167,000.00	164,173.58	2,826.42	1,970,083.00
3119-00-000	Total Rental Income	216,273.00	210,006.91	6,266.09	216,273.00	210,006.91	6,266.09	2,520,083.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	4,855.08	1,666.67	3,188.41	4,855.08	1,666.67	3,188.41	20,000.00
3120-04-000	Late Charges	1,023.00	833.33	189.67	1,023.00	833.33	189.67	10,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	0.00	8.33	-8.33	100.00
3120-07-000	Tenant Owed Utilities	80.00	100.00	-20.00	80.00	100.00	-20.00	1,200.00
3120-08-000	Workorders/Maint Charges	0.00	166.67	-166.67	0.00	166.67	-166.67	2,000.00
3120-11-000	Collection Loss-Tenants	0.00	141.67	-141.67	0.00	141.67	-141.67	1,700.00
3129-00-000	Total Other Tenant Income	5,958.08	2,916.67	3,041.41	5,958.08	2,916.67	3,041.41	35,000.00
3199-00-000	TOTAL TENANT INCOME	222,231.08	212,923.58	9,307.50	222,231.08	212,923.58	9,307.50	2,555,083.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	381.03	0.00	381.03	381.03	0.00	381.03	0.00
3699-00-000	TOTAL OTHER INCOME	381.03	0.00	381.03	381.03	0.00	381.03	0.00
3999-00-000	TOTAL INCOME	222,612.11	212,923.58	9,688.53	222,612.11	212,923.58	9,688.53	2,555,083.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	23,939.62	31,348.17	7,408.55	23,939.62	31,348.17	7,408.55	376,178.00
4110-04-000	Employee Benefit Contribution-Admin	7,074.07	9,630.25	2,556.18	7,074.07	9,630.25	2,556.18	115,563.00
4110-99-000	Total Administrative Salaries	31,013.69	40,978.42	9,964.73	31,013.69	40,978.42	9,964.73	491,741.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	41.67	-22.33	64.00	41.67	-22.33	500.00
4130-02-000	Criminal Background Checks	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4130-04-000	General Legal Expense	735.00	833.33	98.33	735.00	833.33	98.33	10,000.00
4131-00-000	Total Legal Expense	799.00	916.67	117.67	799.00	916.67	117.67	11,000.00
4140-00-000	Staff Training	695.00	1,250.00	555.00	695.00	1,250.00	555.00	15,000.00
4150-00-000	Travel	200.00	1,250.00	1,050.00	200.00	1,250.00	1,050.00	15,000.00

FRANKLIN HEIGHTS LLC
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
4189-00-000	Total Other Admin Expenses	200.00	1,458.33	1,258.33	200.00	1,458.33	1,258.33	17,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	433.00	208.33	-224.67	433.00	208.33	-224.67	2,500.00
4190-02-000	Publications	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4190-04-000	Office Supplies	308.73	416.67	107.94	308.73	416.67	107.94	5,000.00
4190-06-000	Compliance	675.00	416.67	-258.33	675.00	416.67	-258.33	5,000.00
4190-07-000	Telephone & Internet	622.22	750.00	127.78	622.22	750.00	127.78	9,000.00
4190-08-000	Postage	620.00	375.00	-245.00	620.00	375.00	-245.00	4,500.00
4190-10-000	Copiers	130.44	250.00	119.56	130.44	250.00	119.56	3,000.00
4190-12-000	Software	517.50	2,083.33	1,565.83	517.50	2,083.33	1,565.83	25,000.00
4190-13-000	IT/Website Maintenance	244.46	416.67	172.21	244.46	416.67	172.21	5,000.00
4190-18-000	Small Office Equipment	0.00	1,333.33	1,333.33	0.00	1,333.33	1,333.33	16,000.00
4190-22-000	Other Misc Admin Expenses	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	3,551.35	6,833.33	3,281.98	3,551.35	6,833.33	3,281.98	82,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	36,259.04	51,436.75	15,177.71	36,259.04	51,436.75	15,177.71	617,241.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	253.50	250.00	-3.50	253.50	250.00	-3.50	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	253.50	250.00	-3.50	253.50	250.00	-3.50	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	3,137.63	3,166.67	29.04	3,137.63	3,166.67	29.04	38,000.00
4320-00-000	Electricity	1,536.43	916.67	-619.76	1,536.43	916.67	-619.76	11,000.00
4330-00-000	Gas	690.69	250.00	-440.69	690.69	250.00	-440.69	3,000.00
4390-00-000	Sewer & Trash	2,127.66	3,583.33	1,455.67	2,127.66	3,583.33	1,455.67	43,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,492.41	7,916.67	424.26	7,492.41	7,916.67	424.26	95,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	17,348.94	20,362.75	3,013.81	17,348.94	20,362.75	3,013.81	244,353.00
4410-05-000	Employee Benefit Contribution-Maint.	4,933.67	7,369.83	2,436.16	4,933.67	7,369.83	2,436.16	88,438.00
4419-00-000	Total General Maint Expense	22,282.61	27,732.58	5,449.97	22,282.61	27,732.58	5,449.97	332,791.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	699.50	250.00	-449.50	699.50	250.00	-449.50	3,000.00
4420-02-000	Supplies-Appliance	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
4420-03-000	Supplies-Unit Turnover	515.57	833.33	317.76	515.57	833.33	317.76	10,000.00
4420-04-000	Supplies-Electrical	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00

FRANKLIN HEIGHTS LLC
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-05-000	Supplies-Fuel & Parts	151.34	333.33	181.99	151.34	333.33	181.99	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	70.94	416.67	345.73	70.94	416.67	345.73	5,000.00
4420-07-000	Supplies-Maint/Repairs	965.02	1,666.67	701.65	965.02	1,666.67	701.65	20,000.00
4420-08-000	Supplies-Plumbing	33.30	583.33	550.03	33.30	583.33	550.03	7,000.00
4420-09-000	Tools and Equipment	424.15	333.33	-90.82	424.15	333.33	-90.82	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	66.67	66.67	800.00
4420-11-000	Supplies-HVAC	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
4429-00-000	Total Materials	2,859.82	6,400.00	3,540.18	2,859.82	6,400.00	3,540.18	76,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	408.10	375.00	-33.10	408.10	375.00	-33.10	4,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
4430-05-000	Contract-Unit Turnover	798.14	416.67	-381.47	798.14	416.67	-381.47	5,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4430-07-000	Contract-Pest Control	166.51	833.33	666.82	166.51	833.33	666.82	10,000.00
4430-08-000	Contract-Floor Covering	480.92	83.33	-397.59	480.92	83.33	-397.59	1,000.00
4430-09-000	Contract-Grounds	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	412.90	416.67	3.77	412.90	416.67	3.77	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
4430-12-000	Contract-Inspections	1,450.00	833.33	-616.67	1,450.00	833.33	-616.67	10,000.00
4430-13-000	Contract-HVAC	7,564.85	1,250.00	-6,314.85	7,564.85	1,250.00	-6,314.85	15,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	0.00	10,000.00	10,000.00	120,000.00
4430-99-000	Contract Costs-Other	3,327.00	41.67	-3,285.33	3,327.00	41.67	-3,285.33	500.00
4439-00-000	Total Contract Costs	14,608.42	15,583.33	974.91	14,608.42	15,583.33	974.91	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	39,750.85	49,715.91	9,965.06	39,750.85	49,715.91	9,965.06	596,591.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	209.86	441.67	231.81	209.86	441.67	231.81	5,300.00
4510-10-000	Property Insurance	1,390.16	1,500.00	109.84	1,390.16	1,500.00	109.84	18,000.00
4510-20-000	Liability Insurance	739.75	791.67	51.92	739.75	791.67	51.92	9,500.00
4510-30-000	Workmen's Compensation	702.06	1,290.17	588.11	702.06	1,290.17	588.11	15,482.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,833.33	2,833.33	0.00	2,833.33	2,833.33	34,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	3,041.83	8,940.17	5,898.34	3,041.83	8,940.17	5,898.34	107,282.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	64,159.31	15,743.00	-48,416.31	64,159.31	15,743.00	-48,416.31	188,916.00
4899-00-000	TOTAL FINANCING EXPENSES	64,159.31	15,743.00	-48,416.31	64,159.31	15,743.00	-48,416.31	188,916.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	150,956.94	134,002.50	-16,954.44	150,956.94	134,002.50	-16,954.44	1,608,030.00
9000-00-000	NET INCOME	71,655.17	78,921.08	-7,265.91	71,655.17	78,921.08	-7,265.91	947,053.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January 2026								
		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	9,139.00	9,544.83	-405.83	9,139.00	9,544.83	-405.83	114,538.00
3112-06-000	PBV HAP Subsidy	13,376.00	14,317.17	-941.17	13,376.00	14,317.17	-941.17	171,806.00
3119-00-000	Total Rental Income	22,515.00	23,862.00	-1,347.00	22,515.00	23,862.00	-1,347.00	286,344.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	135.50	133.33	2.17	135.50	133.33	2.17	1,600.00
3120-03-000	Damages	33.00	250.00	-217.00	33.00	250.00	-217.00	3,000.00
3120-04-000	Late Charges	146.00	41.67	104.33	146.00	41.67	104.33	500.00
3120-08-000	Workorders/Maint Charges	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
3129-00-000	Total Other Tenant Income	314.50	508.33	-193.83	314.50	508.33	-193.83	6,100.00
3199-00-000	TOTAL TENANT INCOME	22,829.50	24,370.33	-1,540.83	22,829.50	24,370.33	-1,540.83	292,444.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	327.41	358.33	-30.92	327.41	358.33	-30.92	4,300.00
3699-00-000	TOTAL OTHER INCOME	327.41	358.33	-30.92	327.41	358.33	-30.92	4,300.00
3999-00-000	TOTAL INCOME	23,156.91	24,728.66	-1,571.75	23,156.91	24,728.66	-1,571.75	296,744.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,282.27	3,555.83	273.56	3,282.27	3,555.83	273.56	42,670.00
4110-04-000	Employee Benefit Contribution-Admin	1,069.45	1,175.17	105.72	1,069.45	1,175.17	105.72	14,102.00
4110-99-000	Total Administrative Salaries	4,351.72	4,731.00	379.28	4,351.72	4,731.00	379.28	56,772.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	8.33	8.33	0.00	8.33	8.33	100.00
4130-02-000	Criminal Background Checks	0.00	8.33	8.33	0.00	8.33	8.33	100.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
4131-00-000	Total Legal Expense	0.00	183.33	183.33	0.00	183.33	183.33	2,200.00
4140-00-000	Staff Training	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
4173-00-000	Management Fee	1,184.29	1,250.00	65.71	1,184.29	1,250.00	65.71	15,000.00
4189-00-000	Total Other Admin Expenses	1,184.29	1,350.00	165.71	1,184.29	1,350.00	165.71	16,200.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	8.33	8.33	0.00	8.33	8.33	100.00
4190-06-000	Compliance	1,350.00	125.00	-1,225.00	1,350.00	125.00	-1,225.00	1,500.00
4190-07-000	Telephone & Internet	264.54	300.00	35.46	264.54	300.00	35.46	3,600.00
4190-08-000	Postage	60.00	20.83	-39.17	60.00	20.83	-39.17	250.00
4190-10-000	Copiers	64.67	50.00	-14.67	64.67	50.00	-14.67	600.00
4190-12-000	Software	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
4190-13-000	IT/Website Maintenance	28.60	83.33	54.73	28.60	83.33	54.73	1,000.00
4190-18-000	Small Office Equipment	0.00	16.67	16.67	0.00	16.67	16.67	200.00
4190-21-000	HCC Fees	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	6.00	41.67	35.67	500.00
4191-00-000	Total Miscellaneous Admin Expenses	1,773.81	1,479.17	-294.64	1,773.81	1,479.17	-294.64	17,750.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,309.82	7,826.83	517.01	7,309.82	7,826.83	517.01	93,922.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000.00
4220-01-000	Other Tenant Svcs.	8.22	250.00	241.78	8.22	250.00	241.78	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	8.22	1,916.67	1,908.45	8.22	1,916.67	1,908.45	23,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	596.75	500.00	-96.75	596.75	500.00	-96.75	6,000.00
4320-00-000	Electricity	2,440.73	1,666.67	-774.06	2,440.73	1,666.67	-774.06	20,000.00
4330-00-000	Gas	234.38	200.00	-34.38	234.38	200.00	-34.38	2,400.00
4390-00-000	Sewer & Trash	1,124.42	1,041.67	-82.75	1,124.42	1,041.67	-82.75	12,500.00
4399-00-000	TOTAL UTILITY EXPENSES	4,396.28	3,408.34	-987.94	4,396.28	3,408.34	-987.94	40,900.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,547.60	1,656.50	108.90	1,547.60	1,656.50	108.90	19,878.00
4410-05-000	Employee Benefit Contribution-Maint.	484.07	675.25	191.18	484.07	675.25	191.18	8,103.00
4419-00-000	Total General Maint Expense	2,031.67	2,331.75	300.08	2,031.67	2,331.75	300.08	27,981.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance	0.00	66.67	66.67	0.00	66.67	66.67	800.00
4420-03-000	Supplies-Unit Turnover	3.23	66.67	63.44	3.23	66.67	63.44	800.00
4420-04-000	Supplies-Electrical	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	16.67	16.67	0.00	16.67	16.67	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4420-07-000	Supplies-Maint/Repairs	221.20	133.33	-87.87	221.20	133.33	-87.87	1,600.00

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

January 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	0.00	8.33	8.33	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	8.33	8.33	100.00
4420-11-000	Supplies-HVAC	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4429-00-000	Total Materials	224.43	808.34	583.91	224.43	808.34	583.91	9,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	439.00	333.33	-105.67	439.00	333.33	-105.67	4,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	0.00	25.00	25.00	300.00
4430-07-000	Contract-Pest Control	287.00	125.00	-162.00	287.00	125.00	-162.00	1,500.00
4430-08-000	Contract-Floor Covering	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4430-10-000	Contract-Janitorial/Cleaning	203.70	133.33	-70.37	203.70	133.33	-70.37	1,600.00
4430-11-000	Contract-Plumbing	0.00	66.67	66.67	0.00	66.67	66.67	800.00
4430-12-000	Contract-Inspections	500.00	150.00	-350.00	500.00	150.00	-350.00	1,800.00
4430-13-000	Contract-HVAC	1,075.08	250.00	-825.08	1,075.08	250.00	-825.08	3,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4430-18-000	Contract-Alarm Monitoring	0.00	75.00	75.00	0.00	75.00	75.00	900.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	133.33	133.33	0.00	133.33	133.33	1,600.00
4439-00-000	Total Contract Costs	2,504.78	1,500.00	-1,004.78	2,504.78	1,500.00	-1,004.78	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,760.88	4,640.09	-120.79	4,760.88	4,640.09	-120.79	55,681.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	20.48	22.08	1.60	20.48	22.08	1.60	265.00
4510-10-000	Property Insurance	478.52	565.83	87.31	478.52	565.83	87.31	6,790.00
4510-20-000	Liability Insurance	119.62	125.00	5.38	119.62	125.00	5.38	1,500.00
4510-30-000	Workmen's Compensation	75.90	81.92	6.02	75.90	81.92	6.02	983.00
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	91.67	49.16	42.51	91.67	49.16	1,100.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	737.03	1,303.17	566.14	737.03	1,303.17	566.14	15,638.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	1,365.00	1,365.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	1,365.00	1,365.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	18,577.23	20,460.10	1,882.87	18,577.23	20,460.10	1,882.87	245,521.00
9000-00-000	NET INCOME	4,579.68	4,268.56	311.12	4,579.68	4,268.56	311.12	51,223.00

PARK LOCATION

Situated along South Liberty Street just south of Turner Pavillon (and the Harrisonburg Farmers Market), the future park is in the heart of downtown Harrisonburg adjacent to several landmarks including the Ice House, Blacks Run and City Hall. The current lawn is used for various local events, including the popular Levitt AMP Summer Concert Series.



THE TIME IS NOW

Now that **BUILD OUR PARK** has obtained Harrisonburg City Council's unanimous approval of the park's conceptual design, and has committed to building the park with private support and ultimately operating the park, all we need is your financial support.

THANK YOU
FOR YOUR
SUPPORT



HARRISONBURG'S
DOWNTOWN PARK
IS NOW CLOSE
TO REALITY



Build Our Park Amenities

Naming Right Subject to City Approval

1 Park



1	\$2,000,000	Park Name / Sponsorship
2	\$1,000,000	Stage / Performance Venue
3	\$750,000	Community Green / Lawn
4	\$500,000	Plaza / Promenade
5	\$250,000	Grove Garden / Landscaping
6	\$250,000	Gathering Area / Sunshades
7	\$150,000	Nature Play Space
8	\$150,000	Water Feature / Stormwater Management
9	\$150,000	Comfort Station / Restrooms
10	\$100,000	Donor Recognition Installation
11	\$100,000	Terraced Seating
12	\$100,000	Audio Technology



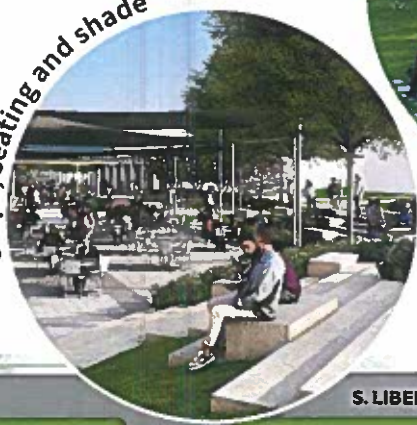
Plaza, gathering, lawn



Tree grove



Stage



Steps, seating and shade

WHY SUPPORT BUILD OUR PARK?

- Located in center of city
- Accessible to downtown
- Activities, events & festivals
- Multi-generational amenities
- Open green space & landscaping
- People gathering features

tear here

DONATIONS/PLEDGE FORM

Name: _____
 Business: _____
 Address: _____
 Phone: _____
 Email: _____

STATEMENT OF INTENT

I support the mission of Build Our Park.
 I wish to pledge \$ to help the campaign meet its goals.

I wish to make my donation in the following way:

One-time donation (paid by end of 2026)
 Donation spread out over 2 years (2025 & 2026)
 Donation enclosed

ACKNOWLEDGMENTS

I wish to remain anonymous.
 I wish to be recognized for my donation.
 Donation in honor of _____

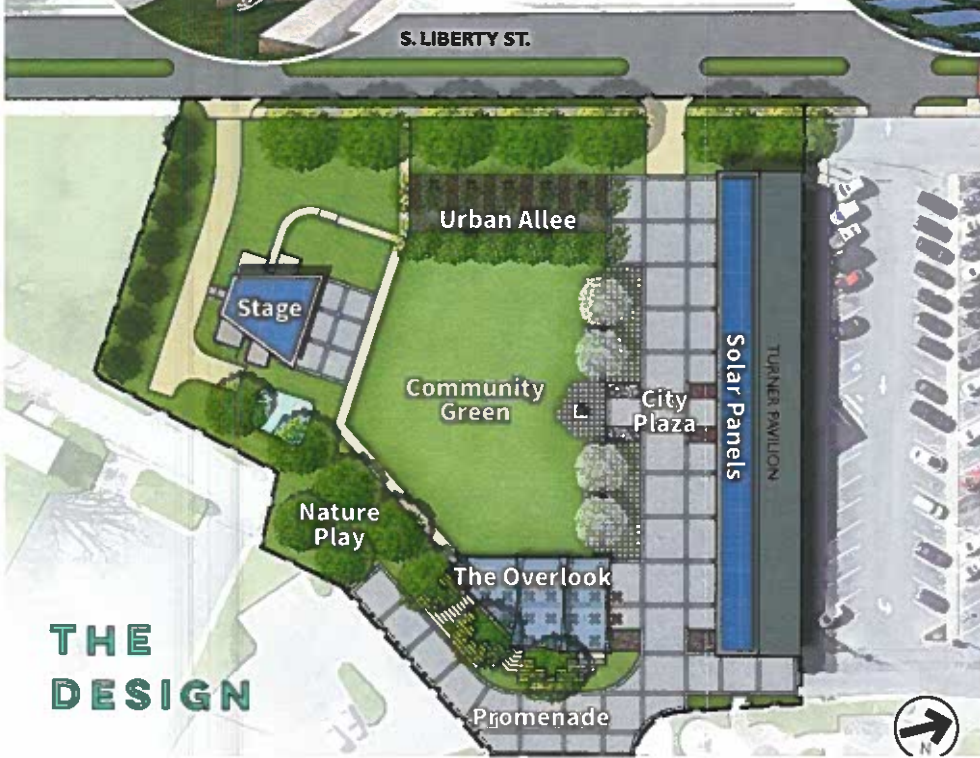
Donors giving between \$50 and \$999 will be recognized on the Build Our Park website. Donors pledging \$1000 and above will be recognized on our website and park donor wall by level of giving.

Build Our Park is an IRS 501(c)3 tax-exempt non-profit organization. Your support will help to make our fundraising campaign successful.

Please address inquiries to:
 downtownharrisonburgpark@gmail.com

Signature: _____
 Date: _____

tear here



THE DESIGN

Scan to pledge now!



Please mail check + completed pledge form to:
 Build Our Park, c/o HDR
 217 S. Liberty Street, #204
 Harrisonburg, VA 22801

Donations can be made online at:
www.buildourpark.org



HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

January 2026

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY

The HCV team is actively working on streamlining HCV program operations to improve efficiency, strengthen internal controls, and reduce processing time across key workflows (eligibility determinations, rent calculations, inspections, and reexaminations). These improvements are designed to speed response times for families and landlords, reduce backlog, and support timely leasing—so we can serve the greatest number of eligible households as quickly and accurately as possible while maintaining full HUD and Administrative Plan compliance.

2. VOUCHER UTILIZATION

Number of Vouchers Available (includes Ms5 and PBV): 979

	Under Lease	Issued, Not Leased	Not Issued
Housing Choice Vouchers-MTW (Includes Project Based Vouchers):	695	5	181
Mainstream Vouchers:	50	1	47
Totals	745	6	228

Voucher Utilization Rate: 76%

3. WAITING LISTS

Number of Applicants on All Waitlists: 4685

Number of PBV Applicants by Bedroom Size	1	2	3	4	5
	1018	577	396	121	15

Total Applicants on PBV Waitlist: 2127

Total Applicants on TBV Waitlist: 2558

4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers:	\$760,791
Housing Assistance Payments (MTW and Mainstream Vouchers):	\$717,409
Administrative Costs:	\$59,636
Landlord and Family Self Sufficiency Incentives	\$3,413
Average HAP cost per unit:	\$1,048
Projected Variance for All Vouchers Combined:	-\$19,667

**** See Variance Table Below**

Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$705,509	\$717,409	-\$11,900
Administrative Expense Payments	\$55,282	\$59,636	-\$4,354
Landlord Incentives	\$0	\$413	-\$413
Family Self Sufficiency Program Incentives	\$0	\$3,000	-\$3,000
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$760,791	\$780,458	-\$19,667

5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 56
 Number of Units Passed: 26
 Number of Units Failed: 29
 Number of failed units that were re-inspected: 12
 Number of re-inspected units that passed: 100%
 Number of Landlords who have made NSPIRE updates 100%

Common Violations:

Nspire: Smoke alarms, gfcı , other electrical issues

Other:

9 failed units were HRHA

6. PROGRAM COMPLIANCE AND REGULATIONS

HUD Regulatory Compliance:

No significant issues or violations to report.
 There are no HUD Monitoring visits scheduled at this time.

Fair Housing Compliance:

All HCV program activities continue to follow fair housing guidelines.
 No discrimination complaints or violations were reported this month.

7. LANDLORD PARTICIPATION AND ENGAGEMENT

Number of Active Landlords: 174

In our January landlord bulletin, we reinforced key owner/tenant responsibilities and inspection readiness. Landlords were reminded that HCV families must pay their tenant portion of rent in full and on time according to program family obligations. We asked owners to notify HRHA promptly if nonpayment occurs so we can document the program violation, issue written notice to the tenant, and pursue enforcement as required (up to and including termination of assistance). We also informed landlords of the new 2026 payment standards, which are lower than last year, and discussed the importance of timely communication around rent changes. In addition, we highlighted NSPIRE access expectation. Driveways/roads must be clear and safely passable on inspection day - no blocked access from debris, flooding, parked vehicles, or hazardous holes, and potholes must remain within allowable limits. We also shared a community update on HRHA's role in keeping Court Square Theater operating through a one-year lease with ACT ONE, fundraising support for operating costs, and upcoming community input meetings.

8. SUCCESS AND CHALLENGES

Market Conditions

In a tight market, voucher holders face more competition for units, and owners may be less motivated to participate (especially if they can lease quickly without program requirements). With the lower payment standards we expect harder leasing / fewer willing owners.

Technology

No update

9. PROGRAM PERFORMANCE METRICS

Property/Voucher Type	New Admission	Transfer/ Change of Unit	Port-In	Property Total
Franklin Heights	1	0	0	1
Commerce Village	0	0	0	0
Lineweaver	1	0	0	1
Tenant-Based Vouchers	0	5	0	5
TYPE TOTAL	2	5	0	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	8	ADDED CORRECTIONS TO REINSTATE HAP (5); ADDED INTERIMS TO REFLECT NEW HAP RECIPIENTS. Name Change		
Income Increase	10			
Household Change	5			
Owner-Led (rent change)	30			
Other	9			
TOTAL	62			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	1	0		
Gave Up Voucher	1			
Voucher Expired	1			
Other	0			
TOTAL	3			

MONTHLY REPORT – JANUARY 2026

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED: 2	Family Wellness. 10
Employed: 20	Enrolled in ESL: 0	Financial Activities:1 Employment. 0
Unemployed/Furlough: 10	Enrolled in Continuing Ed: 5	FSS Activities: 0
Medical Leave/ Disability or Maternity Leave: 7 Elderly:3	Education Activities Goal Reward.	Homebuyer Activity.0 Bachelor's degree. Education.
New jobs this month:		Goal Rewards completed: 11

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 61	Enrolled in GED:	Family Wellness. 7
Employed: 40	Enrolled in ESL: 1	Financial Activities:6 Employment. 0
Unemployed/Furlough: 20	Enrolled in Continuing Ed:(5)	FSS Activities1 Education.0
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward:	Homebuyer Activities:0

Employment	Education/Training	Goal Rewards
New job this month:		Total Goal Rewards completed: 14

HARRISON HEIGHTS

Employment	Education/Training	Goal Rewards
In Program: 6	Enrolled in GED: 0	Family Wellness:6 Resume.
Employed: 2	Enrolled in ESL:	Financial Activities:1
Unemployed: 4	Enrolled in Continuing Ed	FSS Activities.2
Medical Leave/ Disability or Maternity Leave: 0. Elderly.	Education Activities Goal Reward: 0	Homebuyer Employment.1
New jobs these months:		Total Goal Rewards completed: 9

Program Highlights

During this month, the FSS Program enrolled one additional participant. The FSS team also hosted two engaging events for participants. In collaboration with Dupont Community Credit Union, we held a Financial Reset Workshop that provided participants with practical guidance on managing their finances as a key component of self-sufficiency. Additionally, we hosted a Winter Seed Sewing workshop in partnership with a Master Gardener to strengthen participants' gardening skills, supporting better nutrition and overall health. FSS staff also emailed participants to inform them that the VAHCDO Scholarship application is now open.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

HRHA Maintenance Report

January, 2026

Year to Date

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)	0	0	0	0
Commerce Vllage II	2	8	10	0
Commerce Village Operating(cvo)	0	<u>14</u>	<u>14</u>	0
Franklin Heights Operating(fho)	<u>2</u>	<u>41</u>	<u>40</u>	<u>3</u>
JR Polly Lineweaver(jrpl)	0	<u>21</u>	<u>21</u>	0
Lineweaver Annex Operating(lao)	<u>5</u>	<u>28</u>	<u>32</u>	<u>1</u>
Pleasant View(plesview)	<u>1</u>	0	<u>1</u>	0
Total	<u>10</u>	<u>112</u>	<u>118</u>	<u>4</u>

Work Orders Created

Property	W.O. created
Bridgeport	
Commerce Vllage II	8
Commerce Village Operating(cvo)	<u>14</u>
Franklin Heights Operating(fho)	<u>41</u>
JR Polly Lineweaver(jrpl)	<u>21</u>
Lineweaver Annex Operating(lao)	<u>28</u>
Pleasant View(plesview)	0
Total	<u>112</u>

Unit turns

Property	Opening Balance	Created	Closed	Closing Balance
Commerce Vllage II				
Commerce Village (cvo)				
Franklin Heights Operating(fho)	1	0	1	0
JR Polly Lineweaver(jrpl)	0	2	2	0
Lineweaver Annex Operating(lao)				
Total	1	2	3	0

Unit turns

Property	
Commerce Vllage II	
Commerce Village (cvo)	
Franklin Heights Operating(fho)	
JR Polly Lineweaver(jrpl)	2
Lineweaver Annex Operating(lao)	
Total	2

Emergency Work orders

Property	Created	Closed
Commerce Vllage II		
Commerce Village Operating(cvo)		
Franklin Heights Operating(fho)		
JR Polly Lineweaver(jrpl)	2	2
Lineweaver Annex Operating(lao)	1	1
Pleasant View		
Total	3	3

Emergency Work orders

Property	
Commerce Vllage II	
Commerce Village Operating(cvo)	
Franklin Heights Operating(fho)	
JR Polly Lineweaver(jrpl)	2
Lineweaver Annex Operating(lao)	1
Pleasant View	
Total	3

units off line due to maintenance issues

0

HRHA Maintenance Report - cont.

Comments on this month

The month ended with snow. It was an intense time for maintenance staff as we needed to clear snow, coordinate with snow removal contractors and hear a lot of tenant complaints in spite of doing as much as possible to take care of the issues caused by snow and ice

Contractors used this month:

Brent Litton	Snow removal
Jose Ayala landscaping	Snow Removal
Branner contracting	Snow removal
New Direction Mechanical	HVAC

This will be the last board report that I will submit. It has been a privilege to do this work for the last 13 years. I appreciate the support that the HRHA Board has shown to the maintenance staff over the years. I wish continuing success to HRHA in the future. Respectfully,

Duane Bontrager

Commerce Village Program Management Summary Report

Month of: JANUARY 2026

1. Occupancy as of 01-31-2026

	VASH	HCV	Total
# of Leased Units	15	15	30
# of Move Ins	0	0	0
# of Move Outs	0	0	0
# of Evictions	0	0	0
# of Unlawful Detainers Filed	0	0	0

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	153.00	20.00	0.00	0.00
Current Month Rent/HAP Charged	\$22,515.00			
Amount Collected (Rent/HAP)	\$22,294.00			
Late Fees Applied	146.00			
Late Fee Amount Billed	146.00			

Comment on accomplishments and/or challenges experienced during the month

Blue Ridge food bank to return in March with monthly produce

All residents will have annual review in 2026 – first since MTW started

Residents excited about having new neighbors

I hereby certify the above information is true and complete to the best of my knowledge.

Signed: *Sandra Lowther*

Date: 02-04-2026

Commerce Village II Program Management Summary Report

Month of: JANUARY 2026

1. Occupancy as of 01-31-26

	VASH	HCV	Total
# of Leased Units	5	6	11
# of Move Ins	1	0	1
Empty units	3	2	5
# of Evictions	0	0	0
# of Unlawful Detainers Filed	0	0	0

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	0	0	0	0
Current Month Rent/HAP Charged	\$11,799			
Amount Collected (Rent/HAP)	\$20,343			
Late Fees Applied	\$0.00			
Late Fee Amount Billed	\$0.00			

Comment on accomplishments and/or challenges experienced during the month

1. VASH – two approved for move in – one pending
2. PBV – one applicant to be processed

I hereby certify the above information is true and complete to the best of my knowledge.

Signed: *Sandra Lowther*

Date: 02-04-2026

Franklin Heights Program Management Summary Report

Month of: January 2026

1. Occupancy (as of the last day of the month)

	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5 bdrms	Total
# of Leased Units	18	37	56	13	4	128
# of Move Ins		1	1			
# of Move Outs						
# of Evictions						
# of Unlawful Detainers Filed						

2. Current Tenant Accounts Receivable

Current Total Owed	\$114,920.21			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	10,579.20	2,891.00	11,199.00	90,251.01
Current Month Rent/HAP charged	\$208,016.00			
Amount Collected (Rent/HAP)	\$218,241.26			
Late Fees Applied (date)	1/13/2026			
Late Fee Amount Billed (amount)	\$1039.00			

3. Comment on accomplishments and/or challenges experienced during the month.

*sent out the flier from the City about the changes in trash pickup beginning Jan 1, 2026.

*working with FSS to help tenants with their budgets to make sure rent is being paid on time.

*one tenant was able to get some assistance to help her get her rent caught up.

*

*

I hereby certify the above information is true and complete to the best of my knowledge.

Signed: **Christa Good** Date: 2/6/26

Lineweaver Annex Program Management Summary Report

Month of: January 2026

1. Occupancy (as of the last day of the month)

	1 Bedroom
# of Leased Units	57
# of Move Ins	1
# of Move Outs	0
# of Evictions	0
# of Unlawful Detainers Filed	0

2. Current Tenant Accounts Receivable

Current Total Owed	\$31,627.84			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$3,677.50	\$172.00	\$1,959.00	\$25,819.34
Current Month Rent/HAP Charged	\$73,137.00			
Amount Collected (Rent/HAP)	\$77,826.00			
Late Fees Applied (date)	1/12/2025			
Late Fees Applied (amount)	\$155.00			

3. Comment on accomplishments and/or challenges experienced during the month

With the frigid temperatures in January, there has been an increase in homeless people in the building. I am actively working on watching the security cameras to find out which tenants are allowing them to stay with them. I will be compiling a list of names and focus on 21/30 lease violations in February.

I hereby certify the above information is true and complete to the best of my knowledge.

Signed: Natalie Gazzara Date: 2/06/2026

BoxScore Summary

For Selected Properties

Date = 01/01/2026-01/31/2026

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	701	47	45	0	2	0	0	2	0	0	0	95.74	95.74	95.74	95.74
1b1b-FH	Franklin Heights-one bedro	896	56	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	743	14	13	1	0	0	0	0	0	0	0	92.85	92.85	100.00	100.00
1bed-CV	Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1bed-CV2	Commerce Village II-one be	0	82	16	11	1	4	0	0	4	0	0	0	68.75	68.75	75.00	75.00
1bed-LA	Lineweaver Annex-one bedro	414	68	60	57	0	3	0	0	3	0	0	0	95.00	95.00	95.00	95.00
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	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
3b2b-FH	Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
4b2b-FH	Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
	Total	615	190	296	284	2	10	0	0	10	0	0	0	95.94	95.94	96.62	96.62

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Skip/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Polly Lineweaver effici	47	0	0	1	0	0	0	0	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	1	0	0	0	0	0
1bed-CV	Commerce Village	30	0	0	0	0	0	0	0	0	0	0	0	0	0
1bed-CV2	Commerce Village II-one be	16	2	0	0	0	0	0	2	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heighths 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	296	2	0	1	0	0	0	2	1	0	0	0	0	0

Conversion Ratios

First Contact

Unit Availability

For Selected Properties

As Of = 01/31/2026

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	701	47	45	0	2	0	0	2	0	0	0	95.74	95.74	95.74	95.74
Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	743	14	13	1	0	0	0	0	0	0	0	92.86	92.86	100.00	100.00
Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village II-one be	0	82	16	11	1	4	0	0	4	0	0	0	68.75	68.75	75.00	75.00
Lineweaver Annex-one bedro	414	68	60	57	0	3	0	0	3	0	0	0	95.00	95.00	95.00	95.00
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	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-four bed	1,192	0	13	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	615	190	296	284	2	10	0	0	10	0	0	0	95.95	95.95	96.62	96.62

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of January 31, 2026**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$51,542.34
		Total	\$51,542.34
	AR Due from:		
	JR Polly Lineweaver Apartments	\$352,440.61	
	Housing Choice Voucher Program	\$55,006.84	
	Commerce Village, LLC	\$25,910.65	
	Commerce Village II	\$4,412.13	
	Franklin Heights, LLC-Operating/Debt Servicing	\$100,078.00	
	Commerce Village II	\$132,030.59	
	Glen's Fair Price/JRL/LAO	\$73,814.43	
	EPHO	\$194,654.79	
		\$938,348.04	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist-Checking Account		\$285,817.62
		Total	\$285,817.62

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$47,513.57
		Total	\$47,513.57

COMMERCE VILLAGE II

Cash:	Bank of the James-Checking Account		\$21,334.89
	Bank of the James-Money Market Account		\$143.54
		Total	\$21,478.43

ALL PROGRAMS-FH, LW, JRL, CVO, CVO2

Cash:	United Bank-Security Deposit Account		\$248,550.33
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$183,197.19
	United Bank-Money Market Account		\$301,471.63
	United Bank-CD		\$300,000.00
		Total	\$784,668.82

Commerce Village, LLC

Cash:	First Bank & Trust		\$224,901.20
	Virginia Housing-Replacement Reserve Account		\$89,041.66
	Truist-Operating Reseve Account		\$134,200.52
		Total	\$448,143.38

	<u>Grand Total</u>	<u>\$1,887,714.49</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of January 2026**

Cash Balance
as of 1/31

LOCAL COMMUNITY DEVELOPMENT

First Bank & Trust \$51,542.34

HOUSING CHOICE VOUCHER PROGRAM

Truist-Checking \$285,817.62

J.R. POLLY LINEWEAVER APARTMENTS

United Bank-Checking \$47,513.57

COMMERCE VILLAGE II

Bank of the James-Checking \$21,334.89

Bank of the James-MMkt \$143.54

ALL PROGRAMS-FH, LW, JRL, CVO

United Bank-Security Dep. \$248,550.33

COMPONENT UNITS

Franklin Heights, LLC

United Bank-Checking \$183,197.19

United Bank-Money Market \$301,471.63

United Bank-CD \$300,000.00

Commerce Village LLC

First Bank & Trust \$224,901.20

VA Housing-Repl Reserve \$89,041.66

Truist-Operating Reserve \$134,200.52

Total **\$1,887,714.49**

KIWANIS PARK LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“Agreement”) is made this ___ day of February, 2026, by and between the HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY, a political subdivision of the Commonwealth of Virginia (“Licensor” or “HRHA”), and the CITY OF HARRISONBURG, VIRGINIA, a municipal corporation of the Commonwealth of Virginia (“Licensee” or “City”).

WITNESSETH:

WHEREAS, Licensor is the owner of that certain real property located in the City of Harrisonburg, Virginia, identified as Tax Map No. 027-R-5 (the “HRHA Property”); and

WHEREAS, Licensee is the owner of that certain real property located in the City of Harrisonburg, Virginia, identified as Tax Map No. 027-R-6, commonly known as Kiwanis Park (the “City Property”); and

WHEREAS, a portion of Kiwanis Park is situated on the HRHA Property, as more particularly described and depicted on the plat attached hereto as Exhibit A (the “Licensed Space”); and

WHEREAS, Licensee desires, and Licensor has agreed to grant to Licensee, a license to use and occupy the Licensed Space for public park purposes, subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Grant of License.** Licensor hereby grants to Licensee a non-exclusive license to use and occupy the Licensed Space for the purposes set forth in this Agreement, subject to the terms and conditions herein (the “License”).
2. **Nature of License.** The parties acknowledge and agree that Licensee’s use of the Licensed Space shall be as a licensee only, and nothing contained herein shall be deemed to create any leasehold or other right in Licensee with respect to the Licensed Space, and Licensor retains legal possession and control of the Licensed Space.
3. **Condition of the Licensed Space.** Licensee accepts the Licensed Space in its “AS IS” and “WHERE IS” condition. Licensor makes no representations or warranties, express or implied, regarding the condition of the Licensed Space or its suitability for Licensee’s intended use.
4. **Purpose of the License.**
 - a. **Permitted Uses.** The Licensed Space shall be used by Licensee solely for the purpose of operating and maintaining a public park, including the installation and maintenance of playground equipment, benches, park amenities, and landscaping, and the performance of general groundskeeping of the area (collectively, the “Permitted Uses”).

- b. **Public Access.** Licensee shall ensure that the Licensed Space remains accessible to the general public during normal park operating hours, consistent with Licensee's policies and procedures governing public parks within the City of Harrisonburg.
5. **Term.** The initial term (the "Initial Term") of this Agreement shall commence on the Effective Date and shall continue for a period of one (1) year and shall automatically renew for successive one (1) year periods (each a "Renewal Term"). Either party may terminate this Agreement by providing 90 days' written notice to the other party.
6. **Maintenance and Repairs.** Licensee shall, at its sole cost and expense, maintain the Licensed Space in good order, condition, and repair throughout the Term, and shall be responsible for the cost of all utilities serving the Licensed Space, if any.
7. **Insurance.** Licensee shall, at its sole cost and expense, maintain insurance policies on all equipment and facilities located in the Licensed Space (the "Facilities") covering personal injury and property damage claims relating to the use of the Licensed Space, which includes Licensor as an additional insured.
8. **Damages.** Licensor shall not be liable to Licensee to for any damage to or destruction of the Facilities, except those resulting from the gross negligence or intentional actions of Licensor or its employees or agents.
9. **Indemnification.** Licensee will indemnify and hold harmless Licensor and its officers, directors, employees, and agents, from any and all claims, losses, or damages and attorney fees not caused by Licensor and its agents, including, but not limited to, claims for personal injury or property damage, arising from the use of the Licensed Space for the Permitted Uses. Licensee assumes all risks of using the Licensed Space and releases Licensor from any obligation to warn of, or to remedy, any unsafe conditions therein, even if such conditions are not open and obvious.
10. **Notices.** All notices under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered personally, (ii) sent by registered or certified mail, return receipt requested, postage prepaid, (iii) sent by a nationally recognized overnight courier service, or (iv) sent by electronic mail with confirmation of receipt, addressed as follows:

If to Licensor:

Harrisonburg Redevelopment and Housing Authority
286 Kelley Street
Harrisonburg, VA 22802
Attention: Executive Director

If to Licensee:

City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801
Attention: City Manager

Either party may change its address for notices by written notice to the other party.

11. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to its principles of conflicts of law.

12. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be struck, and the remaining provisions shall be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY,
a political subdivision of the Commonwealth of Virginia

By: _____
Michael G. Wong, Executive Director

and

CITY OF HARRISONBURG, VIRGINIA,
a municipal corporation of the Commonwealth of Virginia

By: _____
Name: _____
Title: _____

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO EXECUTE A LICENSE AGREEMENT WITH THE
CITY OF HARRISONBURG, VIRGINIA**

WHEREAS, the Harrisonburg Redevelopment and Housing Authority (“HRHA”) is the owner of that certain real property located in the City of Harrisonburg, Virginia, identified as Tax Map No. 027-R-5 (the “HRHA Property”);

WHEREAS, the City of Harrisonburg, Virginia (the “City”) is the owner of that certain real property located in the City of Harrisonburg, Virginia, identified as Tax Map No. 027-R-6, commonly known as Kiwanis Park;

WHEREAS, a portion of Kiwanis Park is situated on the HRHA Property, as more particularly described and depicted on the plat in the License Agreement attached hereto and incorporated herein as Exhibit A (the “Licensed Space”); and

WHEREAS, the City desires, and HRHA has desires to grant to the City, a license to use and occupy the Licensed Space for public park purposes, subject to the terms and conditions set forth in the License Agreement.

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

1. The Executive Director of HRHA is authorized and hereby directed on behalf of HRHA to take all actions deemed necessary and appropriate to effectuate the purpose of this Resolution, including, without limitation, executing the License Agreement attached as Exhibit A, subject to any amendments made by HRHA’s attorney.

Resolved this 18th day of February, 2026.

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled “**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LICENSE AGREEMENT WITH THE CITY OF HARRISONBURG, VIRGINIA**” taken at a regular meeting of the Authority held on February 18, 2026.

	AYE	NAY	ABSTAIN	ABSENT
Gil Colman, Chair				
Luciano Benjamin, Vice Chair				
Amanda Leech				
Janet Awkard-Rogers				
Anthony Hayes				
Sam Nickels				

Amanda Morris				
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Dated: February 18, 2026
(SEAL)

Chair, Harrisonburg Redevelopment and
Housing Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority's Commissioners present and voting at a meeting duly called and held on February 18, 2026, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 18th day of February, 2026.

**HARRISONBURG REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Michael G. Wong, Secretary