



Harrisonburg Redevelopment & Housing Authority

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May 15, 2026

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, May 20, 2026 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.

Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

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

AGENDA
Regular Meeting
May 20, 2026

- I. Call to order and determination of quorum
- II. Public Comment-Call in 540-437-2687
- III. Review and Approval of Minutes
 - April 15, 2026
- IV. Financial Reports
 - April 2026

Reports

- A. Executive Director
 - 1. No Report
- 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. Grant Report-Quarterly Update
 - 11. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
April 15, 2026

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, April 15, at 4:00 p.m.**

Those present were:

Gil Colman, Chair
Amanda Leech, Commissioner
Anthony Hayes, Commissioner
Janet Awkard-Rogers, 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 March 18th meeting minutes for consideration of approval. After discussion, Commissioner Leech, seconded by Commissioner Awkard-Rogers, motioned to approve the March minutes. The motion was unanimously approved.

Mr. Wong then presented the March 2026 financials for consideration of approval. After discussion, Commissioner Leech, seconded by Commissioner Awkard-Rogers, motioned to approve the March financials as presented. The motion was unanimously approved.

Mr. Wong then presented two resolutions for the Seales Senior and Family project for consideration of signing. He related that the financing changed on these projects requiring new resolutions. After a period of discussion, Commissioner Leech seconded by Commissioner Hayes made the motion approving the Searles Senior Housing project resolution. A roll call was taken:

Gil Colman, Chair	Aye
Luciano Benjamin, Vice Chair	Absent
Amanda Leech, Commissioner	Aye
Janet Awkward-Rogers, Commissioner	Aye
Anthony Hayes, Commissioner	Aye
Amanda Morris, Commissioner	Absent

Commissioner Leech seconded by Commissioner Hayes made the motion approving the Searles Family Housing project resolution. A roll call was taken:

Gil Colman, Chair	Aye
Luciano Benjamin, Vice Chair	Absent
Amanda Leech, Commissioner	Aye
Janet Awkward-Rogers, Commissioner	Aye
Anthony Hayes, Commissioner	Aye
Amanda Morris, Commissioner	Absent

Mr. Wong then shared information on the Great Community Give and expressed thanks to the Commissioners for their support.

Mr. Wong then provided updates on current projects. He related of working with Virginia Community Development Corporation for the underwriting of Bluestone Town Center. He stated of still outstanding issues with finalizing the Part 58 and Subsidy Laying Review. These items are needed for the agreement to enter into a housing assistance payment (AHAP) for the project basing of vouchers and use of the HOME funds. He stated that bids are due for the Lineweaver renovation project on April 22. He related the plan to present bid proposals to the board at the May meeting. He stated of the need to work with the owners of the Glen's Fair Price property for a purchase extension due to the delay in closing.

Mr. Wong then presented March management and financial reports for approval. He related that utilization continues to be at budgeted levels. After discussion, Commissioner Leech, seconded by Commissioner Awkard-Rogers, made the motion approving the reports. The motion was unanimously approved.

Commissioner Awkard-Rogers, seconded by Commissioner Leech, 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 - April 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	55,065.77	47,383.75	7,682.02	169,733.35	189,535.00	-19,801.65	568,605.00
3112-06-000	PBV HAP Subsidy	72,523.00	47,965.00	24,558.00	276,158.00	191,860.00	84,298.00	575,580.00
3119-00-000	Total Rental Income	127,588.77	95,348.75	32,240.02	445,891.35	381,395.00	64,496.35	1,144,185.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	374.75	333.33	41.42	1,736.25	1,333.32	402.93	4,000.00
3120-03-000	Damages	70.00	416.67	-346.67	1,125.50	1,666.68	-541.18	5,000.00
3120-04-000	Late Charges	288.00	83.33	204.67	679.00	333.32	345.68	1,000.00
3129-00-000	Total Other Tenant Income	732.75	833.33	-100.58	3,540.75	3,333.32	207.43	10,000.00
3199-00-000	TOTAL TENANT INCOME	128,321.52	96,182.08	32,139.44	449,432.10	384,728.32	64,703.78	1,154,185.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	4,593.35	4,949.25	-355.90	27,439.80	19,797.00	7,642.80	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	11,131.75	7,006.00	4,125.75	20,552.02	28,024.00	-7,471.98	84,072.00
3410-61-200	COC Planning Grant	8,530.79	4,400.00	4,130.79	20,598.61	17,600.00	2,998.61	52,800.00
3499-00-000	TOTAL GRANT INCOME	24,255.89	16,355.25	7,900.64	68,590.43	65,421.00	3,169.43	196,263.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	333.64	179.17	154.47	1,359.40	716.68	642.72	2,150.00
3620-00-000	Management Fee Income	1,215.22	1,166.67	48.55	4,798.23	4,666.68	131.55	14,000.00
3621-00-000	Bond Application Fees	0.00	2,500.00	-2,500.00	0.00	10,000.00	-10,000.00	30,000.00
3650-00-000	Miscellaneous Other Income	11,534.04	12,500.00	-965.96	11,534.04	50,000.00	-38,465.96	150,000.00
3699-00-000	TOTAL OTHER INCOME	13,082.90	16,345.84	-3,262.94	17,691.67	65,383.36	-47,691.69	196,150.00
3999-00-000	TOTAL INCOME	165,660.31	128,883.17	36,777.14	535,714.20	515,532.68	20,181.52	1,546,598.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	85,258.71	22,331.09	-62,927.62	132,791.11	89,324.36	-43,466.75	267,973.00
4110-04-000	Employee Benefit Contribution-Admin	5,062.41	7,650.50	2,588.09	22,992.19	30,602.00	7,609.81	91,806.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,699.63	3,544.67	-1,154.96	14,964.19	14,178.68	-785.51	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,753.11	1,154.58	-598.53	5,977.52	4,618.32	-1,359.20	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,405.51	4,183.25	777.74	12,193.81	16,733.00	4,539.19	50,199.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,494.24	797.83	-696.41	5,028.89	3,191.32	-1,837.57	9,574.00
4110-61-200	Salary-COC Planning Grant	2,894.60	3,404.50	509.90	17,626.20	13,618.00	-4,008.20	40,854.00
4110-61-201	Adm Benefits-COC Planning	200.00	995.50	795.50	2,972.41	3,982.00	1,009.59	11,946.00
4110-99-000	Total Administrative Salaries	104,768.21	44,061.92	-60,706.29	214,546.32	176,247.68	-38,298.64	528,743.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	100.00	100.00	300.00
4130-04-000	General Legal Expense	920.50	1,166.66	246.16	6,073.00	4,666.64	-1,406.36	14,000.00
4131-00-000	Total Legal Expense	920.50	1,233.33	312.83	6,073.00	4,933.32	-1,139.68	14,800.00
4140-00-000	Staff Training	310.00	916.66	606.66	1,005.00	3,666.64	2,661.64	11,000.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4150-00-000	Travel	833.50	1,333.33	499.83	7,951.07	5,333.32	-2,617.75	16,000.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	0.00	2,886.68	2,886.68	8,660.00
4189-00-000	Total Other Admin Expenses	833.50	2,180.00	1,346.50	7,951.07	8,720.00	768.93	26,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	141.67	141.67	160.00	566.68	406.68	1,700.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4190-03-000	Advertising	155.05	104.16	-50.89	155.05	416.64	261.59	1,250.00
4190-04-000	Office Supplies	163.30	208.33	45.03	205.29	833.32	628.03	2,500.00
4190-06-000	Compliance	0.00	41.67	41.67	294.00	166.68	-127.32	500.00
4190-07-000	Telephone & Internet	1,474.35	883.33	-591.02	4,608.49	3,533.32	-1,075.17	10,600.00
4190-08-000	Postage	510.00	166.67	-343.33	1,263.40	666.68	-596.72	2,000.00
4190-10-000	Copiers	178.06	175.00	-3.06	687.44	700.00	12.56	2,100.00
4190-12-000	Software	1,272.02	1,333.33	61.31	1,323.02	5,333.32	4,010.30	16,000.00
4190-13-000	IT/Website Maintenance	327.51	583.34	255.83	5,758.89	2,333.36	-3,425.53	7,000.00
4190-14-000	Community Donations	1,000.00	1,000.00	0.00	11,000.00	4,000.00	-7,000.00	12,000.00
4190-18-000	Small Office Equipment	0.00	291.67	291.67	679.98	1,166.68	486.70	3,500.00
4190-22-000	Other Misc Admin Expenses	11,944.70	250.00	-11,694.70	-8,648.05	1,000.00	9,648.05	3,000.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4190-54-100	Other (Contract w/ CSH)	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	808.32	808.32	2,425.00
4190-60-201	Software (HMIS/SNAP)	16.00	1,065.42	1,049.42	218.42	4,261.68	4,043.26	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	2,360.90	3,029.68	668.78	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	17,080.99	7,370.76	-9,710.23	20,816.83	29,483.04	8,666.21	88,449.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	123,913.20	55,762.67	-68,150.53	250,392.22	223,050.68	-27,341.54	669,152.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,788.11	1,833.33	45.22	14,439.55	7,333.32	-7,106.23	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,788.11	1,833.33	45.22	14,439.55	7,333.32	-7,106.23	22,000.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,238.80	1,333.33	94.53	4,518.83	5,333.32	814.49	16,000.00
4320-00-000	Electricity	6,845.94	7,791.66	945.72	35,752.02	31,166.64	-4,585.38	93,500.00
4330-00-000	Gas	16.32	83.33	67.01	1,099.80	333.32	-766.48	1,000.00
4330-01-000	Gas-Vacant Units	46.71	0.00	-46.71	46.71	0.00	-46.71	0.00
4340-00-000	Garbage/Trash Removal	0.00	270.83	270.83	0.00	1,083.32	1,083.32	3,250.00
4390-00-000	Sewer & Trash	2,465.34	2,333.33	-132.01	9,273.80	9,333.32	59.52	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,613.11	11,812.48	1,199.37	50,691.16	47,249.92	-3,441.24	141,750.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	7,280.86	8,314.09	1,033.23	30,138.68	33,256.36	3,117.68	99,769.00
4410-05-000	Employee Benefit Contribution-Maint.	1,872.39	3,203.24	1,330.85	7,890.54	12,812.96	4,922.42	38,439.00
4419-00-000	Total General Maint Expense	9,153.25	11,517.33	2,364.08	38,029.22	46,069.32	8,040.10	138,208.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	45.83	45.83	11.00	183.32	172.32	550.00
4420-02-000	Supplies-Appliance	0.00	91.66	91.66	-363.96	366.64	730.60	1,100.00
4420-03-000	Supplies-Unit Turnover	665.29	375.00	-290.29	1,564.98	1,500.00	-64.98	4,500.00
4420-04-000	Supplies-Electrical	0.00	391.67	391.67	331.98	1,566.68	1,234.70	4,700.00
4420-05-000	Supplies-Fuel & Parts	42.23	108.34	66.11	295.14	433.36	138.22	1,300.00
4420-06-000	Supplies-Janitorial/Cleaning	24.22	291.67	267.45	111.09	1,166.68	1,055.59	3,500.00
4420-07-000	Supplies-Maint/Repairs	871.18	1,458.33	587.15	1,016.14	5,833.32	4,817.18	17,500.00
4420-08-000	Supplies-Plumbing	40.06	375.00	334.94	787.49	1,500.00	712.51	4,500.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	250.00	250.00	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4420-11-000	Supplies-HVAC	0.00	291.66	291.66	0.00	1,166.64	1,166.64	3,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	116.67	116.67	0.00	466.68	466.68	1,400.00
4429-00-000	Total Materials	1,642.98	3,658.33	2,015.35	3,753.86	14,633.32	10,879.46	43,900.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	619.24	1,000.00	380.76	3,091.70	4,000.00	908.30	12,000.00
4430-04-000	Contract-Snow Removal	975.00	208.33	-766.67	1,262.50	833.32	-429.18	2,500.00
4430-05-000	Contract-Unit Turnover	767.19	833.33	66.14	2,049.60	3,333.32	1,283.72	10,000.00
4430-06-000	Contract-Electrical	544.04	250.01	-294.03	753.54	1,000.04	246.50	3,000.00
4430-07-000	Contract-Pest Control	85.10	1,749.99	1,664.89	1,490.40	6,999.96	5,509.56	21,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	227.89	325.00	97.11	772.06	1,300.00	527.94	3,900.00
4430-11-000	Contract-Plumbing	0.00	166.66	166.66	1,619.77	666.64	-953.13	2,000.00
4430-12-000	Contract-Inspections	0.00	541.66	541.66	2,200.00	2,166.64	-33.36	6,500.00
4430-13-000	Contract-HVAC	0.00	875.00	875.00	4,616.16	3,500.00	-1,116.16	10,500.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-15-000	Contract-Video Surveillance	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4430-17-000	Contract-Elevator Maintenance	8,069.52	966.67	-7,102.85	11,971.63	3,866.68	-8,104.95	11,600.00
4430-18-000	Contract-Alarm Monitoring	752.74	237.50	-515.24	3,250.70	950.00	-2,300.70	2,850.00
4430-19-000	Contract-Sprinkler Monitoring	3,604.34	350.00	-3,254.34	3,979.34	1,400.00	-2,579.34	4,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	3,175.00	0.00	-3,175.00	0.00
4430-99-000	Contract Costs-Other	-618.94	333.34	952.28	5,935.97	1,333.36	-4,602.61	4,000.00
4439-00-000	Total Contract Costs	15,026.12	8,095.82	-6,930.30	46,168.37	32,383.28	-13,785.09	97,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	25,822.35	23,271.48	-2,550.87	87,951.45	93,085.92	5,134.47	279,258.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	504.92	332.50	-172.42	1,698.76	1,330.00	-368.76	3,990.00
4510-10-000	Property Insurance	460.36	824.59	364.23	1,841.42	3,298.36	1,456.94	9,895.00
4510-20-000	Liability Insurance	231.70	331.25	99.55	926.81	1,325.00	398.19	3,975.00
4510-30-000	Workmen's Compensation	495.79	556.49	60.70	1,983.15	2,225.96	242.81	6,678.00
4521-00-000	Misc. Taxes/Licenses/Insurance	100.29	110.50	10.21	100.29	442.00	341.71	1,326.00
4570-00-000	Bad Debt-Tenant Rents	0.00	875.00	875.00	0.00	3,500.00	3,500.00	10,500.00
4570-01-000	Bad Debt-Other	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,793.06	3,863.66	2,070.60	6,550.43	15,454.64	8,904.21	46,364.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	9,214.85	6,646.42	-2,568.43	39,089.40	26,585.68	-12,503.72	79,757.00
4899-00-000	TOTAL FINANCING EXPENSES	9,214.85	6,646.42	-2,568.43	39,089.40	26,585.68	-12,503.72	79,757.00
8000-00-000	TOTAL EXPENSES	173,144.68	103,190.04	-69,954.64	449,114.21	412,760.16	-36,354.05	1,238,281.00
9000-00-000	NET INCOME	-7,484.37	25,693.13	-33,177.50	86,599.99	102,772.52	-16,172.53	308,317.00

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

January - April 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	31,011.77	19,115.00	11,896.77	76,180.35	76,460.00	-279.65	229,380.00
3119-00-000	Total Rental Income	31,011.77	19,115.00	11,896.77	76,180.35	76,460.00	-279.65	229,380.00
3199-00-000	TOTAL TENANT INCOME	31,011.77	19,115.00	11,896.77	76,180.35	76,460.00	-279.65	229,380.00
3999-00-000	TOTAL INCOME	31,011.77	19,115.00	11,896.77	76,180.35	76,460.00	-279.65	229,380.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	41.66	50.00	8.34	166.79	200.00	33.21	600.00
4191-00-000	Total Miscellaneous Admin Expenses	41.66	50.00	8.34	166.79	200.00	33.21	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41.66	50.00	8.34	166.79	200.00	33.21	600.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4429-00-000	Total Materials	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	175.00	333.32	158.32	1,000.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-07-000	Contract-Pest Control	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-13-000	Contract-HVAC	0.00	166.67	166.67	2,922.00	666.68	-2,255.32	2,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	3,237.36	1,000.00	-2,237.36	3,000.00
4430-18-000	Contract-Alarm Monitoring	276.00	25.00	-251.00	345.00	100.00	-245.00	300.00
4430-19-000	Contract-Sprinkler Monitoring	2,384.34	166.67	-2,217.67	2,759.34	666.68	-2,092.66	2,000.00
4430-99-000	Contract Costs-Other	-1,200.00	125.00	1,325.00	0.00	500.00	500.00	1,500.00
4439-00-000	Total Contract Costs	1,460.34	941.67	-518.67	9,438.70	3,766.68	-5,672.02	11,300.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,460.34	1,025.00	-435.34	9,438.70	4,100.00	-5,338.70	12,300.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,258.07	2,158.33	-99.74	8,881.02	8,633.32	-247.70	25,900.00
4899-00-000	TOTAL FINANCING EXPENSES	2,258.07	2,158.33	-99.74	8,881.02	8,633.32	-247.70	25,900.00
8000-00-000	TOTAL EXPENSES	3,760.07	3,316.66	-443.41	18,486.51	13,266.64	-5,219.87	39,800.00
9000-00-000	NET INCOME	27,251.70	15,798.34	11,453.36	57,693.84	63,193.36	-5,499.52	189,580.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 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	17,799.00	20,000.00	-2,201.00	76,134.00	80,000.00	-3,866.00	240,000.00
3112-06-000	PBV HAP Subsidy	57,802.00	39,696.17	18,105.83	225,723.00	158,784.68	66,938.32	476,354.00
3119-00-000	Total Rental Income	75,601.00	59,696.17	15,904.83	301,857.00	238,784.68	63,072.32	716,354.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	374.75	333.33	41.42	1,736.25	1,333.32	402.93	4,000.00
3120-03-000	Damages	70.00	416.67	-346.67	950.50	1,666.68	-716.18	5,000.00
3120-04-000	Late Charges	118.00	83.33	34.67	433.00	333.32	99.68	1,000.00
3129-00-000	Total Other Tenant Income	562.75	833.33	-270.58	3,119.75	3,333.32	-213.57	10,000.00
3199-00-000	TOTAL TENANT INCOME	76,163.75	60,529.50	15,634.25	304,976.75	242,118.00	62,858.75	726,354.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	332.06	166.67	165.39	1,259.85	666.68	593.17	2,000.00
3699-00-000	TOTAL OTHER INCOME	332.06	166.67	165.39	1,259.85	666.68	593.17	2,000.00
3999-00-000	TOTAL INCOME	76,495.81	60,696.17	15,799.64	306,236.60	242,784.68	63,451.92	728,354.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	6,225.20	5,133.67	-1,091.53	21,375.33	20,534.68	-840.65	61,604.00
4110-04-000	Employee Benefit Contribution-Admin	1,806.85	1,711.25	-95.60	6,942.99	6,845.00	-97.99	20,535.00
4110-99-000	Total Administrative Salaries	8,032.05	6,844.92	-1,187.13	28,318.32	27,379.68	-938.64	82,139.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	100.00	100.00	300.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	-1,500.00	1,000.00	2,500.00	3,000.00
4131-00-000	Total Legal Expense	0.00	316.67	316.67	-1,500.00	1,266.68	2,766.68	3,800.00
4140-00-000	Staff Training	310.00	83.33	-226.67	310.00	333.32	23.32	1,000.00
4150-00-000	Travel	633.50	83.33	-550.17	633.50	333.32	-300.18	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
4189-00-000	Total Other Admin Expenses	633.50	250.00	-383.50	633.50	1,000.00	366.50	3,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	66.68	66.68	200.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-03-000	Advertising	155.05	20.83	-134.22	155.05	83.32	-71.73	250.00
4190-04-000	Office Supplies	7.30	41.67	34.37	49.29	166.68	117.39	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4190-07-000	Telephone & Internet	232.03	250.00	17.97	905.77	1,000.00	94.23	3,000.00
4190-08-000	Postage	160.00	41.67	-118.33	336.20	166.68	-169.52	500.00
4190-10-000	Copiers	51.53	50.00	-1.53	164.37	200.00	35.63	600.00
4190-12-000	Software	305.44	416.67	111.23	305.44	1,666.68	1,361.24	5,000.00
4190-13-000	IT/Website Maintenance	217.66	166.67	-50.99	1,369.45	666.68	-702.77	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4190-22-000	Other Misc Admin Expenses	20.00	83.33	63.33	-18,603.47	333.32	18,936.79	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,149.01	1,170.85	21.84	-15,317.90	4,683.40	20,001.30	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	10,124.56	8,665.77	-1,458.79	12,443.92	34,663.08	22,219.16	103,989.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,788.11	1,833.33	45.22	13,010.97	7,333.32	-5,677.65	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,788.11	1,833.33	45.22	13,010.97	7,333.32	-5,677.65	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	923.52	1,000.00	76.48	3,360.88	4,000.00	639.12	12,000.00
4320-00-000	Electricity	5,321.31	5,833.33	512.02	29,622.96	23,333.32	-6,289.64	70,000.00
4390-00-000	Sewer & Trash	1,938.65	2,333.33	394.68	7,264.85	9,333.32	2,068.47	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,183.48	9,166.66	983.18	40,248.69	36,666.64	-3,582.05	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,758.31	5,196.67	438.36	19,902.40	20,786.68	884.28	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,388.52	2,178.08	789.56	5,713.93	8,712.32	2,998.39	26,137.00
4419-00-000	Total General Maint Expense	6,146.83	7,374.75	1,227.92	25,616.33	29,499.00	3,882.67	88,497.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	11.00	100.00	89.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	75.24	333.32	258.08	1,000.00
4420-03-000	Supplies-Unit Turnover	656.82	291.67	-365.15	1,556.51	1,166.68	-389.83	3,500.00
4420-04-000	Supplies-Electrical	0.00	333.33	333.33	331.56	1,333.32	1,001.76	4,000.00
4420-05-000	Supplies-Fuel & Parts	42.23	66.67	24.44	295.14	266.68	-28.46	800.00
4420-06-000	Supplies-Janitorial/Cleaning	24.22	83.33	59.11	73.22	333.32	260.10	1,000.00
4420-07-000	Supplies-Maint/Repairs	871.18	1,250.00	378.82	1,009.72	5,000.00	3,990.28	15,000.00
4420-08-000	Supplies-Plumbing	40.06	250.00	209.94	694.08	1,000.00	305.92	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	250.00	250.00	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	83.32	83.32	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4429-00-000	Total Materials	1,634.51	2,724.99	1,090.48	4,046.47	10,899.96	6,853.49	32,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	619.24	916.67	297.43	2,560.36	3,666.68	1,106.32	11,000.00
4430-04-000	Contract-Snow Removal	975.00	83.33	-891.67	1,087.50	333.32	-754.18	1,000.00
4430-05-000	Contract-Unit Turnover	767.19	833.33	66.14	2,049.60	3,333.32	1,283.72	10,000.00
4430-06-000	Contract-Electrical	544.04	166.67	-377.37	753.54	666.68	-86.86	2,000.00
4430-07-000	Contract-Pest Control	85.10	1,333.33	1,248.23	1,490.40	5,333.32	3,842.92	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	175.08	200.00	24.92	719.25	800.00	80.75	2,400.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	1,619.77	333.32	-1,286.45	1,000.00
4430-12-000	Contract-Inspections	0.00	458.33	458.33	600.00	1,833.32	1,233.32	5,500.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,694.16	1,666.68	-27.48	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-17-000	Contract-Elevator Maintenance	8,069.52	716.67	-7,352.85	8,734.27	2,866.68	-5,867.59	8,600.00
4430-18-000	Contract-Alarm Monitoring	15.00	66.67	51.67	352.50	266.68	-85.82	800.00
4430-19-000	Contract-Sprinkler Monitoring	1,220.00	100.00	-1,120.00	1,220.00	400.00	-820.00	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	3,175.00	0.00	-3,175.00	0.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4439-00-000	Total Contract Costs	12,470.17	5,591.67	-6,878.50	26,056.35	22,366.68	-3,689.67	67,100.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	20,251.51	15,691.41	-4,560.10	55,719.15	62,765.64	7,046.49	188,297.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	227.85	205.00	-22.85	1,124.41	820.00	-304.41	2,460.00
4510-10-000	Property Insurance	398.47	416.67	18.20	1,593.87	1,666.68	72.81	5,000.00
4510-20-000	Liability Insurance	215.75	218.75	3.00	863.02	875.00	11.98	2,625.00
4510-30-000	Workmen's Compensation	128.54	143.33	14.79	514.15	573.32	59.17	1,720.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	970.61	1,817.08	846.47	4,095.45	7,268.32	3,172.87	21,805.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,439.57	2,321.42	-118.15	9,615.52	9,285.68	-329.84	27,857.00
4899-00-000	TOTAL FINANCING EXPENSES	2,439.57	2,321.42	-118.15	9,615.52	9,285.68	-329.84	27,857.00
8000-00-000	TOTAL EXPENSES	43,757.84	39,495.67	-4,262.17	135,133.70	157,982.68	22,848.98	473,948.00
9000-00-000	NET INCOME	32,737.97	21,200.50	11,537.47	171,102.90	84,802.00	86,300.90	254,406.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 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	4,593.35	4,949.25	-355.90	27,439.80	19,797.00	7,642.80	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	11,131.75	7,006.00	4,125.75	20,552.02	28,024.00	-7,471.98	84,072.00
3410-61-200	COC Planning Grant	8,530.79	4,400.00	4,130.79	20,598.61	17,600.00	2,998.61	52,800.00
3499-00-000	TOTAL GRANT INCOME	24,255.89	16,355.25	7,900.64	68,590.43	65,421.00	3,169.43	196,263.00
3999-00-000	TOTAL INCOME	24,255.89	16,355.25	7,900.64	68,590.43	65,421.00	3,169.43	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)	4,699.63	3,544.67	-1,154.96	14,964.19	14,178.68	-785.51	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,753.11	1,154.58	-598.53	5,977.52	4,618.32	-1,359.20	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,405.51	4,183.25	777.74	12,193.81	16,733.00	4,539.19	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,494.24	797.83	-696.41	5,028.89	3,191.32	-1,837.57	9,574.00
4110-61-200	Salary-COC Planning Grant	2,894.60	3,404.50	509.90	17,626.20	13,618.00	-4,008.20	40,854.00
4110-61-201	Adm Benefits-COC Planning	200.00	995.50	795.50	2,972.41	3,982.00	1,009.59	11,946.00
4110-99-000	Total Administrative Salaries	14,447.09	14,080.33	-366.76	58,763.02	56,321.32	-2,441.70	168,964.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4189-00-000	Total Other Admin Expenses	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4190-54-100	Other (Contract w/ CSH)	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	808.32	808.32	2,425.00
4190-60-201	Software (HMIS/SNAP)	16.00	1,065.42	1,049.42	218.42	4,261.68	4,043.26	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	2,360.90	3,029.68	668.78	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	56.00	2,149.92	2,093.92	3,329.32	8,599.68	5,270.36	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,503.09	16,355.25	1,852.16	62,092.34	65,421.00	3,328.66	196,263.00
8000-00-000	TOTAL EXPENSES	14,503.09	16,355.25	1,852.16	62,092.34	65,421.00	3,328.66	196,263.00
9000-00-000	NET INCOME	9,752.80	0.00	9,752.80	6,498.09	0.00	6,498.09	0.00

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

January - April 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	6,255.00	8,268.75	-2,013.75	17,419.00	33,075.00	-15,656.00	99,225.00
3112-06-000	PBV HAP Subsidy	14,721.00	8,268.83	6,452.17	50,435.00	33,075.32	17,359.68	99,226.00
3119-00-000	Total Rental Income	20,976.00	16,537.58	4,438.42	67,854.00	66,150.32	1,703.68	198,451.00
3120-00-000	Other Tenant Income							
3120-04-000	Late Charges	170.00	0.00	170.00	246.00	0.00	246.00	0.00
3129-00-000	Total Other Tenant Income	170.00	0.00	170.00	246.00	0.00	246.00	0.00
3199-00-000	TOTAL TENANT INCOME	21,146.00	16,537.58	4,608.42	68,100.00	66,150.32	1,949.68	198,451.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.16	0.00	0.16	61.60	0.00	61.60	0.00
3699-00-000	TOTAL OTHER INCOME	0.16	0.00	0.16	61.60	0.00	61.60	0.00
3999-00-000	TOTAL INCOME	21,146.16	16,537.58	4,608.58	68,161.60	66,150.32	2,011.28	198,451.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	656.46	740.75	84.29	1,312.92	2,963.00	1,650.08	8,889.00
4110-04-000	Employee Benefit Contribution-Admin	50.22	254.58	204.36	100.44	1,018.32	917.88	3,055.00
4110-99-000	Total Administrative Salaries	706.68	995.33	288.65	1,413.36	3,981.32	2,567.96	11,944.00
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	83.33	83.33	969.00	333.32	-635.68	1,000.00
4131-00-000	Total Legal Expense	0.00	83.33	83.33	969.00	333.32	-635.68	1,000.00
4171-00-000	Auditing Fees	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
4189-00-000	Total Other Admin Expenses	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4190-07-000	Telephone & Internet	206.08	83.33	-122.75	834.98	333.32	-501.66	1,000.00
4190-08-000	Postage	60.00	0.00	-60.00	90.00	0.00	-90.00	0.00
4190-10-000	Copiers	0.00	41.67	41.67	50.04	166.68	116.64	500.00
4190-12-000	Software	57.27	83.33	26.06	57.27	333.32	276.05	1,000.00
4190-13-000	IT/Website Maintenance	0.00	0.00	0.00	166.77	0.00	-166.77	0.00
4190-22-000	Other Misc Admin Expenses	3.75	0.00	-3.75	1,104.25	0.00	-1,104.25	0.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4191-00-000	Total Miscellaneous Admin Expenses	327.10	291.66	-35.44	2,303.31	1,166.64	-1,136.67	3,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,033.78	1,470.32	436.54	4,685.67	5,881.28	1,195.61	17,644.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	226.44	250.00	23.56	905.76	1,000.00	94.24	3,000.00
4320-00-000	Electricity	894.62	1,833.33	938.71	4,054.07	7,333.32	3,279.25	22,000.00
4340-00-000	Garbage/Trash Removal	0.00	270.83	270.83	0.00	1,083.32	1,083.32	3,250.00
4390-00-000	Sewer & Trash	473.44	0.00	-473.44	1,893.66	0.00	-1,893.66	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,594.50	2,354.16	759.66	6,853.49	9,416.64	2,563.15	28,250.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	674.46	918.25	243.79	1,564.92	3,673.00	2,108.08	11,019.00
4410-05-000	Employee Benefit Contribution-Maint.	49.48	291.58	242.10	119.17	1,166.32	1,047.15	3,499.00
4419-00-000	Total General Maint Expense	723.94	1,209.83	485.89	1,684.09	4,839.32	3,155.23	14,518.00
4420-00-000	Materials							
4420-02-000	Supplies-Appliance	0.00	0.00	0.00	-439.20	0.00	439.20	0.00
4420-03-000	Supplies-Unit Turnover	8.47	83.33	74.86	8.47	333.32	324.85	1,000.00
4420-04-000	Supplies-Electrical	0.00	16.67	16.67	0.00	66.68	66.68	200.00
4420-05-000	Supplies-Fuel & Parts	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	166.67	166.67	37.87	666.68	628.81	2,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	6.42	333.32	326.90	1,000.00
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4420-11-000	Supplies-HVAC	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	66.67	66.67	0.00	266.68	266.68	800.00
4429-00-000	Total Materials	8.47	625.00	616.53	-386.44	2,500.00	2,886.44	7,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	531.34	333.32	-198.02	1,000.00
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-07-000	Contract-Pest Control	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-12-000	Contract-Inspections	0.00	83.33	83.33	1,600.00	333.32	-1,266.68	1,000.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00

COMMERCE VILLAGE II Statement of Revenues, Expenditures, and Changes in Fund Net Position January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-18-000	Contract-Alarm Monitoring	0.00	83.33	83.33	1,035.00	333.32	-701.68	1,000.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,993.91	0.00	-2,993.91	0.00
4439-00-000	Total Contract Costs	0.00	1,166.65	1,166.65	6,160.25	4,666.60	-1,493.65	14,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	732.41	3,001.48	2,269.07	7,457.90	12,005.92	4,548.02	36,018.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	0.00	16.67	16.67	0.00	66.68	66.68	200.00
4510-10-000	Property Insurance	0.00	282.92	282.92	0.00	1,131.68	1,131.68	3,395.00
4510-20-000	Liability Insurance	0.00	62.50	62.50	0.00	250.00	250.00	750.00
4510-30-000	Workmen's Compensation	0.00	40.83	40.83	0.00	163.32	163.32	490.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	444.59	444.59	0.00	1,778.36	1,778.36	5,335.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	4,517.21	2,166.67	-2,350.54	20,592.86	8,666.68	-11,926.18	26,000.00
4899-00-000	TOTAL FINANCING EXPENSES	4,517.21	2,166.67	-2,350.54	20,592.86	8,666.68	-11,926.18	26,000.00
8000-00-000	TOTAL EXPENSES	7,877.90	9,437.22	1,559.32	41,018.50	37,748.88	-3,269.62	113,247.00
9000-00-000	NET INCOME	13,268.26	7,100.36	6,167.90	27,143.10	28,401.44	-1,258.34	85,204.00

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

January - April 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	11,534.04	0.00	11,534.04	11,534.04	0.00	11,534.04	0.00
3699-00-000	TOTAL OTHER INCOME	11,534.04	0.00	11,534.04	11,534.04	0.00	11,534.04	0.00
3999-00-000	TOTAL INCOME	11,534.04	0.00	11,534.04	11,534.04	0.00	11,534.04	0.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	0.00	0.00	276.50	0.00	-276.50	0.00
4131-00-000	Total Legal Expense	0.00	0.00	0.00	276.50	0.00	-276.50	0.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	99.00	0.00	-99.00	99.00	0.00	-99.00	0.00
4190-07-000	Telephone & Internet	686.03	0.00	-686.03	1,288.39	0.00	-1,288.39	0.00
4190-13-000	IT/Website Maintenance	0.00	0.00	0.00	1,250.48	0.00	-1,250.48	0.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	352.00	0.00	-352.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	785.03	0.00	-785.03	2,989.87	0.00	-2,989.87	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	785.03	0.00	-785.03	3,266.37	0.00	-3,266.37	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	88.84	0.00	-88.84	252.19	0.00	-252.19	0.00
4320-00-000	Electricity	545.52	0.00	-545.52	1,465.19	0.00	-1,465.19	0.00
4330-00-000	Gas	16.32	0.00	-16.32	305.60	0.00	-305.60	0.00
4330-01-000	Gas-Vacant Units	46.71	0.00	-46.71	46.71	0.00	-46.71	0.00
4390-00-000	Sewer & Trash	53.25	0.00	-53.25	115.29	0.00	-115.29	0.00
4399-00-000	TOTAL UTILITY EXPENSES	750.64	0.00	-750.64	2,184.98	0.00	-2,184.98	0.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4430-00-000	Contract Costs							
4430-10-000	Contract-Janitorial/Cleaning	52.81	0.00	-52.81	52.81	0.00	-52.81	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	855.36	0.00	-855.36	0.00
4430-99-000	Contract Costs-Other	581.06	0.00	-581.06	2,942.06	0.00	-2,942.06	0.00
4439-00-000	Total Contract Costs	633.87	0.00	-633.87	3,850.23	0.00	-3,850.23	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	633.87	0.00	-633.87	3,850.23	0.00	-3,850.23	0.00

COURT SQUARE THEATER								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	177.98	0.00	-177.98	177.98	0.00	-177.98	0.00
4521-00-000	Misc. Taxes/Licenses/Insurance	100.29	0.00	-100.29	100.29	0.00	-100.29	0.00
4599-00-000	TOTAL GENERAL EXPENSES	278.27	0.00	-278.27	278.27	0.00	-278.27	0.00
8000-00-000	TOTAL EXPENSES	2,447.81	0.00	-2,447.81	9,579.85	0.00	-9,579.85	0.00
9000-00-000	NET INCOME	9,086.23	0.00	9,086.23	1,954.19	0.00	1,954.19	0.00

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

January - April 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							
3120-00-000	Other Tenant Income							
3120-11-000	Collection Loss-Tenants	-24,742.48	0.00	-24,742.48	0.00	0.00	0.00	0.00
3129-00-000	Total Other Tenant Income	-24,742.48	0.00	-24,742.48	0.00	0.00	0.00	0.00
3199-00-000	TOTAL TENANT INCOME	-24,742.48	0.00	-24,742.48	0.00	0.00	0.00	0.00
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	704,199.00	631,445.50	72,753.50	2,806,687.00	2,525,782.00	280,905.00	7,577,346.00
3410-02-000	Section 8 Admin. Fee Income	56,293.00	45,553.50	10,739.50	217,979.00	182,214.00	35,765.00	546,642.00
3410-03-000	Section 8 FSS Grant Income	13,484.75	11,466.00	2,018.75	42,690.97	45,864.00	-3,173.03	137,592.00
3410-04-000	Port-In Admin Fees Earned	564.58	100.00	464.58	2,439.76	400.00	2,039.76	1,200.00
3410-06-000	Port In HAP Earned	10,273.00	2,500.00	7,773.00	41,269.00	10,000.00	31,269.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	784,814.33	691,065.00	93,749.33	3,111,065.73	2,764,260.00	346,805.73	8,292,780.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	849.14	833.33	15.81	3,941.71	3,333.32	608.39	10,000.00
3640-01-000	Fraud Recovery-ADM	849.14	833.33	15.81	3,941.72	3,333.32	608.40	10,000.00
3699-00-000	TOTAL OTHER INCOME	1,698.28	1,666.66	31.62	7,883.43	6,666.64	1,216.79	20,000.00
3999-00-000	TOTAL INCOME	761,770.13	692,731.66	69,038.47	3,118,949.16	2,770,926.64	348,022.52	8,312,780.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	29,265.87	27,254.17	-2,011.70	104,937.07	109,016.68	4,079.61	327,050.00
4110-04-000	Employee Benefit Contribution-Admin	8,509.44	9,365.58	856.14	33,971.25	37,462.32	3,491.07	112,387.00
4110-20-400	Administrative Salaries-FSS	8,987.52	8,065.25	-922.27	35,950.09	32,261.00	-3,689.09	96,783.00
4110-21-400	Employee Benefits Contribution-FSS	2,977.70	2,993.33	15.63	12,113.39	11,973.32	-140.07	35,920.00
4110-30-100	Administrative Salaries-MS5	1,869.88	2,363.33	493.45	13,590.02	9,453.32	-4,136.70	28,360.00
4110-30-101	Employee Benefits Contribution-MS5	142.58	388.92	246.34	500.15	1,555.68	1,055.53	4,667.00
4110-99-000	Total Administrative Salaries	51,752.99	50,430.58	-1,322.41	201,061.97	201,722.32	660.35	605,167.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	156.00	333.33	177.33	1,491.00	1,333.32	-157.68	4,000.00
4131-00-000	Total Legal Expense	156.00	333.33	177.33	1,491.00	1,333.32	-157.68	4,000.00
4140-00-000	Staff Training	868.00	1,083.33	215.33	3,931.00	4,333.32	402.32	13,000.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4140-01-400	Staff Training-FSS	0.00	407.42	407.42	6,592.72	1,629.68	-4,963.04	4,889.00
4150-00-000	Travel	1,168.80	1,083.33	-85.47	4,818.55	4,333.32	-485.23	13,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
4172-00-000	Port Out Admin Fee Paid	400.52	208.34	-192.18	922.59	833.36	-89.23	2,500.00
4189-00-000	Total Other Admin Expenses	1,569.32	2,125.00	555.68	5,741.14	8,500.00	2,758.86	25,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	0.00	0.00	435.00	0.00	-435.00	0.00
4190-04-000	Office Supplies	157.98	166.67	8.69	509.78	666.68	156.90	2,000.00
4190-05-000	Fuel-Administrative	60.33	75.00	14.67	421.62	300.00	-121.62	900.00
4190-06-000	Compliance	3,195.50	500.00	-2,695.50	6,006.50	2,000.00	-4,006.50	6,000.00
4190-07-000	Telephone & Internet	474.90	250.00	-224.90	1,867.89	1,000.00	-867.89	3,000.00
4190-08-000	Postage	620.00	125.17	-494.83	1,304.80	500.68	-804.12	1,502.00
4190-10-000	Copiers	167.55	125.00	-42.55	607.54	500.00	-107.54	1,500.00
4190-12-000	Software	3,876.42	1,833.33	-2,043.09	4,318.12	7,333.32	3,015.20	22,000.00
4190-13-000	IT/Website Maintenance	453.62	208.33	-245.29	4,903.62	833.32	-4,070.30	2,500.00
4190-22-000	Other Misc Admin Expenses	519.68	0.00	-519.68	36,902.39	0.00	-36,902.39	0.00
4191-00-000	Total Miscellaneous Admin Expenses	9,525.98	3,283.50	-6,242.48	57,277.26	13,134.00	-44,143.26	39,402.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	63,872.29	57,663.16	-6,209.13	276,095.09	230,652.64	-45,442.45	691,958.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	289.66	289.66	160.00	1,158.64	998.64	3,476.00
4220-02-000	Tenant FSS Goal Incentives	925.00	0.00	-925.00	925.00	0.00	-925.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	925.00	289.66	-635.34	1,085.00	1,158.64	73.64	3,476.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	148.59	0.00	-148.59	594.35	0.00	-594.35	0.00
4510-10-000	Property Insurance	53.01	0.00	-53.01	212.05	0.00	-212.05	0.00
4510-20-000	Liability Insurance	13.56	0.00	-13.56	54.24	0.00	-54.24	0.00
4510-30-000	Workmen's Compensation	477.42	0.00	-477.42	1,909.70	0.00	-1,909.70	0.00
4570-01-000	Bad Debt-Other	319.17	0.00	-319.17	7,441.03	0.00	-7,441.03	0.00
4599-00-000	TOTAL GENERAL EXPENSES	1,011.75	0.00	-1,011.75	10,211.37	0.00	-10,211.37	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	716,184.00	618,445.50	-97,738.50	2,895,948.00	2,473,782.00	-422,166.00	7,421,346.00
4715-01-000	Tenant Utility Payments-Voucher	4,744.00	8,750.00	4,006.00	19,911.00	35,000.00	15,089.00	105,000.00
4715-02-000	Port Out HAP Payments	12,324.00	2,500.00	-9,824.00	23,703.00	10,000.00	-13,703.00	30,000.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4715-07-000	Tenant FSS Goal Incentives	7,725.00	3,333.33	-4,391.67	16,525.00	13,333.32	-3,191.68	40,000.00
4715-08-000	Landlord Incentives	0.00	1,666.67	1,666.67	1,307.28	6,666.68	5,359.40	20,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	740,977.00	634,778.83	-106,198.17	2,957,394.28	2,539,115.32	-418,278.96	7,617,346.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5 and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	806,786.04	692,731.65	-114,054.39	3,244,785.74	2,770,926.60	-473,859.14	8,312,780.00
9000-00-000	NET INCOME	-45,015.91	0.01	-45,015.92	-125,836.58	0.04	-125,836.62	0.00

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

January - April 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	18,406.00	17,757.50	648.50	63,394.41	71,030.00	-7,635.59	213,090.00
3112-00-000	50059 HAP Subsidy	25,016.00	24,724.50	291.50	98,378.00	98,898.00	-520.00	296,694.00
3119-00-000	Total Rental Income	43,422.00	42,482.00	940.00	161,772.41	169,928.00	-8,155.59	509,784.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	374.75	333.33	41.42	1,736.25	1,333.32	402.93	4,000.00
3120-03-000	Damages	-85.00	333.33	-418.33	3,588.00	1,333.32	2,254.68	4,000.00
3120-04-000	Late Charges	139.50	83.33	56.17	592.50	333.32	259.18	1,000.00
3120-08-000	Workorders/Maint Charges	-65.00	83.33	-148.33	-31.00	333.32	-364.32	1,000.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	10,731.59	0.00	10,731.59	0.00
3129-00-000	Total Other Tenant Income	364.25	833.32	-469.07	16,617.34	3,333.28	13,284.06	10,000.00
3199-00-000	TOTAL TENANT INCOME	43,786.25	43,315.32	470.93	178,389.75	173,261.28	5,128.47	519,784.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	3,422.20	26,107.00	-22,684.80	78,321.00
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	3,422.20	26,107.00	-22,684.80	78,321.00
3999-00-000	TOTAL INCOME	43,786.25	49,842.07	-6,055.82	181,811.95	199,368.28	-17,556.33	598,105.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,584.57	3,703.33	118.76	13,313.51	14,813.32	1,499.81	44,440.00
4110-04-000	Employee Benefit Contribution-Admin	1,431.74	1,388.42	-43.32	5,644.44	5,553.68	-90.76	16,661.00
4110-99-000	Total Administrative Salaries	5,016.31	5,091.75	75.44	18,957.95	20,367.00	1,409.05	61,101.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	25.00	166.68	141.68	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	63.00	100.00	37.00	300.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	2,050.01	1,000.00	-1,050.01	3,000.00
4131-00-000	Total Legal Expense	0.00	316.67	316.67	2,138.01	1,266.68	-871.33	3,800.00
4140-00-000	Staff Training	59.99	83.33	23.34	59.99	333.32	273.33	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00

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

January - April 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	66.68	66.68	200.00
4190-03-000	Advertising	155.05	20.83	-134.22	155.05	83.32	-71.73	250.00
4190-04-000	Office Supplies	6.55	41.67	35.12	6.55	166.68	160.13	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4190-07-000	Telephone & Internet	346.99	250.00	-96.99	1,342.25	1,000.00	-342.25	3,000.00
4190-08-000	Postage	160.00	41.67	-118.33	290.80	166.68	-124.12	500.00
4190-10-000	Copiers	45.50	50.00	4.50	143.07	200.00	56.93	600.00
4190-12-000	Software	229.08	416.67	187.59	229.08	1,666.68	1,437.60	5,000.00
4190-13-000	IT/Website Maintenance	186.26	166.67	-19.59	1,038.81	666.68	-372.13	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4190-22-000	Other Misc Admin Expenses	-15.00	83.33	98.33	-1,507.74	333.32	1,841.06	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,114.43	1,170.85	56.42	1,697.87	4,683.40	2,985.53	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,190.73	6,912.60	721.87	22,853.82	27,650.40	4,796.58	82,951.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	4,290.60	4,553.33	262.73	13,501.40	18,213.32	4,711.92	54,640.00
4211-20-300	Tenant Services-Benefits	1,191.18	1,104.58	-86.60	3,562.15	4,418.32	856.17	13,255.00
4220-01-000	Other Tenant Svcs.	1,788.12	1,833.33	45.21	13,030.99	7,333.32	-5,697.67	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	331.45	472.17	140.72	1,088.43	1,888.68	800.25	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	0.00	753.32	753.32	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	7,601.35	8,360.07	758.72	31,182.97	33,440.28	2,257.31	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	959.04	1,000.00	40.96	3,556.44	4,000.00	443.56	12,000.00
4320-00-000	Electricity	7,058.38	5,833.33	-1,225.05	39,167.94	23,333.32	-15,834.62	70,000.00
4390-00-000	Sewer & Trash	2,010.89	2,333.33	322.44	7,632.17	9,333.32	1,701.15	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,028.31	9,166.66	-861.65	50,356.55	36,666.64	-13,689.91	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,758.33	5,196.67	438.34	20,121.99	20,786.68	664.69	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,388.56	2,159.58	771.02	5,731.56	8,638.32	2,906.76	25,915.00
4419-00-000	Total General Maint Expense	6,146.89	7,356.25	1,209.36	25,853.55	29,425.00	3,571.45	88,275.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	100.00	100.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4420-03-000	Supplies-Unit Turnover	183.09	291.67	108.58	191.12	1,166.68	975.56	3,500.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-04-000	Supplies-Electrical	179.97	333.33	153.36	466.54	1,333.32	866.78	4,000.00
4420-05-000	Supplies-Fuel & Parts	39.22	66.67	27.45	274.06	266.68	-7.38	800.00
4420-06-000	Supplies-Janitorial/Cleaning	24.21	83.33	59.12	24.21	333.32	309.11	1,000.00
4420-07-000	Supplies-Maint/Repairs	208.51	416.67	208.16	235.40	1,666.68	1,431.28	5,000.00
4420-08-000	Supplies-Plumbing	0.00	250.00	250.00	992.34	1,000.00	7.66	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	250.00	250.00	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	83.32	83.32	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4429-00-000	Total Materials	635.00	1,891.66	1,256.66	2,183.67	7,566.64	5,382.97	22,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	570.24	0.00	-570.24	2,695.86	0.00	-2,695.86	0.00
4430-04-000	Contract-Snow Removal	975.00	83.33	-891.67	1,087.50	333.32	-754.18	1,000.00
4430-05-000	Contract-Unit Turnover	1,324.58	833.33	-491.25	2,216.24	3,333.32	1,117.08	10,000.00
4430-06-000	Contract-Electrical	544.03	166.67	-377.36	1,700.11	666.68	-1,033.43	2,000.00
4430-07-000	Contract-Pest Control	331.40	1,333.33	1,001.93	1,725.60	5,333.32	3,607.72	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	200.00	200.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	175.08	200.00	24.92	719.25	800.00	80.75	2,400.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,729.16	1,666.68	-62.48	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-17-000	Contract-Elevator Maintenance	4,888.32	1,750.00	-3,138.32	9,774.64	7,000.00	-2,774.64	21,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	66.67	51.67	352.50	266.68	-85.82	800.00
4430-19-000	Contract-Sprinkler Monitoring	1,135.00	100.00	-1,035.00	1,135.00	400.00	-735.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4439-00-000	Total Contract Costs	9,958.65	5,250.00	-4,708.65	23,135.86	21,000.00	-2,135.86	63,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	16,740.54	14,497.91	-2,242.63	51,173.08	57,991.64	6,818.56	173,975.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	353.98	339.67	-14.31	1,431.75	1,358.68	-73.07	4,076.00
4510-10-000	Property Insurance	405.21	451.92	46.71	1,620.82	1,807.68	186.86	5,423.00
4510-20-000	Liability Insurance	219.37	238.33	18.96	877.48	953.32	75.84	2,860.00
4510-30-000	Workmen's Compensation	110.17	143.33	33.16	440.70	573.32	132.62	1,720.00
4570-00-000	Bad Debt-Tenant Rents	10,692.59	0.00	-10,692.59	10,692.59	0.00	-10,692.59	0.00
4599-00-000	TOTAL GENERAL EXPENSES	11,781.32	1,173.25	-10,608.07	15,063.34	4,693.00	-10,370.34	14,079.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,711.52	1,502.67	-208.85	6,824.21	6,010.68	-813.53	18,032.00
4899-00-000	TOTAL FINANCING EXPENSES	1,711.52	1,502.67	-208.85	6,824.21	6,010.68	-813.53	18,032.00

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	54,053.77	41,613.16	-12,440.61	177,453.97	166,452.64	-11,001.33	499,358.00
9000-00-000	NET INCOME	-10,267.52	8,228.91	-18,496.43	4,357.98	32,915.64	-28,557.66	98,747.00

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

January - April 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	52,118.61	45,833.33	6,285.28	198,641.61	183,333.32	15,308.29	550,000.00
3112-06-000	PBV HAP Subsidy	157,414.00	164,173.58	-6,759.58	650,155.00	656,694.32	-6,539.32	1,970,083.00
3119-00-000	Total Rental Income	209,532.61	210,006.91	-474.30	848,796.61	840,027.64	8,768.97	2,520,083.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	3,500.12	1,666.67	1,833.45	13,178.58	6,666.68	6,511.90	20,000.00
3120-04-000	Late Charges	751.00	833.33	-82.33	4,049.00	3,333.32	715.68	10,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	0.00	33.32	-33.32	100.00
3120-07-000	Tenant Owed Utilities	90.00	100.00	-10.00	330.00	400.00	-70.00	1,200.00
3120-08-000	Workorders/Maint Charges	15.00	166.67	-151.67	90.00	666.68	-576.68	2,000.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
3120-11-000	Collection Loss-Tenants	0.00	141.67	-141.67	0.00	566.68	-566.68	1,700.00
3129-00-000	Total Other Tenant Income	4,356.12	2,916.67	1,439.45	17,672.58	11,666.68	6,005.90	35,000.00
3199-00-000	TOTAL TENANT INCOME	213,888.73	212,923.58	965.15	866,469.19	851,694.32	14,774.87	2,555,083.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	3,378.37	0.00	3,378.37	7,357.98	0.00	7,357.98	0.00
3699-00-000	TOTAL OTHER INCOME	3,378.37	0.00	3,378.37	7,357.98	0.00	7,357.98	0.00
3999-00-000	TOTAL INCOME	217,267.10	212,923.58	4,343.52	873,827.17	851,694.32	22,132.85	2,555,083.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	26,601.92	31,348.17	4,746.25	97,728.69	125,392.68	27,663.99	376,178.00
4110-04-000	Employee Benefit Contribution-Admin	7,361.93	9,630.25	2,268.32	30,183.30	38,521.00	8,337.70	115,563.00
4110-99-000	Total Administrative Salaries	33,963.85	40,978.42	7,014.57	127,911.99	163,913.68	36,001.69	491,741.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	64.00	166.68	102.68	500.00
4130-02-000	Criminal Background Checks	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4130-04-000	General Legal Expense	920.50	833.33	-87.17	5,183.82	3,333.32	-1,850.50	10,000.00
4131-00-000	Total Legal Expense	920.50	916.67	-3.83	5,247.82	3,666.68	-1,581.14	11,000.00
4140-00-000	Staff Training	1,054.00	1,250.00	196.00	2,756.95	5,000.00	2,243.05	15,000.00
4150-00-000	Travel	1,649.19	1,250.00	-399.19	7,917.62	5,000.00	-2,917.62	15,000.00

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

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
4189-00-000	Total Other Admin Expenses	1,649.19	1,458.33	-190.86	7,917.62	5,833.32	-2,084.30	17,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	208.33	208.33	433.00	833.32	400.32	2,500.00
4190-02-000	Publications	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4190-03-000	Advertising	0.00	83.33	83.33	506.20	333.32	-172.88	1,000.00
4190-04-000	Office Supplies	299.45	416.67	117.22	812.35	1,666.68	854.33	5,000.00
4190-06-000	Compliance	0.00	416.67	416.67	725.00	1,666.68	941.68	5,000.00
4190-07-000	Telephone & Internet	782.02	750.00	-32.02	2,708.35	3,000.00	291.65	9,000.00
4190-08-000	Postage	620.00	375.00	-245.00	1,281.40	1,500.00	218.60	4,500.00
4190-10-000	Copiers	126.21	250.00	123.79	624.37	1,000.00	375.63	3,000.00
4190-12-000	Software	3,966.16	2,083.33	-1,882.83	5,597.18	8,333.32	2,736.14	25,000.00
4190-13-000	IT/Website Maintenance	427.11	416.67	-10.44	4,726.61	1,666.68	-3,059.93	5,000.00
4190-18-000	Small Office Equipment	2,894.63	1,333.33	-1,561.30	2,894.63	5,333.32	2,438.69	16,000.00
4190-22-000	Other Misc Admin Expenses	271.64	416.67	145.03	-8,126.67	1,666.68	9,793.35	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	9,387.22	6,833.33	-2,553.89	12,182.42	27,333.32	15,150.90	82,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,974.76	51,436.75	4,461.99	156,016.80	205,747.00	49,730.20	617,241.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	111.78	250.00	138.22	14,279.56	1,000.00	-13,279.56	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	111.78	250.00	138.22	14,279.56	1,000.00	-13,279.56	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	3,106.46	3,166.67	60.21	12,963.82	12,666.68	-297.14	38,000.00
4320-00-000	Electricity	730.28	916.67	186.39	4,696.22	3,666.68	-1,029.54	11,000.00
4330-00-000	Gas	432.22	250.00	-182.22	1,664.19	1,000.00	-664.19	3,000.00
4390-00-000	Sewer & Trash	2,294.65	3,583.33	1,288.68	9,211.43	14,333.32	5,121.89	43,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,563.61	7,916.67	1,353.06	28,535.66	31,666.68	3,131.02	95,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	17,073.74	20,362.75	3,289.01	70,344.64	81,451.00	11,106.36	244,353.00
4410-05-000	Employee Benefit Contribution-Maint.	4,392.86	7,369.83	2,976.97	18,534.92	29,479.32	10,944.40	88,438.00
4419-00-000	Total General Maint Expense	21,466.60	27,732.58	6,265.98	88,879.56	110,930.32	22,050.76	332,791.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	70.11	250.00	179.89	769.61	1,000.00	230.39	3,000.00
4420-02-000	Supplies-Appliance	102.85	250.00	147.15	592.38	1,000.00	407.62	3,000.00
4420-03-000	Supplies-Unit Turnover	805.01	833.33	28.32	1,580.69	3,333.32	1,752.63	10,000.00
4420-04-000	Supplies-Electrical	435.21	833.33	398.12	463.19	3,333.32	2,870.13	10,000.00
4420-05-000	Supplies-Fuel & Parts	366.24	333.33	-32.91	1,437.57	1,333.32	-104.25	4,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-06-000	Supplies-Janitorial/Cleaning	63.47	416.67	353.20	1,151.14	1,666.68	515.54	5,000.00
4420-07-000	Supplies-Maint/Repairs	31.93	1,666.67	1,634.74	1,761.04	6,666.68	4,905.64	20,000.00
4420-08-000	Supplies-Plumbing	640.34	583.33	-57.01	882.28	2,333.32	1,451.04	7,000.00
4420-09-000	Tools and Equipment	0.00	333.33	333.33	921.34	1,333.32	411.98	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	266.68	266.68	800.00
4420-11-000	Supplies-HVAC	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
4429-00-000	Total Materials	2,515.16	6,400.00	3,884.84	9,559.24	25,600.00	16,040.76	76,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	247.60	375.00	127.40	1,533.63	1,500.00	-33.63	4,500.00
4430-04-000	Contract-Snow Removal	875.00	166.67	-708.33	7,960.00	666.68	-7,293.32	2,000.00
4430-05-000	Contract-Unit Turnover	0.00	416.67	416.67	798.14	1,666.68	868.54	5,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
4430-07-000	Contract-Pest Control	166.51	833.33	666.82	666.04	3,333.32	2,667.28	10,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	480.92	333.32	-147.60	1,000.00
4430-09-000	Contract-Grounds	35.90	833.33	797.43	1,989.07	3,333.32	1,344.25	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	361.24	416.67	55.43	1,704.06	1,666.68	-37.38	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	1,147.50	1,000.00	-147.50	3,000.00
4430-12-000	Contract-Inspections	0.00	833.33	833.33	1,940.00	3,333.32	1,393.32	10,000.00
4430-13-000	Contract-HVAC	0.00	1,250.00	1,250.00	9,092.41	5,000.00	-4,092.41	15,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	725.00	40,000.00	39,275.00	120,000.00
4430-18-000	Contract-Alarm Monitoring	2,487.50	0.00	-2,487.50	2,487.50	0.00	-2,487.50	0.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	3,327.00	166.68	-3,160.32	500.00
4439-00-000	Total Contract Costs	4,173.75	15,583.33	11,409.58	33,851.27	62,333.32	28,482.05	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	28,155.51	49,715.91	21,560.40	132,290.07	198,863.64	66,573.57	596,591.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	203.09	441.67	238.58	812.36	1,766.68	954.32	5,300.00
4510-10-000	Property Insurance	1,345.32	1,500.00	154.68	5,381.27	6,000.00	618.73	18,000.00
4510-20-000	Liability Insurance	715.89	791.67	75.78	2,863.55	3,166.68	303.13	9,500.00
4510-30-000	Workmen's Compensation	679.41	1,290.17	610.76	2,717.65	5,160.68	2,443.03	15,482.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,833.33	2,833.33	0.00	11,333.32	11,333.32	34,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	8,333.32	8,333.32	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,943.71	8,940.17	5,996.46	11,774.83	35,760.68	23,985.85	107,282.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,699.63	15,743.00	13,043.37	72,239.74	62,972.00	-9,267.74	188,916.00
4899-00-000	TOTAL FINANCING EXPENSES	2,699.63	15,743.00	13,043.37	72,239.74	62,972.00	-9,267.74	188,916.00
8000-00-000	TOTAL EXPENSES	87,449.00	134,002.50	46,553.50	415,136.66	536,010.00	120,873.34	1,608,030.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	129,818.10	78,921.08	50,897.02	458,690.51	315,684.32	143,006.19	947,053.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - April 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	10,301.00	9,544.83	756.17	37,992.00	38,179.32	-187.32	114,538.00
3112-06-000	PBV HAP Subsidy	12,802.00	14,317.17	-1,515.17	53,229.00	57,268.68	-4,039.68	171,806.00
3119-00-000	Total Rental Income	23,103.00	23,862.00	-759.00	91,221.00	95,448.00	-4,227.00	286,344.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	82.38	133.33	-50.95	451.77	533.32	-81.55	1,600.00
3120-03-000	Damages	19.06	250.00	-230.94	87.06	1,000.00	-912.94	3,000.00
3120-04-000	Late Charges	168.00	41.67	126.33	399.00	166.68	232.32	500.00
3120-08-000	Workorders/Maint Charges	0.00	83.33	-83.33	10.00	333.32	-323.32	1,000.00
3129-00-000	Total Other Tenant Income	269.44	508.33	-238.89	947.83	2,033.32	-1,085.49	6,100.00
3199-00-000	TOTAL TENANT INCOME	23,372.44	24,370.33	-997.89	92,168.83	97,481.32	-5,312.49	292,444.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	340.46	358.33	-17.87	1,310.29	1,433.32	-123.03	4,300.00
3699-00-000	TOTAL OTHER INCOME	340.46	358.33	-17.87	1,310.29	1,433.32	-123.03	4,300.00
3999-00-000	TOTAL INCOME	23,712.90	24,728.66	-1,015.76	93,479.12	98,914.64	-5,435.52	296,744.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,282.28	3,555.83	273.55	12,931.33	14,223.32	1,291.99	42,670.00
4110-04-000	Employee Benefit Contribution-Admin	1,061.83	1,175.17	113.34	4,273.32	4,700.68	427.36	14,102.00
4110-99-000	Total Administrative Salaries	4,344.11	4,731.00	386.89	17,204.65	18,924.00	1,719.35	56,772.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	8.33	8.33	0.00	33.32	33.32	100.00
4130-02-000	Criminal Background Checks	0.00	8.33	8.33	0.00	33.32	33.32	100.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
4131-00-000	Total Legal Expense	0.00	183.33	183.33	0.00	733.32	733.32	2,200.00
4140-00-000	Staff Training	309.00	83.33	-225.67	439.00	333.32	-105.68	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
4173-00-000	Management Fee	1,215.22	1,250.00	34.78	4,798.23	5,000.00	201.77	15,000.00
4189-00-000	Total Other Admin Expenses	1,215.22	1,350.00	134.78	4,798.23	5,400.00	601.77	16,200.00
4190-00-000	Miscellaneous Admin Expenses							

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

January - April 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-04-000	Office Supplies	58.10	8.33	-49.77	58.10	33.32	-24.78	100.00
4190-06-000	Compliance	0.00	125.00	125.00	1,400.00	500.00	-900.00	1,500.00
4190-07-000	Telephone & Internet	263.64	300.00	36.36	1,057.16	1,200.00	142.84	3,600.00
4190-08-000	Postage	90.00	20.83	-69.17	155.40	83.32	-72.08	250.00
4190-10-000	Copiers	47.72	50.00	2.28	194.92	200.00	5.08	600.00
4190-12-000	Software	114.54	166.67	52.13	114.54	666.68	552.14	2,000.00
4190-13-000	IT/Website Maintenance	43.13	83.33	40.20	469.40	333.32	-136.08	1,000.00
4190-18-000	Small Office Equipment	0.00	16.67	16.67	0.00	66.68	66.68	200.00
4190-21-000	HCC Fees	0.00	666.67	666.67	7,612.91	2,666.68	-4,946.23	8,000.00
4190-22-000	Other Misc Admin Expenses	-71.50	41.67	113.17	-53.50	166.68	220.18	500.00
4191-00-000	Total Miscellaneous Admin Expenses	545.63	1,479.17	933.54	11,008.93	5,916.68	-5,092.25	17,750.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,413.96	7,826.83	1,412.87	33,450.81	31,307.32	-2,143.49	93,922.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,666.67	1,666.67	5,000.00	6,666.68	1,666.68	20,000.00
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	3,615.36	1,000.00	-2,615.36	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,916.67	1,916.67	8,615.36	7,666.68	-948.68	23,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	439.56	500.00	60.44	1,915.43	2,000.00	84.57	6,000.00
4320-00-000	Electricity	1,870.75	1,666.67	-204.08	9,241.23	6,666.68	-2,574.55	20,000.00
4330-00-000	Gas	228.33	200.00	-28.33	913.15	800.00	-113.15	2,400.00
4390-00-000	Sewer & Trash	887.70	1,041.67	153.97	3,787.52	4,166.68	379.16	12,500.00
4399-00-000	TOTAL UTILITY EXPENSES	3,426.34	3,408.34	-18.00	15,857.33	13,633.36	-2,223.97	40,900.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,478.98	1,656.50	177.52	5,882.31	6,626.00	743.69	19,878.00
4410-05-000	Employee Benefit Contribution-Maint.	434.87	675.25	240.38	1,824.33	2,701.00	876.67	8,103.00
4419-00-000	Total General Maint Expense	1,913.85	2,331.75	417.90	7,706.64	9,327.00	1,620.36	27,981.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	100.00	100.00	300.00
4420-02-000	Supplies-Appliance	0.00	66.67	66.67	62.07	266.68	204.61	800.00
4420-03-000	Supplies-Unit Turnover	16.92	66.67	49.75	20.15	266.68	246.53	800.00
4420-04-000	Supplies-Electrical	0.00	166.67	166.67	21.40	666.68	645.28	2,000.00
4420-05-000	Supplies-Fuel & Parts	15.08	16.67	1.59	105.41	66.68	-38.73	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4420-07-000	Supplies-Maint/Repairs	0.00	133.33	133.33	279.58	533.32	253.74	1,600.00
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	17.33	333.32	315.99	1,000.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	0.00	33.32	33.32	100.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - April 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	33.32	33.32	100.00
4420-11-000	Supplies-HVAC	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4429-00-000	Total Materials	32.00	808.34	776.34	505.94	3,233.36	2,727.42	9,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	818.00	333.33	-484.67	2,688.06	1,333.32	-1,354.74	4,000.00
4430-04-000	Contract-Snow Removal	1,500.00	125.00	-1,375.00	1,500.00	500.00	-1,000.00	1,500.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	0.00	100.00	100.00	300.00
4430-07-000	Contract-Pest Control	37.00	125.00	88.00	398.00	500.00	102.00	1,500.00
4430-08-000	Contract-Floor Covering	0.00	41.67	41.67	0.00	166.68	166.68	500.00
4430-09-000	Contract-Grounds	0.00	0.00	0.00	275.00	0.00	-275.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	173.88	133.33	-40.55	714.42	533.32	-181.10	1,600.00
4430-11-000	Contract-Plumbing	0.00	66.67	66.67	257.12	266.68	9.56	800.00
4430-12-000	Contract-Inspections	0.00	150.00	150.00	600.00	600.00	0.00	1,800.00
4430-13-000	Contract-HVAC	0.00	250.00	250.00	3,475.08	1,000.00	-2,475.08	3,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	1,375.09	166.68	-1,208.41	500.00
4430-18-000	Contract-Alarm Monitoring	0.00	75.00	75.00	0.00	300.00	300.00	900.00
4430-19-000	Contract-Sprinkler Monitoring	1,425.00	133.33	-1,291.67	1,425.00	533.32	-891.68	1,600.00
4439-00-000	Total Contract Costs	3,953.88	1,500.00	-2,453.88	12,707.77	6,000.00	-6,707.77	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	5,899.73	4,640.09	-1,259.64	20,920.35	18,560.36	-2,359.99	55,681.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	19.82	22.08	2.26	80.60	88.32	7.72	265.00
4510-10-000	Property Insurance	478.52	565.83	87.31	1,914.08	2,263.32	349.24	6,790.00
4510-20-000	Liability Insurance	119.62	125.00	5.38	478.48	500.00	21.52	1,500.00
4510-30-000	Workmen's Compensation	73.45	81.92	8.47	298.70	327.68	28.98	983.00
4521-00-000	Misc. Taxes/Licenses/Insurance	64.15	91.67	27.52	234.96	366.68	131.72	1,100.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	755.56	1,303.17	547.61	3,006.82	5,212.68	2,205.86	15,638.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	5,460.00	5,460.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	5,460.00	5,460.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	17,860.59	20,460.10	2,599.51	87,310.67	81,840.40	-5,470.27	245,521.00
9000-00-000	NET INCOME	5,852.31	4,268.56	1,583.75	6,168.45	17,074.24	-10,905.79	51,223.00

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

April 2026

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY

Maximizing Mainstream voucher leasing remains a key priority, and we have also started issuing Family Unification Program, or FUP, vouchers to support families whose housing stability is closely tied to critical child welfare needs. We are also continuing to strengthen our receivables by putting formal repayment agreements in place and tracking outstanding family balances more consistently. We are likewise making sure HRHA is being reimbursed accurately by other housing authorities for HAP expenses and the correct administrative fees for port-in families. In addition, we are working to fill the Occupancy Specialist position by the end of May so we can continue to support strong daily operations and keep this work moving forward.

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):	691	5	185
Mainstream Vouchers:	52	2	44
Totals	743	7	229
Voucher Utilization Rate: 76%			

3. WAITING LISTS

Number of Applicants on All Waitlists: 4955					
Number of PBV Applicants by Bedroom Size	1	2	3	4	5
	1096	673	473	140	17
Total Applicants on PBV Waitlist: 2399					
Total Applicants on TBV Waitlist: 2556					

4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers:	\$760,492		
Housing Assistance Payments (MTW and Mainstream Vouchers):	\$713,041		
Administrative Costs:	\$53,004		
Landlord and Family Self Sufficiency Incentives	\$7,725		
Average HAP cost per unit:	\$1,041		
Projected Variance for All Vouchers Combined:	-\$13,278		
** See Variance Table Below			
Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$720,888	\$713,041	\$7,847
Administrative Expense Payments	\$39,604	\$53,004	-\$13,400
Landlord Incentives	\$0	\$0	\$0
Family Self Sufficiency Program Incentives	\$0	\$7,725	-\$7,725
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$760,492	\$773,770	-\$13,278

5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 78
Number of Units Passed: 45
Number of Units Failed: 29
Number of failed units that were re-inspected: 10
Number of re-inspected units that passed: 100%
Number of Landlords who have made NSPIRE updates 100%
Common Violations:
Smoke Detectors, Electrical
Other:
0

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: No update at this time.

7. LANDLORD PARTICIPATION AND ENGAGEMENT	Number of Active Landlords:	174
We communicated two important things to landlords this month. First, HRHA will not be approving rent increases for the rest of calendar year 2026, except in very limited cases where the request meets rent reasonableness and stays within our 2026 payment standards. That step is necessary to help us avoid a budget shortfall and protect assistance for the families we already have housed. Second, we reminded landlords to stay ahead of mold-related issues by addressing leaks, water damage, staining, peeling surfaces, visible mold-like substance, and other signs of excess moisture as early as possible, so we can reduce failed NSPIRE inspections and avoid more serious corrective action.		

8. PROGRAM PERFORMANCE METRICS				
Property/Voucher Type	New Admission	Transfer/ Change of Unit	Port-In	Property Total
Franklin Heights	0	0	0	0
Commerce Village	0	0	0	0
Lineweaver	0	0	0	0
Tenant-Based Vouchers	0	3	0	3
TYPE TOTAL	0	3	0	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	8	ADDED/EXCLUDED INCOME FOR HH MEMBER UNDER 21. switch ownership		
Income Increase	6			
Household Change	3			
Owner-Led (rent change)	23			
Other	2			
TOTAL	42			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	1	0		
Gave Up Voucher	4			
Voucher Expired	2			
Other	0			
TOTAL	7			

HRHA Maintenance Report

April, 2026

Year to Date

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)				
Commerce Village II				
Commerce Village Operating(cvo)	0	1	1	0
Franklin Heights Operating(fho)	3	18	20	1
JR Polly Lineweaver(jrpl)	0	2	1	1
Lineweaver Annex Operating(lao)	0	2	2	0
Pleasant View(plesview)	0	0	0	0
Total	3	23	24	2

Unit turns

Property	Opening Balance	Created	Closed	Closing Balance
Commerce Village II	0	0	0	0
Commerce Village (cvo)	0	0	0	0
Franklin Heights Operating(fho)	4	0	3	1
JR Polly Lineweaver(jrpl)	1	0	1	0
Lineweaver Annex Operating(lao)	2	0	2	0
Total	7	0	6	1

Emergency Work orders

	Created	Closed
Property		
Commerce Village II	0	0
Commerce Village Operating(cvo)	0	0
Franklin Heights Operating(fho)	1	1
JR Polly Lineweaver(jrpl)	1	1
Lineweaver Annex Operating(lao)	1	1
Pleasant View	3	3
Total		

units off line due to maintenance issues

0 0

Work Orders Created

Property	W.O. created
Bridgeport	1
Commerce Village II	24
Commerce Village Operating(cvo)	55
Franklin Heights Operating(fho)	212
JR Polly Lineweaver(jrpl)	108
Lineweaver Annex Operating(lao)	119
Pleasant View(plesview)	5
Total	524

Unit turns

Property	
Commerce Village II	
Commerce Village (cvo)	
Franklin Heights Operating(fho)	5
JR Polly Lineweaver(jrpl)	4
Lineweaver Annex Operating(lao)	2
Total	11

Emergency Work orders

Property	
Commerce Village II	0
Commerce Village Operating(cvo)	0
Franklin Heights Operating(fho)	2
JR Polly Lineweaver(jrpl)	6
Lineweaver Annex Operating(lao)	4
Pleasant View	0
Total	12

HRHA Maintenance Report - cont.

Comments on this month

Hawk Security replaced a faulty smoke detector at the Lineweaver Building that was setting off the alarm.

Graves Electric was callad in to troubleshoot electrical issues affecting two light poles at Lineweaver; the repairs have been successfully completed.

New Direction Mechanical continuing to service the air conditioning unit for the Franklin Heights units.

Contractors used this month:

Hawk Security

Graves Electric

New Direction Mechanical, LLC

FAMILY SELF-SUFFICIENCY
MONTHLY REPORT
April 2026

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED: 2	Family Wellness. 11
Employed: 20	Enrolled in ESL: 1	Financial Activities: 8 Employment.
Unemployed/Furlough: 10	Enrolled in Continuing Ed: 5	FSS Activities: 8
Medical Leave/ Disability or Maternity Leave: 7 Elderly: 3	Education Activities Goal Reward.	Homebuyer Activity. Bachelor's degree. Education.
New jobs this month:		Goal Rewards completed: 27

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 65	Enrolled in GED: 1	Family Wellness. 16
Employed: 41	Enrolled in ESL: 1	Financial Activities: 15 Employment. 1
Unemployed/Furlough: 20	Enrolled in Continuing Ed: (5)	FSS Activities: 2 Education. 0

Employment	Education/Training	Goal Rewards
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward: Homebuyer Activities:	
New job this month:	Total Goal Rewards completed: 33	

Program Highlights

During this reporting period, the Family Self-Sufficiency (FSS) Program implemented several activities to support participants' progress toward economic independence. FSS had a new enrollment this month.

FSS facilitated a financial capability workshop in partnership with Everence Financial. The workshop focused on strengthening participants' financial literacy and promoting the development of sustainable financial habits, including budgeting and financial planning.

The Program also convened its quarterly Program Coordinating Committee (PCC) meeting. The Harrisonburg Rockingham Community Services Board participated as a guest presenter, providing an overview of available behavioral health and supportive services, and outlining pathways for participant referrals and engagement.

During this period, the FSS Program issued cash incentives for the completion of 61 goal-related achievements. Outcomes included: Consistent engagement in financial management activities, particularly monthly budgeting; Completion of two online financial literacy courses; Development of individualized 1- to 5-year goals using the Wheel of Life framework; Attainment of driver's licenses by participants for the first time, supporting increased access to transportation and employment opportunities.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

April 29, 2026

Commerce Village Program Management Summary Report

Month of: APRIL 2026

1. Occupancy as of 04-30-2026

	VASH	HCV	Total
# of Leased Units	15	15	30
# of Move Ins	0	0	0
Empty units	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
	178.06	0	0	0
Current Month Rent/HAP Charged	\$23,103			
Amount Collected (Rent/HAP)	\$23,786.90			
Late Fees Applied	\$168			
Late Fee Amount Billed	\$168			

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

Food pantry delivering boxed to veterans housed.

Verona food pantry to start delivering vegetables at ARC.

Vine and Fig deliver fresh vegetables every Tuesday.

HPD came to Commerce Village to educate residents on cyber crimes and catfishing.

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

Signed: *Sandra Lowther*

Date: 04-29-2026

Commerce Village II Program Management Summary Report

Month of: APRIL 2026

1. Occupancy as of 04-30-2026

	VASH	HCV	Total
# of Leased Units	8	8	16
# of Move Ins	0	0	0
Empty units	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
	1,511.00	511.00	(3)	0
Current Month Rent/HAP Charged	\$20,976			
Amount Collected (Rent/HAP)	\$19,982			
Late Fees Applied	170			
Late Fee Amount Billed	170			

Comment on accomplishments and/or challenges experienced during the month

0-60 days delinquent is one resident who has not paid one dollar of rent since his move in and one resident who owes \$156.00 toward security deposit to be paid in May

Food pantry delivering boxed to veterans housed

Ving and Fig delivering fresh vegetables on Tuesdays

HPD came to CVII for an educational meeting on cyber crime and other forms of phone scams and catfishing

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

Signed: *Sandra Lowther*

Date: 04-29-2026

Franklin Heights Program Management Summary Report

Month of: April 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	16	37	56	12	4	125
# of Move Ins						
# of Move Outs		1		1		
# of Evictions						
# of Unlawful Detainers Filed			1			

2. Current Tenant Accounts Receivable

Current Total Owed	\$107,270.82			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	7,256.65	6,002.74	3,131.00	90,880.43
Current Month Rent/HAP charged	\$207,753.00			
Amount Collected (Rent/HAP)	\$205,713.77			
Late Fees Applied (date)	4/15/2026			
Late Fee Amount Billed (amount)	\$691.00			

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

*trash and clutter on porches is still an ongoing issue

*Working on trash issues with the quad units and trying to figure out the tote storage areas to keep the trash tote storage looking better

*HVAC summer maintenance was scheduled for the upcoming month

*

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

Signed: **Christa Good** Date: 5/1/26

JR Polly Lineweaver Program Management Summary Report

Month of: April 2026

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	46	14	60
# of Move Ins	1	0	0
# of Move Outs	0	0	0
# of Evictions	0	0	0
# of Unlawful Detainers Filed	0	0	0

2. Tenant Accounts Receivable

Current Total Owed	\$16,982.00			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$2,664.77	\$2,079.35	\$1,926.00	\$10,312.17
Current Month Rent/HAP Charged	\$44,036.50			
Amount Collected (Rent/HAP)	\$39,104.88			
Late Fees Applied (date)	4/9/2026			
Late Fee Amount Billed (amount)	\$139.50			

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

We are excited to have our new housing support specialist, Mal, join our team. She is working 4:00 PM - 8:00 PM and has provided support to me as well as the tenants. The tenants have been especially excited about being able to get their packages after 5:00 PM.

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

Signed: Natalie Gazzara Date: 05/05/2026

Lineweaver Annex Program Management Summary Report

Month of: April 2026

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

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

2. Current Tenant Accounts Receivable

Current Total Owed	\$31,737.34			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$982.00	\$1,195.00	\$1,682.00	\$27,878.34
Current Month Rent/HAP Charged	\$75,608.00			
Amount Collected (Rent/HAP)	\$74,625.00			
Late Fees Applied (date)	4/9/2026			
Late Fees Applied (amount)	\$118.00			

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

We are excited to have our new housing support specialist, Mal, join our team. She is working 4:00 PM - 8:00 PM and has provided support to me as well as the tenants. The tenants have been especially excited about being able to get their packages after 5:00 PM.

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

Signed: Natalie Jazzara Date: 05/05/2026

BoxScore Summary

For Selected Properties

Date = 04/01/2026-04/30/2026

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	724	47	46	0	1	0	0	1	0	0	0	97.87	97.87	97.87	97.87		
1b1b-FH	Franklin Heights-one bedro	896	56	18	16	0	1	0	1	2	0	0	0	94.44	94.44	94.44	88.88		
1b1b-JRP	JR Polly Lineweaver One be	0	768	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1bed-CV	Commerce Village	600	160	30	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	16	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1bed-LA	Lineweaver Annex-one bedro	414	68	60	57	0	2	0	1	3	0	0	0	96.66	96.66	96.66	95.00		
2b1b-FH	Franklin Heights-twobedroo	988	0	38	37	0	0	0	1	1	0	0	0	100.00	100.00	100.00	97.36		
3b1b-FH	Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
3b2b-FH	Franklin Heights-three bed	1,248	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	12	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.30		
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	195	296	288	0	4	0	4	8	0	0	0	98.64	98.64	98.64	97.29		

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Skip/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction				
0b1b-JRP	JR Polly Lineweaver effici	47	1	0	0	0	0	0	1	0	0	0	0	0	0				
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0				
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-CV	Commerce Village	30	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-CV2	Commerce Village II-one be	16	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	1	0	0	0	0	0	0	0	0				
2b1b-FH	Franklin Heights-twobedroo	38	0	0	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	1	0	0	0	1	0	1	0	0	0	0	0	0				

Conversion Ratios

		First Contact																	
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BoxScore Summary

For Selected Properties

Date = 04/01/2026-04/30/2026

Code	Name	Calls	Walk-in	Email	Other	SMS	Web	Chat	Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancel s	Re-Apply	% Net Conv Ratio
Not Specified	Not Specified	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
1b1b-FH	Franklin Heights-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV	Commerce Village	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV2	Commerce Village II-one be	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heighths 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
waitjr0		0	0	0	0	0	4	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
	Total	0	0	0	0	0	4	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00

Unit Availability

For Selected Properties
As Of = 04/30/2026

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	724	47	46	0	1	0	0	1	0	0	0	97.87	97.87	97.87	97.87
Franklin Heights-one bedro	896	56	18	16	0	1	0	1	2	0	0	0	94.44	94.44	94.44	88.89
JR Polly Lineweaver One be	0	768	14	14	0	0	0	0	0	0	0	0	100.00	100.00	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	16	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Lineweaver Annex-one bedro	414	68	60	57	0	2	0	1	3	0	0	0	96.67	96.67	96.67	95.00
Franklin Heights-twobedroo	988	0	38	37	0	0	0	1	1	0	0	0	100.00	100.00	100.00	97.37
Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-three bed	1,248	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	12	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.31
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	195	296	288	0	4	0	4	8	0	0	0	98.65	98.65	98.65	97.30

Harrisonburg Redevelopment & Housing Authority Report

Financial Report as of April 30, 2026

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$133,604.88
		Total	\$133,604.88
	AR Due from:		
	JR Polly Lineweaver Apartments	\$332,814.52	
	Housing Choice Voucher Program	\$0.00	
	Commerce Village, LLC	\$1,215.22	
	Commerce Village II	\$0.00	
	Franklin Heights, LLC-Operating/Debt Servicing	\$0.00	
	Commerce Village II-Construction Costs	\$132,030.59	
	Glen's Fair Price/JRL/LAO	\$184,148.39	
	EPHO	\$215,731.41	
		\$865,940.13	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist-Checking Account		\$141,066.90
		Total	\$141,066.90

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$2,385.68
		Total	\$2,385.68

COMMERCE VILLAGE II

Cash:	Bank of the James-Checking Account		\$31,953.93
	Bank of the James-Money Market Account		\$190.02
		Total	\$32,143.95

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

Cash:	United Bank-Security Deposit Account		\$273,252.17
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$177,526.81
	United Bank-Money Market Account		\$502,886.75
	United Bank-CD		\$305,561.83
		Total	\$985,975.39

Commerce Village, LLC

Cash:	First Bank & Trust		\$214,696.56
	Virginia Housing-Replacement Reserve Account		\$92,110.83
	Truist-Operating Reseve Account		\$134,364.23
		Total	\$441,171.62

	<u>Grand Total</u>	<u>\$2,009,600.59</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of April 2026

	Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30
LOCAL COMMUNITY DEVELOPMENT				
First Bank & Trust	\$51,542.34	\$41,067.42	\$219,850.98	\$133,604.88
HOUSING CHOICE VOUCHER PROGRAM				
Truist-Checking	\$285,817.62	\$162,040.24	\$123,226.43	\$141,066.90
J.R. POLLY LINEWEAVER APARTMENTS				
United Bank-Checking	\$47,513.57	\$14,543.91	\$19,913.83	\$2,385.68
COMMERCE VILLAGE II				
Bank of the James-Checking	\$21,334.89	\$31,629.76	\$31,629.76	\$31,953.93
Bank of the James-MMkt	\$143.54	\$117,359.84	\$189.86	\$190.02
ALL PROGRAMS-FH, LW, JRL, CVO				
United Bank-Security Dep.	\$248,550.33	\$254,512.60	\$266,472.11	\$273,252.17
COMPONENT UNITS				
Franklin Heights, LLC				
United Bank-Checking	\$183,197.19	\$274,430.88	\$117,468.29	\$177,526.81
United Bank-Money Market	\$301,471.63	\$301,816.21	\$502,271.64	\$502,886.75
United Bank-CD	\$300,000.00	\$302,798.57	\$302,798.57	\$305,561.83
Commerce Village LLC				
First Bank & Trust	\$224,901.20	\$314,530.61	\$219,398.03	\$214,696.56
VA Housing-Repl Reserve	\$89,041.66	\$90,074.98	\$91,075.58	\$92,110.83
Truist-Operating Reserve	\$134,200.52	\$134,252.00	\$134,309.02	\$134,364.23
Total	\$1,887,714.49	\$2,039,057.02	\$2,028,604.10	\$2,009,600.59