



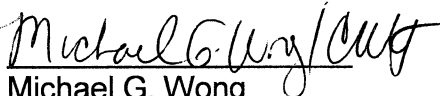
Harrisonburg Redevelopment & Housing Authority

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July 12, 2024

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, July 17, 2024 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.


Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

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

AGENDA
Regular Meeting
July 17, 2024

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
 - June 27, 2024
- IV. Financial Reports
 - June 2024

Reports

- A. Executive Director
 - 1. Proposal and Coverage Services-Virginia Risk Sharing Association
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
 - Addressing Homelessness and Affordable Housing
 - Improving Organizational Efficiency and Effectiveness
 - MTW-Implementation Schedule
 - Strategic Planning
- C. Management Reports
 - 1. HRHA Owned Properties Utilization
 - 2. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
June 27, 2024

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

Those present were:

Gil Colman, Chair
Kevin Coffman, Vice Chair
Luciano Benjamin, Commissioner
Kenneth Kettler, Commissioner
Shonda Green, Commissioner

Also present were:

Michael G. Wong, Executive Director
Jordan Bowman, Attorney
Tiffany Runion, Deputy Director

Participating via Video Conferencing:

Janet Awkard-Rogers, Commissioner

The regular meeting was called to order and a quorum declared present by Gil Colman, Chair. Chairperson Colman recognized Commissioner Awkard-Rogers' participation via video conferencing.

Chair Colman then opened the public comment period. Eric Curry resident from Commerce Village spoke concerning his notice of eviction and termination of his housing assistance. He related of violation of the rules and requested "grace" concerning his behavior. He stated of being a veteran, going to BRCC for his associate degree and working on his sobriety. He expressed appreciation for the housing opportunity. He related of making a mistake and of complying with the rules since the last incident. No other public comment was received.

Mr. Wong then presented the May 15th meeting minutes for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion to approve the May minutes. The motion was unanimously approved.

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

Mr. Wong then presented the Federal Home Loan Bank of Atlanta resolution for consideration of approval. He related of the resolution allowing HRHA to apply for grant funds to support construction and down payment and closing costs assistance for

Bluestone Town Center. He related of it being a competitive process but HRHA has received EDGE funds from the Federal Home Loan bank in the past. After discussion, Commissioner Benjamin seconded by Vice Chair Coffman made the motion approving the resolution. The motion was unanimously approved.

Mr. Wong then presented the 2023 Commerce Village audit. He related of the audit not identifying any finding or issues. After discussion, Commissioner Benjamin seconded by Vice Chair Coffman made the motion approving the audit. The motion was unanimously approved.

Mr. Wong then presented the bid results for audit services for 2024-2027. He related of receiving only one bid which is from Dooley and Vicars the current audit providers. After discussion, Commissioner Green seconded by Commissioner Benjamin made the motion accepting Dooly and Vicars proposal. The motion was unanimously approved.

Mr. Wong then presented the authority's insurance proposals from Virginia Risk Sharing Association. He related of receiving the proposal late and has signed off on the proposed insurance policy. He stated of sharing the information in case the Commissioners had any concerns with the coverage as provided. He related of the opportunity to make changes as needed. After discussion it was agreed to place on the agenda for the July meeting to allow commissioners additional time to review.

Mr. Wong then requested approval to pay the real estate taxes for the BTC development. He related that the co-developers did not have the cash available. After discussion, Commissioner Kettler, seconded by Commissioner Luciano made the motion approving the payment of the real estate tax bill. The motion was unanimously approved.

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

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

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

No action was taken from this closed meeting.

Mr. Wong then provided brief updates on current projects. He related that the BTC has submitted its responses to the City concerning their comments to the site plan. Equity Plus is currently working on owner and construction financing. Awaiting loan approval from LOCUS concerning payoff of owners note. Currently in discussion with United Bank concerning construction financing.

He related that CVII is still awaiting the completion of the required environmental reviews which will allow HRHA to sign off on the construction contracts. Current delay is due to the City not willing to be the responsible entity. He stated of working with HUD to determine alternative options.

Mr. Wong then presented the management reports for consideration of approval. After discussion, the management reports were approved on a motion by Vice Chair Coffman seconded by Commissioner Kettler. The motion was unanimously approved.

The meeting was adjourned on a motion by Vice Chair Coffman seconded by Commissioner Kettler. The motion was unanimously approved.

Michael G. Wong
Executive Director

Gil Colman
Chair

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	46,066.92	39,673.08	6,393.84	233,030.83	238,038.48	-5,007.65	476,077.00
3112-06-000	PBV HAP Subsidy	22,397.00	25,740.00	-3,343.00	129,991.47	154,440.00	-24,448.53	308,880.00
3119-00-000	Total Rental Income	68,463.92	65,413.08	3,050.84	363,022.30	392,478.48	-29,456.18	784,957.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	452.07	333.33	118.74	1,735.56	1,999.98	-264.42	4,000.00
3120-03-000	Damages	75.00	125.00	-50.00	2,072.40	750.00	1,322.40	1,500.00
3120-04-000	Late Charges	8.60	83.33	-74.73	61.40	499.98	-438.58	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	2,318.00	1,750.02	567.98	3,500.00
3129-00-000	Total Other Tenant Income	535.67	833.33	-297.66	6,187.36	4,999.98	1,187.38	10,000.00
3199-00-000	TOTAL TENANT INCOME	68,999.59	66,246.41	2,753.18	369,209.66	397,478.46	-28,268.80	794,957.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	1,758.60	4,949.25	-3,190.65	59,391.00	29,695.50	29,695.50	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SN	24,629.88	7,006.00	17,623.88	53,922.30	42,036.00	11,886.30	84,072.00
3410-61-200	COC Planning Grant	6,373.32	2,022.33	4,350.99	14,978.06	12,133.98	2,844.08	24,268.00
3499-00-000	TOTAL GRANT INCOME	32,761.80	13,977.58	18,784.22	128,291.36	83,865.48	44,425.88	167,731.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	265.61	0.00	265.61	658.12	0.00	658.12	0.00
3620-00-000	Management Fee Income	1,064.20	958.33	105.87	6,129.42	5,749.98	379.44	11,500.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	22,500.00	-22,500.00	45,000.00
3650-00-000	Miscellaneous Other Income	450.00	17,500.00	-17,050.00	13,575.80	105,000.00	-91,424.20	210,000.00
3699-00-000	TOTAL OTHER INCOME	1,779.81	22,208.33	-20,428.52	20,363.34	133,249.98	-112,886.64	266,500.00
3999-00-000	TOTAL INCOME	103,541.20	102,432.32	1,108.88	517,864.36	614,593.92	-96,729.56	1,229,188.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	31,648.60	21,314.50	-10,334.10	142,906.13	127,887.00	-15,019.13	255,774.00
4110-04-000	Employee Benefit Contribution-Admin	8,453.98	8,224.16	-229.82	39,041.01	49,344.96	10,303.95	98,690.00
4110-50-100	Salary-VA Homelessness Solutions Pro	0.00	4,479.08	4,479.08	15,289.78	26,874.48	11,584.70	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutio	0.00	220.17	220.17	4,794.73	1,321.02	-3,473.71	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant	0.00	4,021.42	4,021.42	25,121.09	24,128.52	-992.57	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance	0.00	959.67	959.67	6,322.21	5,758.02	-564.19	11,516.00
4110-61-200	Salary-COC Planning Grant	0.00	1,889.75	1,889.75	12,936.40	11,338.50	-1,597.90	22,677.00
4110-61-201	Adm Benefits-COC Planning	0.00	132.58	132.58	2,041.66	795.48	-1,246.18	1,591.00
4110-99-000	Total Administrative Salaries	40,102.58	41,241.33	1,138.75	248,453.01	247,447.98	-1,005.03	494,896.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	114.00	66.67	-47.33	292.00	400.02	108.02	800.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-02-000	Criminal Background Checks	24.50	16.67	-7.83	133.00	100.02	-32.98	200.00
4130-04-000	General Legal Expense	4,059.00	1,375.00	-2,684.00	11,508.60	8,250.00	-3,258.60	16,500.00
4131-00-000	Total Legal Expense	4,197.50	1,458.34	-2,739.16	11,933.60	8,750.04	-3,183.56	17,500.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	0.00	916.66	916.66	4,901.00	5,499.96	598.96	11,000.00
4150-00-000	Travel	4,203.50	916.66	-3,286.84	9,771.26	5,499.96	-4,271.30	11,000.00
4171-00-000	Auditing Fees	0.00	708.34	708.34	0.00	4,250.04	4,250.04	8,500.00
4189-00-000	Total Other Admin Expenses	4,203.50	2,541.66	-1,661.84	14,672.26	15,249.96	577.70	30,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	156.00	600.00	444.00	1,200.00
4190-02-000	Publications	0.00	58.34	58.34	213.20	350.04	136.84	700.00
4190-03-000	Advertising	0.00	58.34	58.34	0.00	350.04	350.04	700.00
4190-04-000	Office Supplies	48.84	208.33	159.49	587.12	1,249.98	662.86	2,500.00
4190-06-000	Compliance	0.00	100.00	100.00	2,090.00	600.00	-1,490.00	1,200.00
4190-07-000	Telephone & Internet	932.81	783.33	-149.48	4,305.08	4,699.98	394.90	9,400.00
4190-08-000	Postage	640.00	166.67	-473.33	1,372.38	1,000.02	-372.36	2,000.00
4190-10-000	Copiers	246.00	266.67	20.67	1,093.12	1,600.02	506.90	3,200.00
4190-12-000	Software	164.54	1,750.00	1,585.46	1,478.08	10,500.00	9,021.92	21,000.00
4190-13-000	IT/Website Maintenance	1,771.44	375.00	-1,396.44	3,845.88	2,250.00	-1,595.88	4,500.00
4190-14-000	Community Donations	210.88	833.33	622.45	11,160.88	4,999.98	-6,160.90	10,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
4190-22-000	Other Misc Admin Expenses	6.02	500.00	493.98	783.02	3,000.00	2,216.98	6,000.00
4190-50-100	Other Expenses-VHSP	1,412.86	250.00	-1,162.86	2,199.07	1,500.00	-699.07	3,000.00
4190-60-200	Equipment (HMIS/SNAP)	2,501.83	2,024.92	-476.91	22,479.00	12,149.52	-10,329.48	24,299.00
4191-00-000	Total Miscellaneous Admin Expenses	48,037.80	48,966.26	928.46	300,215.84	293,797.56	-6,418.28	587,595.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	56,438.80	52,966.26	-3,472.54	326,821.70	317,797.56	-9,024.14	635,595.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,999.43	1,666.67	-332.76	10,800.78	10,000.02	-800.76	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,999.43	1,666.67	-332.76	10,800.78	10,000.02	-800.76	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	730.17	916.66	186.49	4,495.89	5,499.96	1,004.07	11,000.00
4320-00-000	Electricity	3,742.74	6,050.00	2,307.26	36,495.02	36,300.00	-195.02	72,600.00
4330-00-000	Gas	0.00	133.33	133.33	0.00	799.98	799.98	1,600.00
4390-00-000	Sewer & Trash	1,774.20	2,083.33	309.13	9,465.24	12,499.98	3,034.74	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,247.11	9,183.32	2,936.21	50,456.15	55,099.92	4,643.77	110,200.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,741.34	7,983.25	1,241.91	43,330.11	47,899.50	4,569.39	95,799.00
4410-05-000	Employee Benefit Contribution-Maint.	2,390.53	2,747.08	356.55	13,590.85	16,482.48	2,891.63	32,965.00
4419-00-000	Total General Maint Expense	9,131.87	10,730.33	1,598.46	56,920.96	64,381.98	7,461.02	128,764.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	88.84	150.00	61.16	300.00
4420-02-000	Supplies-Appliance	102.25	16.67	-85.58	958.59	100.02	-858.57	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	1,113.59	1,750.02	636.43	3,500.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-04-000	Supplies-Electrical	681.96	525.00	-156.96	2,205.05	3,150.00	944.95	6,300.00
4420-05-000	Supplies-Fuel & Parts	102.52	62.50	-40.02	300.84	375.00	74.16	750.00
4420-06-000	Supplies-Janitorial/Cleaning	118.45	250.00	131.55	823.14	1,500.00	676.86	3,000.00
4420-07-000	Supplies-Maint/Repairs	350.32	875.00	524.68	5,934.74	5,250.00	-684.74	10,500.00
4420-08-000	Supplies-Plumbing	0.00	62.50	62.50	1,458.53	375.00	-1,083.53	750.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	282.29	250.02	-32.27	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	400.02	400.02	800.00
4429-00-000	Total Materials	1,355.50	2,216.68	861.18	13,165.61	13,300.08	134.47	26,600.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	6,252.95	150.00	-6,102.95	6,252.95	900.00	-5,352.95	1,800.00
4430-03-000	Contract-Trash Collection	325.33	225.00	-100.33	2,447.97	1,350.00	-1,097.97	2,700.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,230.00	750.00	-480.00	1,500.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	6,141.05	10,999.98	4,858.93	22,000.00
4430-06-000	Contract-Electrical	125.00	166.67	41.67	-3.25	1,000.02	1,003.27	2,000.00
4430-07-000	Contract-Pest Control	170.23	1,141.66	971.43	7,872.97	6,849.96	-1,023.01	13,700.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	131.64	341.66	210.02	1,879.22	2,049.96	170.74	4,100.00
4430-11-000	Contract-Plumbing	363.84	41.67	-322.17	363.84	250.02	-113.82	500.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	2,080.00	2,500.02	420.02	5,000.00
4430-13-000	Contract-HVAC	0.00	1,250.00	1,250.00	1,694.17	7,500.00	5,805.83	15,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-17-000	Contract-Elevator Maintenance	950.00	875.00	-75.00	9,447.00	5,250.00	-4,197.00	10,500.00
4430-18-000	Contract-Alarm Monitoring	15.00	133.33	118.33	718.80	799.98	81.18	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
4430-22-000	Contract-IT Contracts	0.00	0.00	0.00	60.00	0.00	-60.00	0.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	960.00	0.00	-960.00	0.00
4430-99-000	Contract Costs-Other	0.00	250.00	250.00	2,328.00	1,500.00	-828.00	3,000.00
4439-00-000	Total Contract Costs	8,333.99	7,224.99	-1,109.00	43,472.72	43,349.94	-122.78	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	18,821.36	20,172.00	1,350.64	113,559.29	121,032.00	7,472.71	242,064.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	254.15	321.33	67.18	1,857.61	1,927.98	70.37	3,856.00
4510-10-000	Property Insurance	390.93	483.00	92.07	2,070.20	2,898.00	827.80	5,796.00
4510-20-000	Liability Insurance	182.85	231.75	48.90	1,118.15	1,390.50	272.35	2,781.00
4510-30-000	Workmen's Compensation	450.64	542.42	91.78	2,901.72	3,254.52	352.80	6,509.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	3,872.88	0.00	-3,872.88	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,278.57	1,995.17	716.60	11,820.56	11,971.02	150.46	23,942.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,268.88	5,079.91	-188.97	31,379.50	30,479.46	-900.04	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	5,268.88	5,079.91	-188.97	31,379.50	30,479.46	-900.04	60,959.00
8000-00-000	TOTAL EXPENSES	90,054.15	91,063.33	1,009.18	544,837.98	546,379.98	1,542.00	1,092,760.00
9000-00-000	NET INCOME	13,487.05	11,368.99	2,118.06	-26,973.62	68,213.94	-95,187.56	136,428.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	23,556.92	18,613.08	4,943.84	110,984.28	111,678.48	-694.20	223,357.00
3119-00-000	Total Rental Income	23,556.92	18,613.08	4,943.84	110,984.28	111,678.48	-694.20	223,357.00
3199-00-000	TOTAL TENANT INCOME	23,556.92	18,613.08	4,943.84	110,984.28	111,678.48	-694.20	223,357.00
3999-00-000	TOTAL INCOME	23,556.92	18,613.08	4,943.84	110,984.28	111,678.48	-694.20	223,357.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	1,975.00	125.00	-1,850.00	2,607.00	750.00	-1,857.00	1,500.00
4131-00-000	Total Legal Expense	1,975.00	125.00	-1,850.00	2,607.00	750.00	-1,857.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	51.27	50.00	-1.27	308.48	300.00	-8.48	600.00
4191-00-000	Total Miscellaneous Admin Expenses	51.27	50.00	-1.27	308.48	300.00	-8.48	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,026.27	175.00	-1,851.27	2,915.48	1,050.00	-1,865.48	2,100.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	315.00	499.98	184.98	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	315.00	499.98	184.98	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	4.28	166.67	162.39	4.28	1,000.02	995.74	2,000.00
4429-00-000	Total Materials	4.28	166.67	162.39	4.28	1,000.02	995.74	2,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	6,252.95	0.00	-6,252.95	6,252.95	0.00	-6,252.95	0.00
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	655.00	250.02	-404.98	500.00
4430-06-000	Contract-Electrical	125.00	0.00	-125.00	-162.00	0.00	162.00	0.00
4430-07-000	Contract-Pest Control	68.09	58.33	-9.76	269.18	349.98	80.80	700.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	208.33	208.33	994.26	1,249.98	255.72	2,500.00
4430-13-000	Contract-HVAC	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
4430-17-000	Contract-Elevator Maintenance	550.00	250.00	-300.00	1,550.00	1,500.00	-50.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	20.83	20.83	490.00	124.98	-365.02	250.00
4430-99-000	Contract Costs-Other	0.00	83.33	83.33	600.00	499.98	-100.02	1,000.00
4439-00-000	Total Contract Costs	6,996.04	1,162.49	-5,833.55	10,649.39	6,974.94	-3,674.45	13,950.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	7,000.32	1,329.16	-5,671.16	10,653.67	7,974.96	-2,678.71	15,950.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,493.44	2,404.33	-89.11	14,959.36	14,425.98	-533.38	28,852.00
4899-00-000	TOTAL FINANCING EXPENSES	2,493.44	2,404.33	-89.11	14,959.36	14,425.98	-533.38	28,852.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	11,520.03	3,991.82	-7,528.21	28,843.51	23,950.92	-4,892.59	47,902.00
9000-00-000	NET INCOME	12,036.89	14,621.26	-2,584.37	82,140.77	87,727.56	-5,586.79	175,455.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	20,976.00	21,060.00	-84.00	121,076.55	126,360.00	-5,283.45	252,720.00
3112-06-000	PBV HAP Subsidy	22,397.00	25,740.00	-3,343.00	129,991.47	154,440.00	-24,448.53	308,880.00
3119-00-000	Total Rental Income	43,373.00	46,800.00	-3,427.00	251,068.02	280,800.00	-29,731.98	561,600.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	452.07	333.33	118.74	1,735.56	1,999.98	-264.42	4,000.00
3120-03-000	Damages	75.00	125.00	-50.00	2,072.40	750.00	1,322.40	1,500.00
3120-04-000	Late Charges	0.00	83.33	-83.33	102.00	499.98	-397.98	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	702.00	1,750.02	-1,048.02	3,500.00
3129-00-000	Total Other Tenant Income	527.07	833.33	-306.26	4,611.96	4,999.98	-388.02	10,000.00
3199-00-000	TOTAL TENANT INCOME	43,900.07	47,633.33	-3,733.26	255,679.98	285,799.98	-30,120.00	571,600.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	243.80	0.00	243.80	505.47	0.00	505.47	0.00
3699-00-000	TOTAL OTHER INCOME	243.80	0.00	243.80	505.47	0.00	505.47	0.00
3999-00-000	TOTAL INCOME	44,143.87	47,633.33	-3,489.46	256,185.45	285,799.98	-29,614.53	571,600.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,655.52	5,006.50	350.98	30,260.88	30,039.00	-221.88	60,078.00
4110-04-000	Employee Benefit Contribution-Admin	1,403.38	1,546.83	143.45	8,804.50	9,280.98	476.48	18,562.00
4110-99-000	Total Administrative Salaries	6,058.90	6,553.33	494.43	39,065.38	39,319.98	254.60	78,640.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	114.00	66.67	-47.33	292.00	400.02	108.02	800.00
4130-02-000	Criminal Background Checks	24.50	16.67	-7.83	133.00	100.02	-32.98	200.00
4130-04-000	General Legal Expense	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
4131-00-000	Total Legal Expense	138.50	500.01	361.51	425.00	3,000.06	2,575.06	6,000.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	0.00	83.33	83.33	496.00	499.98	3.98	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	943.58	499.98	-443.60	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	333.33	333.33	1,439.58	1,999.98	560.40	4,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	54.00	100.02	46.02	200.00
4190-02-000	Publications	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4190-03-000	Advertising	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4190-04-000	Office Supplies	0.00	83.33	83.33	252.20	499.98	247.78	1,000.00
4190-06-000	Compliance	0.00	100.00	100.00	2,090.00	600.00	-1,490.00	1,200.00
4190-07-000	Telephone & Internet	337.39	233.33	-104.06	1,439.40	1,399.98	-39.42	2,800.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-08-000	Postage	180.00	41.67	-138.33	415.92	250.02	-165.90	500.00
4190-10-000	Copiers	69.15	125.00	55.85	285.14	750.00	464.86	1,500.00
4190-12-000	Software	16.92	500.00	483.08	130.32	3,000.00	2,869.68	6,000.00
4190-13-000	IT/Website Maintenance	790.11	83.33	-706.78	1,320.93	499.98	-820.95	1,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	555.30	499.98	-55.32	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	7,452.47	7,895.00	442.53	45,608.59	47,370.00	1,761.41	94,740.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,590.97	8,728.34	1,137.37	47,473.17	52,370.04	4,896.87	104,740.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,999.43	1,666.67	-332.76	10,800.78	10,000.02	-800.76	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,999.43	1,666.67	-332.76	10,800.78	10,000.02	-800.76	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	730.17	833.33	103.16	4,180.89	4,999.98	819.09	10,000.00
4320-00-000	Electricity	3,640.72	5,833.33	2,192.61	35,369.24	34,999.98	-369.26	70,000.00
4390-00-000	Sewer & Trash	1,774.20	2,083.33	309.13	9,465.24	12,499.98	3,034.74	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,145.09	8,749.99	2,604.90	49,015.37	52,499.94	3,484.57	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,241.13	5,064.58	823.45	27,041.49	30,387.48	3,345.99	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	1,679.76	1,837.00	157.24	9,177.67	11,022.00	1,844.33	22,044.00
4419-00-000	Total General Maint Expense	5,920.89	6,901.58	980.69	36,219.16	41,409.48	5,190.32	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	48.87	150.00	101.13	300.00
4420-02-000	Supplies-Appliance	102.25	16.67	-85.58	958.59	100.02	-858.57	200.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	1,028.13	1,750.02	721.89	3,500.00
4420-04-000	Supplies-Electrical	681.96	500.00	-181.96	2,192.43	3,000.00	807.57	6,000.00
4420-05-000	Supplies-Fuel & Parts	102.52	62.50	-40.02	300.84	375.00	74.16	750.00
4420-06-000	Supplies-Janitorial/Cleaning	118.45	83.33	-35.12	823.14	499.98	-323.16	1,000.00
4420-07-000	Supplies-Maint/Repairs	306.17	625.00	318.83	5,605.44	3,750.00	-1,855.44	7,500.00
4420-08-000	Supplies-Plumbing	0.00	62.50	62.50	1,404.91	375.00	-1,029.91	750.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	282.29	250.02	-32.27	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4429-00-000	Total Materials	1,311.35	1,750.01	438.66	12,644.64	10,500.06	-2,144.58	21,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
4430-03-000	Contract-Trash Collection	325.33	225.00	-100.33	2,423.67	1,350.00	-1,073.67	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	575.00	499.98	-75.02	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	6,141.05	10,999.98	4,858.93	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	158.75	1,000.02	841.27	2,000.00
4430-07-000	Contract-Pest Control	34.05	1,000.00	965.95	7,334.61	6,000.00	-1,334.61	12,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	131.64	133.33	1.69	884.96	799.98	-84.98	1,600.00
4430-11-000	Contract-Plumbing	363.84	41.67	-322.17	363.84	250.02	-113.82	500.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-12-000	Contract-Inspections	0.00	416.67	416.67	1,880.00	2,500.02	620.02	5,000.00
4430-13-000	Contract-HVAC	0.00	666.67	666.67	1,694.17	4,000.02	2,305.85	8,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-17-000	Contract-Elevator Maintenance	400.00	625.00	225.00	7,897.00	3,750.00	-4,147.00	7,500.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	90.00	300.00	210.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
4430-22-000	Contract-IT Contracts	0.00	0.00	0.00	60.00	0.00	-60.00	0.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	960.00	0.00	-960.00	0.00
4439-00-000	Total Contract Costs	1,269.86	5,666.67	4,396.81	30,463.05	34,000.02	3,536.97	68,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	8,502.10	14,318.26	5,816.16	79,326.85	85,909.56	6,582.71	171,819.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	204.99	221.33	16.34	1,551.09	1,327.98	-223.11	2,656.00
4510-10-000	Property Insurance	306.08	341.33	35.25	1,540.59	2,047.98	507.39	4,096.00
4510-20-000	Liability Insurance	140.28	156.75	16.47	852.38	940.50	88.12	1,881.00
4510-30-000	Workmen's Compensation	128.13	167.42	39.29	888.82	1,004.52	115.70	2,009.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	779.48	1,303.50	524.02	4,832.88	7,821.00	2,988.12	15,642.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,775.44	2,675.58	-99.86	16,420.14	16,053.48	-366.66	32,107.00
4899-00-000	TOTAL FINANCING EXPENSES	2,775.44	2,675.58	-99.86	16,420.14	16,053.48	-366.66	32,107.00
8000-00-000	TOTAL EXPENSES	27,792.51	37,442.34	9,649.83	207,869.19	224,654.04	16,784.85	449,308.00
9000-00-000	NET INCOME	16,351.36	10,190.99	6,160.37	48,316.26	61,145.94	-12,829.68	122,292.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	1,758.60	4,949.25	-3,190.65	59,391.00	29,695.50	29,695.50	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	24,629.88	7,006.00	17,623.88	53,922.30	42,036.00	11,886.30	84,072.00
3410-61-200	COC Planning Grant	6,373.32	2,022.33	4,350.99	14,978.06	12,133.98	2,844.08	24,268.00
3499-00-000	TOTAL GRANT INCOME	32,761.80	13,977.58	18,784.22	128,291.36	83,865.48	44,425.88	167,731.00
3999-00-000	TOTAL INCOME	32,761.80	13,977.58	18,784.22	128,291.36	83,865.48	44,425.88	167,731.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program	0.00	4,479.08	4,479.08	15,289.78	26,874.48	11,584.70	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions	0.00	220.17	220.17	4,794.73	1,321.02	-3,473.71	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant	0.00	4,021.42	4,021.42	25,121.09	24,128.52	-992.57	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance	0.00	959.67	959.67	6,322.21	5,758.02	-564.19	11,516.00
4110-61-200	Salary-COC Planning Grant	0.00	1,889.75	1,889.75	12,936.40	11,338.50	-1,597.90	22,677.00
4110-61-201	Adm Benefits-COC Planning	0.00	132.58	132.58	2,041.66	795.48	-1,246.18	1,591.00
4110-99-000	Total Administrative Salaries	0.00	11,702.67	11,702.67	66,505.87	70,216.02	3,710.15	140,432.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	1,412.86	250.00	-1,162.86	2,199.07	1,500.00	-699.07	3,000.00
4190-60-200	Equipment (HMIS/SNAP)	2,501.83	2,024.92	-476.91	22,479.00	12,149.52	-10,329.48	24,299.00
4191-00-000	Total Miscellaneous Admin Expenses	3,914.69	13,977.59	10,062.90	91,183.94	83,865.54	-7,318.40	167,731.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,914.69	13,977.59	10,062.90	91,183.94	83,865.54	-7,318.40	167,731.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
8000-00-000	TOTAL EXPENSES	3,914.69	13,977.59	10,062.90	91,183.94	83,865.54	-7,318.40	167,731.00
9000-00-000	NET INCOME	28,847.11	-0.01	28,847.12	37,107.42	-0.06	37,107.48	0.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5, and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	734,191.00	502,024.00	232,167.00	3,553,692.00	3,012,144.00	541,548.00	6,024,288.00
3410-02-000	Section 8 Admin. Fee Income	52,938.00	50,033.17	2,904.83	317,476.00	300,199.02	17,276.98	600,398.00
3410-03-000	Section 8 FSS Grant Income	24,137.31	5,250.00	18,887.31	28,607.65	31,500.00	-2,892.35	63,000.00
3499-00-000	TOTAL GRANT INCOME	811,266.31	557,307.17	253,959.14	3,899,775.65	3,343,843.02	555,932.63	6,687,686.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	558.43	583.33	-24.90	5,513.89	3,499.98	2,013.91	7,000.00
3640-01-000	Fraud Recovery-ADM	558.43	583.33	-24.90	5,513.89	3,499.98	2,013.91	7,000.00
3699-00-000	TOTAL OTHER INCOME	1,116.86	1,166.66	-49.80	11,027.78	6,999.96	4,027.82	14,000.00
3999-00-000	TOTAL INCOME	812,383.17	558,473.83	253,909.34	3,910,803.43	3,350,842.98	559,960.45	6,701,686.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	36,799.06	38,713.33	1,914.27	231,553.64	232,279.98	726.34	464,560.00
4110-04-000	Employee Benefit Contribution-Admin	10,960.63	13,471.50	2,510.87	65,455.50	80,829.00	15,373.50	161,658.00
4110-20-400	Administrative Salaries-FSS	3,893.48	4,217.92	324.44	25,307.62	25,307.52	-0.10	50,615.00
4110-21-400	Employee Benefits Contribution-FSS	1,375.08	1,032.08	-343.00	8,568.59	6,192.48	-2,376.11	12,385.00
4110-99-000	Total Administrative Salaries	53,028.25	57,434.83	4,406.58	330,885.35	344,608.98	13,723.63	689,218.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	368.90	291.67	-77.23	1,524.15	1,750.02	225.87	3,500.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
4131-00-000	Total Legal Expense	368.90	458.34	89.44	1,524.15	2,750.04	1,225.89	5,500.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	415.00	1,416.67	1,001.67	5,054.00	8,500.02	3,446.02	17,000.00
4150-00-000	Travel	30.82	833.33	802.51	8,684.24	4,999.98	-3,684.26	10,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4172-00-000	Port Out Admin Fee Paid	297.83	266.67	-31.16	613.94	1,600.02	986.08	3,200.00
4189-00-000	Total Other Admin Expenses	743.65	3,350.00	2,606.35	14,352.18	20,100.00	5,747.82	40,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	83.33	83.33	228.00	499.98	271.98	1,000.00
4190-02-000	Publications	0.00	0.00	0.00	103.19	0.00	-103.19	0.00
4190-03-000	Advertising	0.00	125.00	125.00	698.75	750.00	51.25	1,500.00
4190-04-000	Office Supplies	140.70	166.67	25.97	1,085.50	1,000.02	-85.48	2,000.00
4190-05-000	Fuel-Administrative	85.15	150.00	64.85	368.47	900.00	531.53	1,800.00
4190-06-000	Compliance	-3,246.46	1,750.00	4,996.46	5,036.28	10,500.00	5,463.72	21,000.00
4190-07-000	Telephone & Internet	304.62	541.67	237.05	2,235.49	3,250.02	1,014.53	6,500.00
4190-08-000	Postage	660.00	416.66	-243.34	1,600.77	2,499.96	899.19	5,000.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5, and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-10-000	Copiers	175.75	208.33	32.58	1,102.79	1,249.98	147.19	2,500.00
4190-12-000	Software	52.62	2,208.34	2,155.72	2,530.85	13,250.04	10,719.19	26,500.00
4190-13-000	IT/Website Maintenance	1,014.87	458.34	-556.53	2,763.99	2,750.04	-13.95	5,500.00
4190-18-000	Small Office Equipment	-35.99	266.67	302.66	99.99	1,600.02	1,500.03	3,200.00
4190-22-000	Other Misc Admin Expenses	1,031.56	208.34	-823.22	370,218.01	1,250.04	-368,967.97	2,500.00
4191-00-000	Total Miscellaneous Admin Expenses	53,211.07	64,018.18	10,807.11	718,957.43	384,109.08	-334,848.35	768,218.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	54,323.62	67,826.52	13,502.90	734,833.76	406,959.12	-327,874.64	813,918.00
4200-00-000	TENANT SERVICES							
4220-00-000	Tenant Services-FSS Forfeitures	249.40	0.00	-249.40	249.40	0.00	-249.40	0.00
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	1,130.00	1,500.00	370.00	3,000.00
4220-03-000	Local Non-Traditional Expense	0.00	8,333.33	8,333.33	0.00	49,999.98	49,999.98	100,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	249.40	8,583.33	8,333.93	1,379.40	51,499.98	50,120.58	103,000.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	-283.97	333.33	617.30	2,015.65	1,999.98	-15.67	4,000.00
4330-00-000	Gas	-407.99	166.67	574.66	1,218.49	1,000.02	-218.47	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	-691.96	500.00	1,191.96	3,234.14	3,000.00	-234.14	6,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	73.38	83.33	9.95	445.18	499.98	54.80	1,000.00
4510-10-000	Property Insurance	22.52	25.00	2.48	136.63	150.00	13.37	300.00
4510-20-000	Liability Insurance	14.63	16.67	2.04	88.76	100.02	11.26	200.00
4510-30-000	Workmen's Compensation	512.35	595.33	82.98	3,216.99	3,571.98	354.99	7,144.00
4599-00-000	TOTAL GENERAL EXPENSES	622.88	720.33	97.45	3,887.56	4,321.98	434.42	8,644.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	614,088.00	494,524.00	-119,564.00	3,486,326.00	2,967,144.00	-519,182.00	5,934,288.00
4715-01-000	Tenant Utility Payments-Voucher	12,085.00	6,833.34	-5,251.66	63,217.00	41,000.04	-22,216.96	82,000.00
4715-02-000	Port Out HAP Payments	7,232.00	1,250.00	-5,982.00	16,856.00	7,500.00	-9,356.00	15,000.00
4715-07-000	Tenant FSS Goal Incentives	1,600.00	2,500.00	900.00	14,675.00	15,000.00	325.00	30,000.00
4715-08-000	Landlord Incentives	1,750.00	5,000.00	3,250.00	7,000.00	30,000.00	23,000.00	60,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	636,755.00	510,107.34	-126,647.66	3,588,074.00	3,060,644.04	-527,429.96	6,121,288.00
8000-00-000	TOTAL EXPENSES	691,258.94	587,737.52	-103,521.42	4,331,408.86	3,526,425.12	-804,983.74	7,052,850.00
9000-00-000	NET INCOME	121,124.23	-29,263.69	150,387.92	-420,605.43	-175,582.14	-245,023.29	-351,164.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	15,894.00	13,817.42	2,076.58	95,489.15	82,904.52	12,584.63	165,809.00
3112-00-000	50059 HAP Subsidy	23,828.00	25,660.83	-1,832.83	139,516.00	153,964.98	-14,448.98	307,930.00
3119-00-000	Total Rental Income	39,722.00	39,478.25	243.75	235,005.15	236,869.50	-1,864.35	473,739.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	452.06	463.50	-11.44	1,735.58	2,781.00	-1,045.42	5,562.00
3120-03-000	Damages	16.00	500.00	-484.00	1,580.16	3,000.00	-1,419.84	6,000.00
3120-04-000	Late Charges	0.00	83.33	-83.33	123.00	499.98	-376.98	1,000.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	0.00	300.00	-300.00	600.00
3120-06-000	NSF Charges	25.00	0.00	25.00	50.00	0.00	50.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	541.67	-541.67	0.00	3,250.02	-3,250.02	6,500.00
3129-00-000	Total Other Tenant Income	493.06	1,638.50	-1,145.44	3,488.74	9,831.00	-6,342.26	19,662.00
3199-00-000	TOTAL TENANT INCOME	40,215.06	41,116.75	-901.69	238,493.89	246,700.50	-8,206.61	493,401.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	15,513.43	6,526.75	8,986.68	33,323.05	39,160.50	-5,837.45	78,321.00
3499-00-000	TOTAL GRANT INCOME	15,513.43	6,526.75	8,986.68	33,323.05	39,160.50	-5,837.45	78,321.00
3999-00-000	TOTAL INCOME	55,728.49	47,643.50	8,084.99	271,816.94	285,861.00	-14,044.06	571,722.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,055.32	3,482.92	427.60	19,742.72	20,897.52	1,154.80	41,795.00
4110-04-000	Employee Benefit Contribution-Admin	1,056.43	1,188.83	132.40	6,775.92	7,132.98	357.06	14,266.00
4110-99-000	Total Administrative Salaries	4,111.75	4,671.75	560.00	26,518.64	28,030.50	1,511.86	56,061.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	66.67	66.67	153.00	400.02	247.02	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	63.00	100.02	37.02	200.00
4130-04-000	General Legal Expense	1,347.32	250.00	-1,097.32	7,355.08	1,500.00	-5,855.08	3,000.00
4131-00-000	Total Legal Expense	1,347.32	333.34	-1,013.98	7,571.08	2,000.04	-5,571.04	4,000.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	0.00	83.33	83.33	123.25	499.98	376.73	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	333.33	333.33	123.25	1,999.98	1,876.73	4,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.33	8.33	36.00	49.98	13.98	100.00
4190-04-000	Office Supplies	0.00	41.67	41.67	136.76	250.02	113.26	500.00
4190-07-000	Telephone & Internet	492.99	233.33	-259.66	1,957.25	1,399.98	-557.27	2,800.00
4190-08-000	Postage	180.00	41.67	-138.33	399.24	250.02	-149.22	500.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-10-000	Copiers	57.69	41.67	-16.02	244.03	250.02	5.99	500.00
4190-12-000	Software	11.28	300.00	288.72	86.88	1,800.00	1,713.12	3,600.00
4190-13-000	IT/Website Maintenance	756.99	100.00	-656.99	1,110.87	600.00	-510.87	1,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4190-22-000	Other Misc Admin Expenses	10.00	66.67	56.67	736.71	400.02	-336.69	800.00
4191-00-000	Total Miscellaneous Admin Expenses	5,620.70	5,505.09	-115.61	31,325.38	33,030.54	1,705.16	66,061.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,968.02	6,171.76	-796.26	39,019.71	37,030.56	-1,989.15	74,061.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	7,272.21	4,553.33	-2,718.88	24,182.14	27,319.98	3,137.84	54,640.00
4211-20-300	Tenant Services-Benefits	1,363.62	1,104.58	-259.04	5,362.17	6,627.48	1,265.31	13,255.00
4220-01-000	Other Tenant Svcs.	1,999.44	1,666.67	-332.77	10,755.44	10,000.02	-755.42	20,000.00
4240-20-300	Tenant Services-Other Direct Costs	628.23	472.17	-156.06	1,855.22	2,833.02	977.80	5,666.00
4241-20-300	Tenant Services-Training	450.00	188.33	-261.67	1,556.81	1,129.98	-426.83	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	109.94	83.33	-26.61	408.71	499.98	91.27	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	11,823.44	8,193.41	-3,630.03	44,120.49	49,160.46	5,039.97	98,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	754.11	833.33	79.22	3,866.55	4,999.98	1,133.43	10,000.00
4320-00-000	Electricity	4,233.96	5,833.33	1,599.37	44,291.65	34,999.98	-9,291.67	70,000.00
4390-00-000	Sewer & Trash	1,833.34	2,083.33	249.99	9,166.70	12,499.98	3,333.28	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,821.41	8,749.99	1,928.58	57,324.90	52,499.94	-4,824.96	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,680.14	5,064.58	384.44	29,431.67	30,387.48	955.81	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	1,710.22	1,837.00	126.78	9,084.96	11,022.00	1,937.04	22,044.00
4419-00-000	Total General Maint Expense	6,390.36	6,901.58	511.22	38,516.63	41,409.48	2,892.85	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	8.33	8.33	48.87	49.98	1.11	100.00
4420-02-000	Supplies-Appliance	216.57	91.67	-124.90	1,040.10	550.02	-490.08	1,100.00
4420-03-000	Supplies-Unit Turnover	0.00	191.67	191.67	611.11	1,150.02	538.91	2,300.00
4420-04-000	Supplies-Electrical	518.20	250.00	-268.20	2,232.68	1,500.00	-732.68	3,000.00
4420-05-000	Supplies-Fuel & Parts	95.20	62.50	-32.70	279.35	375.00	95.65	750.00
4420-06-000	Supplies-Janitorial/Cleaning	48.55	83.33	34.78	819.88	499.98	-319.90	1,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	625.00	625.00	4,689.77	3,750.00	-939.77	7,500.00
4420-08-000	Supplies-Plumbing	0.00	104.17	104.17	1,213.07	625.02	-588.05	1,250.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	345.37	250.02	-95.35	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4429-00-000	Total Materials	878.52	1,500.01	621.49	11,280.20	9,000.06	-2,280.14	18,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	133.33	133.33	1,548.94	799.98	-748.96	1,600.00
4430-03-000	Contract-Trash Collection	325.32	225.00	-100.32	2,362.95	1,350.00	-1,012.95	2,700.00
4430-04-000	Contract-Snow Removal	0.00	94.17	94.17	1,130.00	565.02	-564.98	1,130.00
4430-05-000	Contract-Unit Turnover	0.00	1,105.83	1,105.83	0.00	6,634.98	6,634.98	13,270.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,337.07	1,000.02	-337.05	2,000.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-07-000	Contract-Pest Control	34.05	833.33	799.28	9,734.61	4,999.98	-4,734.63	10,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	131.64	133.33	1.69	884.96	799.98	-84.98	1,600.00
4430-11-000	Contract-Plumbing	363.83	41.67	-322.16	677.83	250.02	-427.81	500.00
4430-12-000	Contract-Inspections	0.00	0.00	0.00	180.00	0.00	-180.00	0.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,694.17	2,500.02	805.85	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,250.00	1,250.00	8,956.74	7,500.00	-1,456.74	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	90.00	300.00	210.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
4430-22-000	Contract-IT Contracts	0.00	0.00	0.00	60.00	0.00	-60.00	0.00
4439-00-000	Total Contract Costs	869.84	4,641.67	3,771.83	28,657.27	27,850.02	-807.25	55,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	8,138.72	13,043.26	4,904.54	78,454.10	78,259.56	-194.54	156,519.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	313.49	288.67	-24.82	1,840.99	1,732.02	-108.97	3,464.00
4510-10-000	Property Insurance	474.14	417.25	-56.89	2,369.77	2,503.50	133.73	5,007.00
4510-20-000	Liability Insurance	269.81	189.42	-80.39	1,130.18	1,136.52	6.34	2,273.00
4510-30-000	Workmen's Compensation	146.01	148.83	2.82	822.16	892.98	70.82	1,786.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,203.45	1,460.84	257.39	6,163.10	8,765.04	2,601.94	17,530.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,193.24	2,283.33	90.09	13,268.66	13,699.98	431.32	27,400.00
4899-00-000	TOTAL FINANCING EXPENSES	2,193.24	2,283.33	90.09	13,268.66	13,699.98	431.32	27,400.00
8000-00-000	TOTAL EXPENSES	37,148.28	39,902.59	2,754.31	238,350.96	239,415.54	1,064.58	478,831.00
9000-00-000	NET INCOME	18,580.21	7,740.91	10,839.30	33,465.98	46,445.46	-12,979.48	92,891.00

FRANKLIN HEIGHTS, LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	43,777.53	47,522.60	-3,745.07	252,161.72	285,135.60	-32,973.88	570,271.20
3112-06-000	PBV HAP Subsidy	131,729.00	110,886.07	20,842.93	704,928.00	665,316.42	39,611.58	1,330,632.80
3119-00-000	Total Rental Income	175,506.53	158,408.67	17,097.86	957,089.72	950,452.02	6,637.70	1,900,904.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	1,092.00	2,083.33	-991.33	15,086.32	12,499.98	2,586.34	25,000.00
3120-04-000	Late Charges	1,001.00	666.67	334.33	6,290.00	4,000.02	2,289.98	8,000.00
3120-05-000	Legal Fees - Tenant	0.00	83.33	-83.33	0.00	499.98	-499.98	1,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	25.00	49.98	-24.98	100.00
3120-07-000	Tenant Owed Utilities	100.00	166.67	-66.67	1,242.14	1,000.02	242.12	2,000.00
3120-08-000	Workorders/Maint Charges	0.00	325.00	-325.00	0.00	1,950.00	-1,950.00	3,900.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	310.92	0.00	310.92	0.00
3129-00-000	Total Other Tenant Income	2,193.00	3,333.33	-1,140.33	22,954.38	19,999.98	2,954.40	40,000.00
3199-00-000	TOTAL TENANT INCOME	177,699.53	161,742.00	15,957.53	980,044.10	970,452.00	9,592.10	1,940,904.00
3400-00-000	GRANT INCOME							
3415-00-000	Other Government Grants	0.00	7,916.67	-7,916.67	70,000.00	47,500.02	22,499.98	95,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	7,916.67	-7,916.67	70,000.00	47,500.02	22,499.98	95,000.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.00	208.33	-208.33	995.85	1,249.98	-254.13	2,500.00
3699-00-000	TOTAL OTHER INCOME	0.00	208.33	-208.33	995.85	1,249.98	-254.13	2,500.00
3999-00-000	TOTAL INCOME	177,699.53	169,867.00	7,832.53	1,051,039.95	1,019,202.00	31,837.95	2,038,404.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	22,490.18	23,977.25	1,487.07	146,304.30	143,863.50	-2,440.80	287,727.00
4110-04-000	Employee Benefit Contribution-Admin	6,355.99	7,334.83	978.84	38,888.40	44,008.98	5,120.58	88,018.00
4110-99-000	Total Administrative Salaries	28,846.17	31,312.08	2,465.91	185,192.70	187,872.48	2,679.78	375,745.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-64.00	41.67	105.67	-2.06	250.02	252.08	500.00
4130-04-000	General Legal Expense	0.00	1,250.00	1,250.00	3,780.00	7,500.00	3,720.00	15,000.00
4131-00-000	Total Legal Expense	-64.00	1,291.67	1,355.67	3,777.94	7,750.02	3,972.08	15,500.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	59.00	1,250.00	1,191.00	3,603.28	7,500.00	3,896.72	15,000.00
4150-00-000	Travel	0.00	833.33	833.33	2,168.66	4,999.98	2,831.32	10,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4189-00-000	Total Other Admin Expenses	59.00	2,291.66	2,232.66	5,771.94	13,749.96	7,978.02	27,500.00
4190-00-000	Miscellaneous Admin Expenses							

FRANKLIN HEIGHTS, LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-01-000	Membership and Fees	0.00	100.00	100.00	1,180.00	600.00	-580.00	1,200.00
4190-02-000	Publications	65.83	66.67	0.84	206.99	400.02	193.03	800.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4190-04-000	Office Supplies	148.11	333.33	185.22	1,733.85	1,999.98	266.13	4,000.00
4190-06-000	Compliance	0.00	208.33	208.33	172.30	1,249.98	1,077.68	2,500.00
4190-07-000	Telephone & Internet	528.84	416.67	-112.17	2,757.82	2,500.02	-257.80	5,000.00
4190-08-000	Postage	460.00	500.00	40.00	1,093.97	3,000.00	1,906.03	6,000.00
4190-10-000	Copiers	176.80	208.33	31.53	807.85	1,249.98	442.13	2,500.00
4190-12-000	Software	147.89	1,666.67	1,518.78	3,401.98	10,000.02	6,598.04	20,000.00
4190-13-000	IT/Website Maintenance	1,672.08	416.67	-1,255.41	3,278.20	2,500.02	-778.18	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	1,108.70	1,500.00	391.30	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	833.33	833.33	-6,692.74	4,999.98	11,692.72	10,000.00
4191-00-000	Total Miscellaneous Admin Expenses	32,045.72	36,395.41	4,349.69	194,241.62	218,372.46	24,130.84	436,745.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	32,040.72	39,978.74	7,938.02	203,791.50	239,872.44	36,080.94	479,745.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	485.34	750.00	264.66	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	125.00	125.00	485.34	750.00	264.66	1,500.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	2,500.70	2,666.67	165.97	14,163.88	16,000.02	1,836.14	32,000.00
4320-00-000	Electricity	625.98	833.33	207.35	5,577.36	4,999.98	-577.38	10,000.00
4330-00-000	Gas	51.91	166.67	114.76	273.53	1,000.02	726.49	2,000.00
4390-00-000	Sewer & Trash	2,961.27	3,333.33	372.06	14,642.13	19,999.98	5,357.85	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,139.86	7,000.00	860.14	34,656.90	42,000.00	7,343.10	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	15,670.33	17,226.17	1,555.84	98,691.23	103,357.02	4,665.79	206,714.00
4410-05-000	Employee Benefit Contribution-Maint.	4,798.11	5,722.92	924.81	30,111.17	34,337.52	4,226.35	68,675.00
4419-00-000	Total General Maint Expense	20,468.44	22,949.09	2,480.65	128,802.40	137,694.54	8,892.14	275,389.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	141.67	141.67	1,404.41	850.02	-554.39	1,700.00
4420-02-000	Supplies-Appliance	524.15	208.33	-315.82	2,226.89	1,249.98	-976.91	2,500.00
4420-03-000	Supplies-Unit Turnover	0.00	458.33	458.33	926.02	2,749.98	1,823.96	5,500.00
4420-04-000	Supplies-Electrical	1,800.24	1,250.00	-550.24	7,291.82	7,500.00	208.18	15,000.00
4420-05-000	Supplies-Fuel & Parts	351.49	291.67	-59.82	2,130.70	1,750.02	-380.68	3,500.00
4420-06-000	Supplies-Janitorial/Cleaning	732.46	333.33	-399.13	2,194.54	1,999.98	-194.56	4,000.00
4420-07-000	Supplies-Maint/Repairs	93.75	1,250.00	1,156.25	13,448.45	7,500.00	-5,948.45	15,000.00
4420-08-000	Supplies-Plumbing	1,038.63	416.67	-621.96	3,451.20	2,500.02	-951.18	5,000.00
4420-09-000	Tools and Equipment	60.10	291.67	231.57	3,225.90	1,750.02	-1,475.88	3,500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	26.84	400.02	373.18	800.00
4429-00-000	Total Materials	4,600.82	4,708.34	107.52	36,326.77	28,250.04	-8,076.73	56,500.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	975.00	83.33	-891.67	975.00	499.98	-475.02	1,000.00
4430-03-000	Contract-Trash Collection	150.00	250.00	100.00	2,092.45	1,500.00	-592.45	3,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	270.00	499.98	229.98	1,000.00

FRANKLIN HEIGHTS, LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-05-000	Contract-Unit Turnover	0.00	1,666.67	1,666.67	3,500.69	10,000.02	6,499.33	20,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	432.78	499.98	67.20	1,000.00
4430-07-000	Contract-Pest Control	68.09	1,000.00	931.91	2,331.68	6,000.00	3,668.32	12,000.00
4430-08-000	Contract-Floor Covering	0.00	333.33	333.33	0.00	1,999.98	1,999.98	4,000.00
4430-09-000	Contract-Grounds	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	310.62	333.33	22.71	2,179.41	1,999.98	-179.43	4,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	145.00	1,500.00	1,355.00	3,000.00
4430-12-000	Contract-Inspections	915.00	1,166.67	251.67	4,020.00	7,000.02	2,980.02	14,000.00
4430-13-000	Contract-HVAC	0.00	1,666.67	1,666.67	5,300.30	10,000.02	4,699.72	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	7,583.33	7,583.33	0.00	45,499.98	45,499.98	91,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,240.00	0.00	-2,240.00	0.00
4439-00-000	Total Contract Costs	2,418.71	15,416.65	12,997.94	23,487.31	92,499.90	69,012.59	185,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	27,487.97	43,074.08	15,586.11	188,616.48	258,444.48	69,828.00	516,889.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	164.97	184.00	19.03	1,000.86	1,104.00	103.14	2,208.00
4510-10-000	Property Insurance	1,361.69	1,239.42	-122.27	7,057.72	7,436.52	378.80	14,873.00
4510-20-000	Liability Insurance	715.19	549.33	-165.86	3,241.30	3,295.98	54.68	6,592.00
4510-30-000	Workmen's Compensation	537.81	520.83	-16.98	2,904.40	3,124.98	220.58	6,250.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,500.00	2,500.00	15,776.15	15,000.00	-776.15	30,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	12,499.98	12,499.98	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,779.66	7,076.91	4,297.25	29,980.43	42,461.46	12,481.03	84,923.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	4,440.64	10,592.04	6,151.40	27,724.34	63,552.24	35,827.90	127,104.53
4852-00-000	Interest Expense-Loan 2	0.00	5,833.33	5,833.33	70,000.00	34,999.98	-35,000.02	70,000.00
4899-00-000	TOTAL FINANCING EXPENSES	4,440.64	16,425.37	11,984.73	97,724.34	98,552.22	827.88	197,104.53
8000-00-000	TOTAL EXPENSES	72,888.85	113,680.10	40,791.25	555,254.99	682,080.60	126,825.61	1,364,161.53
9000-00-000	NET INCOME	104,810.68	56,186.90	48,623.78	495,784.96	337,121.40	158,663.56	674,242.47

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	10,035.00	10,142.55	-107.55	57,536.00	60,855.30	-3,319.30	121,710.60
3112-06-000	PBV HAP Subsidy	10,197.00	10,142.55	54.45	58,993.00	60,855.30	-1,862.30	121,710.60
3119-00-000	Total Rental Income	20,232.00	20,285.10	-53.10	116,529.00	121,710.60	-5,181.60	243,421.20
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	193.01	150.00	43.01	832.42	900.00	-67.58	1,800.00
3120-03-000	Damages	28.00	208.33	-180.33	1,375.00	1,249.98	125.02	2,500.00
3120-04-000	Late Charges	171.00	25.00	146.00	241.00	150.00	91.00	300.00
3120-05-000	Legal Fees - Tenant	0.00	21.67	-21.67	0.00	130.02	-130.02	260.00
3120-08-000	Workorders/Maint Charges	0.00	100.00	-100.00	40.00	600.00	-560.00	1,200.00
3129-00-000	Total Other Tenant Income	392.01	505.00	-112.99	2,488.42	3,030.00	-541.58	6,060.00
3199-00-000	TOTAL TENANT INCOME	20,624.01	20,790.10	-166.09	119,017.42	124,740.60	-5,723.18	249,481.20
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	606.99	250.00	356.99	3,421.52	1,500.00	1,921.52	3,000.00
3699-00-000	TOTAL OTHER INCOME	606.99	250.00	356.99	3,421.52	1,500.00	1,921.52	3,000.00
3999-00-000	TOTAL INCOME	21,231.00	21,040.10	190.90	122,438.94	126,240.60	-3,801.66	252,481.20
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	2,886.76	3,127.33	240.57	18,763.94	18,763.98	0.04	37,528.00
4110-04-000	Employee Benefit Contribution-Admin	837.84	974.00	136.16	5,413.67	5,844.00	430.33	11,688.00
4110-99-000	Total Administrative Salaries	3,724.60	4,101.33	376.73	24,177.61	24,607.98	430.37	49,216.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-64.00	0.00	64.00	0.00	0.00	0.00	0.00
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	21.00	0.00	-21.00	0.00
4130-04-000	General Legal Expense	0.00	0.00	0.00	1,564.50	0.00	-1,564.50	0.00
4131-00-000	Total Legal Expense	-64.00	0.00	64.00	1,585.50	0.00	-1,585.50	0.00
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	0.00	125.00	125.00	552.75	750.00	197.25	1,500.00
4150-00-000	Travel	0.00	83.33	83.33	1,191.59	499.98	-691.61	1,000.00
4173-00-000	Management Fee	1,064.20	958.33	-105.87	6,129.42	5,749.98	-379.44	11,500.00
4189-00-000	Total Other Admin Expenses	1,064.20	1,166.66	102.46	7,873.76	6,999.96	-873.80	14,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4190-02-000	Publications	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4190-04-000	Office Supplies	0.00	50.00	50.00	45.83	300.00	254.17	600.00
4190-06-000	Compliance	0.00	125.00	125.00	1,400.00	750.00	-650.00	1,500.00
4190-07-000	Telephone & Internet	201.64	300.00	98.36	1,116.14	1,800.00	683.86	3,600.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-08-000	Postage	60.00	41.67	-18.33	239.62	250.02	10.40	500.00
4190-10-000	Copiers	41.69	100.00	58.31	280.02	600.00	319.98	1,200.00
4190-12-000	Software	5.64	166.67	161.03	43.42	1,000.02	956.60	2,000.00
4190-13-000	IT/Website Maintenance	1,414.62	91.67	-1,322.95	1,591.56	550.02	-1,041.54	1,100.00
4190-18-000	Small Office Equipment	99.99	0.00	-99.99	99.99	0.00	-99.99	0.00
4190-21-000	HCC Fees	0.00	625.00	625.00	7,175.91	3,750.00	-3,425.91	7,500.00
4190-22-000	Other Misc Admin Expenses	6.00	83.33	77.33	883.96	499.98	-383.98	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	5,554.18	5,701.33	147.15	37,054.06	34,207.98	-2,846.08	68,416.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,554.38	6,867.99	313.61	46,513.32	41,207.94	-5,305.38	82,416.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	0.00	9,124.98	9,124.98	18,250.00
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	1,245.20	750.00	-495.20	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	1,645.83	1,245.20	9,874.98	8,629.78	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	395.01	358.33	-36.68	1,975.05	2,149.98	174.93	4,300.00
4320-00-000	Electricity	1,486.17	1,666.67	180.50	10,798.79	10,000.02	-798.77	20,000.00
4330-00-000	Gas	180.60	200.00	19.40	1,216.80	1,200.00	-16.80	2,400.00
4390-00-000	Sewer & Trash	887.10	916.67	29.57	4,435.50	5,500.02	1,064.52	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	2,948.88	3,141.67	192.79	18,426.14	18,850.02	423.88	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	736.07	994.33	258.26	4,788.48	5,965.98	1,177.50	11,932.00
4410-05-000	Employee Benefit Contribution-Maint.	371.66	355.58	-16.08	2,067.38	2,133.48	66.10	4,267.00
4419-00-000	Total General Maint Expense	1,107.73	1,349.91	242.18	6,855.86	8,099.46	1,243.60	16,199.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	8.33	8.33	6.94	49.98	43.04	100.00
4420-02-000	Supplies-Appliance	138.48	8.33	-130.15	1,047.29	49.98	-997.31	100.00
4420-03-000	Supplies-Unit Turnover	0.00	16.67	16.67	958.64	100.02	-858.62	200.00
4420-04-000	Supplies-Electrical	0.00	50.00	50.00	2,879.62	300.00	-2,579.62	600.00
4420-05-000	Supplies-Fuel & Parts	36.61	16.67	-19.94	107.44	100.02	-7.42	200.00
4420-06-000	Supplies-Janitorial/Cleaning	49.74	50.00	0.26	266.27	300.00	33.73	600.00
4420-07-000	Supplies-Maint/Repairs	0.00	108.33	108.33	1,359.43	649.98	-709.45	1,300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	578.34	150.00	-428.34	300.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	96.48	0.00	-96.48	0.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4429-00-000	Total Materials	224.83	291.66	66.83	7,300.45	1,749.96	-5,550.49	3,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	514.32	225.00	-289.32	1,983.95	1,350.00	-633.95	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	2,000.00	499.98	-1,500.02	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-06-000	Contract-Electrical	8,162.52	0.00	-8,162.52	8,162.52	0.00	-8,162.52	0.00
4430-07-000	Contract-Pest Control	68.09	91.67	23.58	1,069.18	550.02	-519.16	1,100.00
4430-10-000	Contract-Janitorial/Cleaning	132.80	133.33	0.53	874.94	799.98	-74.96	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	690.00	250.02	-439.98	500.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Equity								
January - June 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-12-000	Contract-Inspections	100.00	291.67	191.67	1,100.00	1,750.02	650.02	3,500.00
4430-13-000	Contract-HVAC	0.00	333.33	333.33	770.06	1,999.98	1,229.92	4,000.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	479.04	300.00	-179.04	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4439-00-000	Total Contract Costs	8,977.73	1,499.99	-7,477.74	17,129.69	8,999.94	-8,129.75	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	10,310.29	3,141.56	-7,168.73	31,286.00	18,849.36	-12,436.64	37,699.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	19.42	21.00	1.58	114.65	126.00	11.35	252.00
4510-10-000	Property Insurance	651.71	477.92	-173.79	3,910.26	2,867.52	-1,042.74	5,735.00
4510-20-000	Liability Insurance	183.81	214.17	30.36	1,102.86	1,285.02	182.16	2,570.00
4510-30-000	Workmen's Compensation	47.15	55.83	8.68	300.72	334.98	34.26	670.00
4521-00-000	Misc. Taxes/Licenses/Insurance	83.92	2.00	-81.92	420.61	12.00	-408.61	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	986.01	979.25	-6.76	5,849.10	5,875.50	26.40	11,751.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	8,190.00	8,190.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	8,190.00	8,190.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	22,164.56	17,141.30	-5,023.26	111,509.76	102,847.80	-8,661.96	205,696.00
9000-00-000	NET INCOME	-933.56	3,898.80	-4,832.36	10,929.18	23,392.80	-12,463.62	46,785.20

BoxScore Summary

For Selected Properties

Date = 06/01/2024-06/30/2024

Availability																			
Code	Name	Avg. Sq Ft.	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend		
0b1b-JRP	JR Polly Lineweaver effici	0	673	47	44	0	2	0	1	3	0	0	0	95.74	95.74	95.74	93.61		
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1b1b-JRP	JR Polly Lineweaver One be	0	714	14	13	1	0	0	0	0	0	0	0	92.85	92.85	100.00	100.00		
1bed-CV	Commerce Village	600	160	30	29	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.66		
1bed-LA	Lineweaver Annex-one bedro	414	68	60	55	0	2	0	3	5	0	0	0	96.66	96.66	96.66	91.66		
2b1b-FH	Franklin Heights-twobedroo	988	0	38	37	0	1	0	0	1	0	0	0	97.36	97.36	97.36	97.36		
3b1b-FH	Franklin Heights-three bed	977	0	24	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	0	32	31	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.87		
4b2b-FH	Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
	Total	650	180	280	268	1	5	0	6	11	0	0	0	97.85	97.85	98.21	96.07		
Resident Activity																			
Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Skip/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction				
0b1b-JRP	JR Polly Lineweaver effici	47	0	0	1	0	1	0	0	0	0	0	0	0	0				
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0				
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	1	0	0	0	0	0				
1bed-CV	Commerce Village	30	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	2	0	0	0	0	0	0	0	0				
2b1b-FH	Franklin Heights-twobedroo	38	0	0	1	0	0	0	0	0	0	0	0	0	0				
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0				
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	1	0	0	0	0	0	0	0	0				
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0				
5b2b-FH	Franklin Heighths 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Total	280	0	0	2	0	4	0	0	1	0	0	0	0	0				
Conversion Ratios																			
Code	Name	First Contact								Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancels	Re-Apply	% Net Conv Ratio
		Calls	Walk-in	Email	Other	SMS	Web	Chat	Unq. First Contact										
Not Specified	Not Specified	0	0	0	0	0	16	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	0	0	0.00	0	0.00	0	0	0	0.00

BoxScore Summary

For Selected Properties

Date = 06/01/2024-06/30/2024

1b1b-FH	Franklin Heights-one bedro	0	0	0	1	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	1	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-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	1	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	1	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	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
	Total	0	0	0	5	0	16	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00

Unit Availability

For Selected Properties
As Of = 06/30/2024

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effici	0	673	47	44	0	2	0	1	3	0	0	0	95.74	95.74	95.74	93.62
Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	714	14	13	1	0	0	0	0	0	0	0	92.86	92.86	100.00	100.00
Commerce Village	600	160	30	29	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.67
Lineweaver Annex-one bedro	414	68	60	55	0	2	0	3	5	0	0	0	96.67	96.67	96.67	91.67
Franklin Heights-twobedroo	988	0	38	37	0	1	0	0	1	0	0	0	97.37	97.37	97.37	97.37
Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-three bed	1,248	0	32	31	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.88
Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Total	650	180	280	268	1	5	0	6	11	0	0	0	97.86	97.86	98.21	96.07

Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)
Housing Choice Voucher

Waiting List Code: HCV
Property: Waitlist Property
Property Code:
Waiting List Type: Tenant Based
Max Refusals: 1

Date/Time Last Generated: July 10, 2024 09:00 PM
List Open: Yes
Date Open:
Date Closed:

List Ordering
Sort Order 1: Preferences
Sort Order 2: Date/Time
Sort Order 3:
Sort Order 4:
Sort Order 5:

Waiting List Statistics
Total Selected: 1688
Total Rejected: 52

Total Housed: 185
Total In Process: 1451

Use Single Preference Rule: No
% Lease up: 78.1%

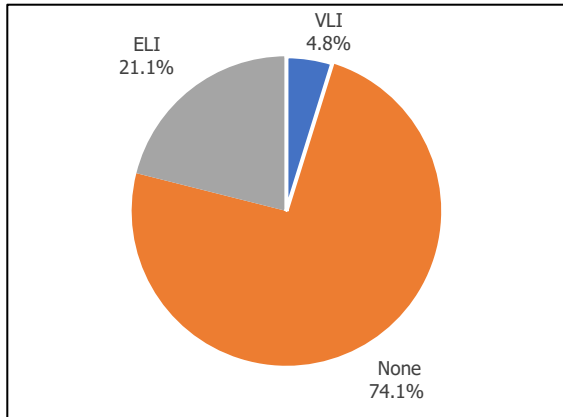
Income Targeting									
Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
ELI	Harrisonburg, VA MSA	75%	0	262	47	155	60	76.7%	83.8%
VLI	Harrisonburg, VA MSA	25%	0	57	4	26	27	86.7%	14.1%

Income Limits Detail											
Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	89,700	30%	18,750	21,400	25,820	31,200	36,580	41,960	47,340	52,720
VLI	Harrisonburg, VA MSA	89,700	50%	31,150	35,600	40,050	44,550	48,100	51,700	55,250	58,850

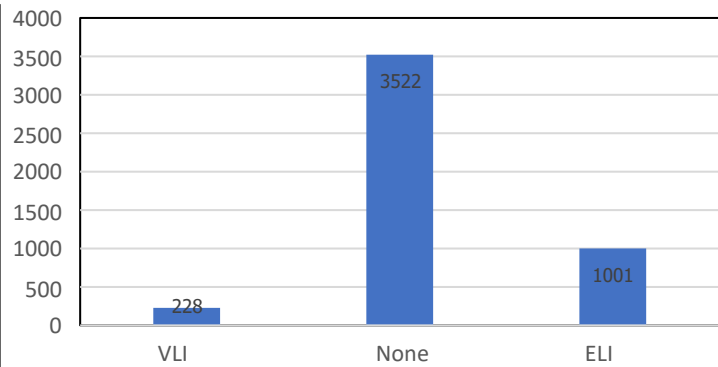
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total
NotSelected				
Number	3522	1001	228	4751
Avg Position	2747	1329	1244	1773
Min Position	3	1	23	1
Max Position	4751	4740	4568	4751
Total Number	3522	1001	228	4751
Total Avg Position	2747	1329	1244	1773
Total Min Position	3	1	23	1
Total Max Position	4751	4740	4568	4751

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points/ Weight	Rank
DD/ID	Developmentally/Intellectual Disable	20	0
displfam	Displaced Family	20	0
Eld_Dis	Elderly AND/OR Disabled	20	0
ESCDomVi	Escaping Domestic Violence	20	0
FUP	Family Unification Program Referral	150	0
HighRenB	50% of gross income toward rent and utilities	20	0
homeless	Homeless	20	0
LivInJur	live or work in HRHA jurisdiction	85	0
MS5	Mainstream Nonelderly	150	0
UpwMob	Upwardly Mobile	5	0
Veterans	Veterans	15	0
vicabuse	Victim of Physical Abuse	10	0
WkCS	Receiving Services From a Local Community Service Agency	20	0

Number of Households with Preferences

	Count
Developmentally/Intellectual Disable	215
Displaced Family	145
Elderly AND/OR Disabled	1082
Escaping Domestic Violence	728
Family Unification Program Referral	1
50% of gross income toward rent and utilities	1771
Homeless	1932
live or work in HRHA jurisdiction	1069

Mainstream Nonelderly	31
Upwardly Mobile	262
Veterans	104
Victim of Physical Abuse	767
Receiving Services From a Local Community	838

Waiting List Targeted Funding

Code	Preference Description	Points/Weight	Rank
-------------	-------------------------------	----------------------	-------------

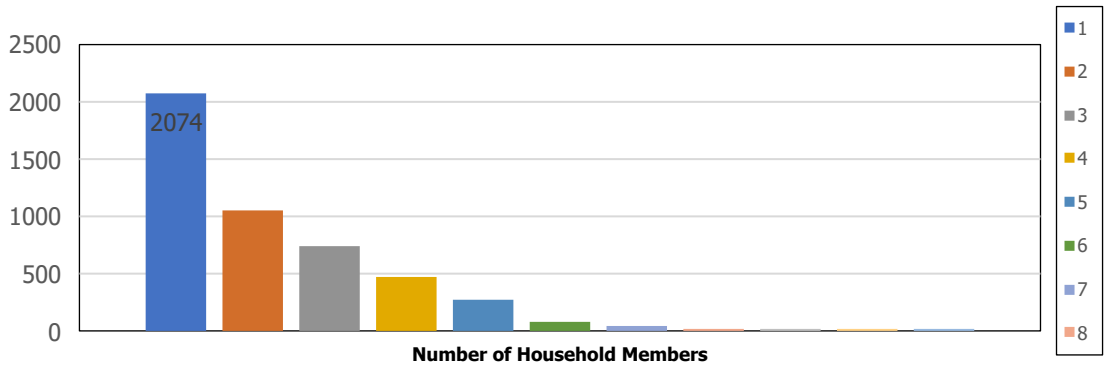
Number of Households with Targeted Funding

Count

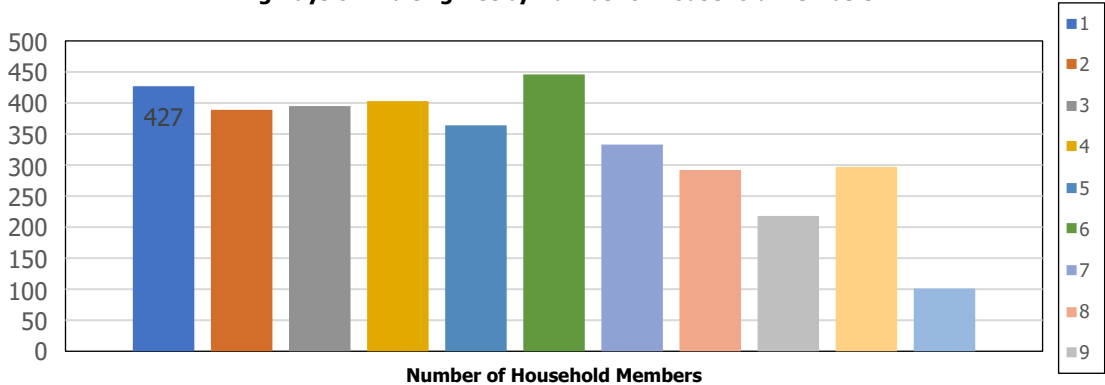
Waiting List Summary Information

Waiting List Time Based on Number of HH Members												
	1	2	3	4	5	6	7	8	9	10	11	Grand Total
NotSelected												
# Families	2074	1052	740	471	272	79	43	12	4	3	1	4751
Avg Days	427	389	395	403	364	446	333	292	218	297	101	333
Min Days	2	1	3	1	1	23	24	13	23	152	101	1
Max Days	3501	3503	3503	3503	3277	1899	722	649	456	427	101	3503
Total # Families	2074	1052	740	471	272	79	43	12	4	3	1	4751
Total Avg Days	427	389	395	403	364	446	333	292	218	297	101	333
Total Min Days	2	1	3	1	1	23	24	13	23	152	101	1
Total Max Days	3501	3503	3503	3503	3277	1899	722	649	456	427	101	3503

Number of Households on Waiting List by Number of Members



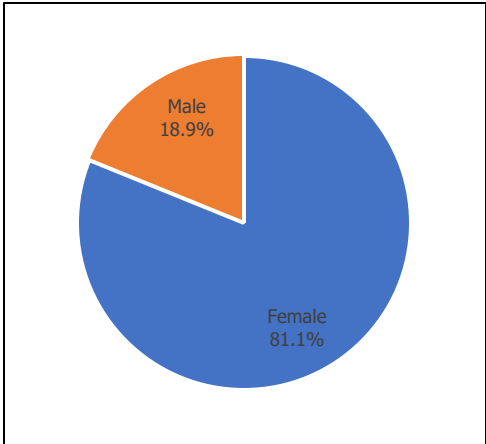
Avg Days on Waiting List by Number of Household Members



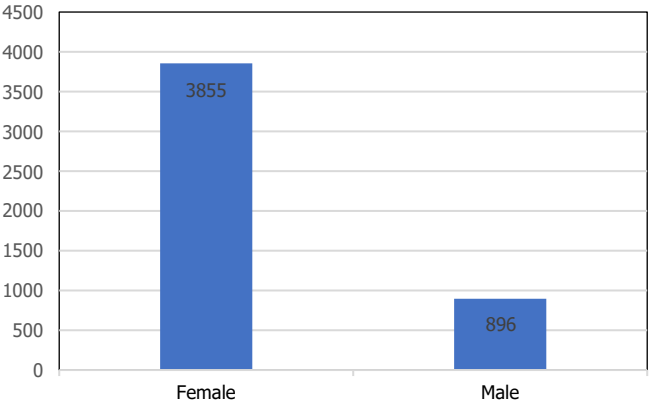
Gender of Head of Household

	Female	Male	Total
NotSelected	3855	896	4751
Total	3855	896	4751

Gender of Head of HH - Percentage



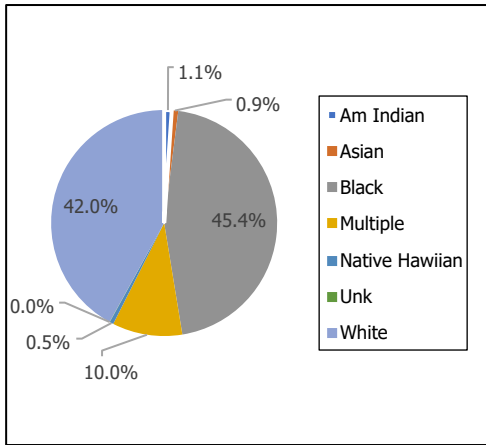
Gender of Head of HH - Count



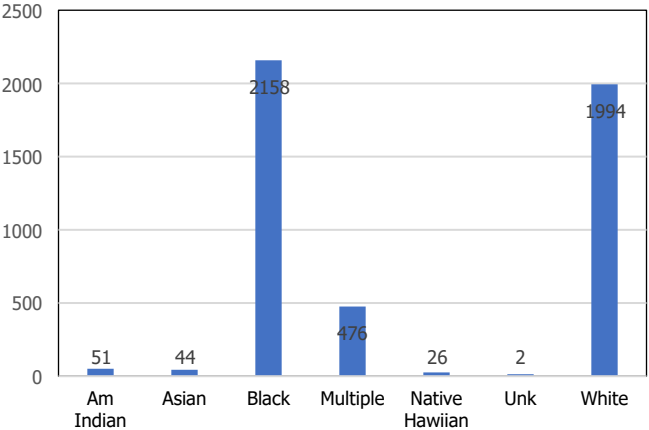
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawaiian	Unk	White	Total
NotSelected	51	44	2158	476	26	2	1994	4751
Total	51	44	2158	476	26	2	1994	4751

Household Race - Percentage



Household Race - Count

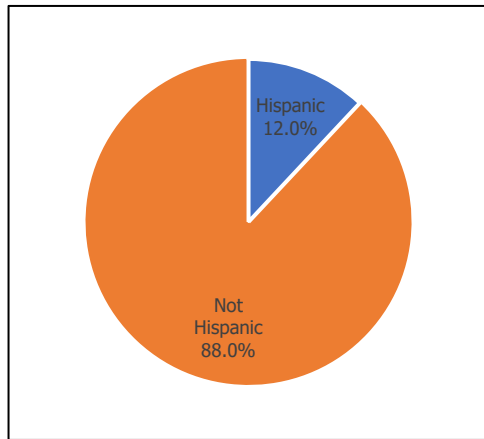


Harrisonburg Redevelopment and Housing Authority (VA014)
Housing Choice Voucher

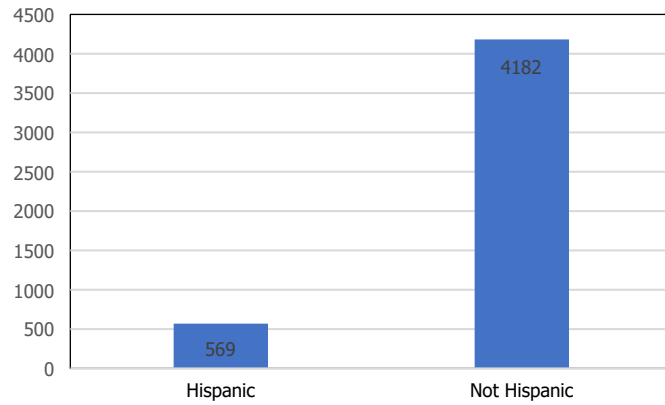
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	569	4182	4751
Total	569	4182	4751

Household Ethnicity - Percentage



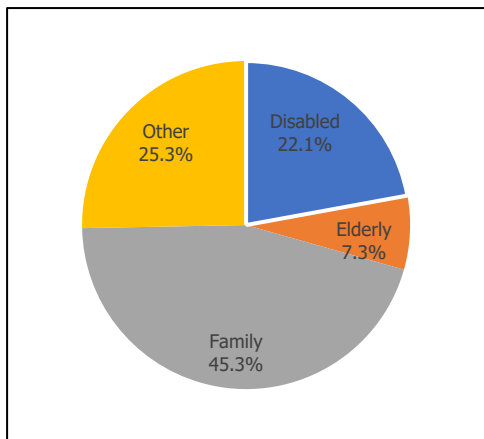
Household Ethnicity - Count



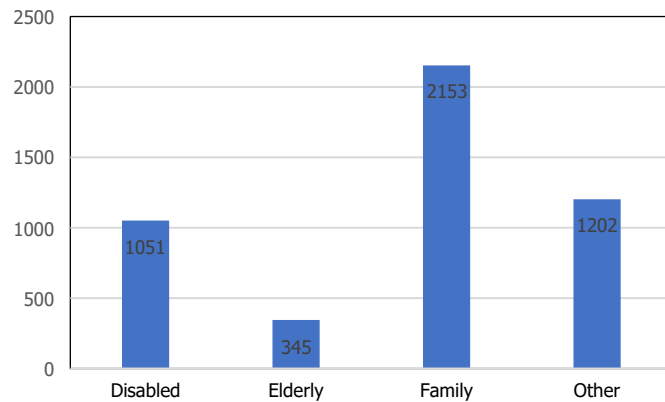
Household Type

	Disabled	Elderly	Family	Other	Total
NotSelected	1051	345	2153	1202	4751
Total	1051	345	2153	1202	4751

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)
Franklin Heights

Waiting List Code: FH
Property: Waitlist Property
Property Code:
Waiting List Type: Project Based
Max Refusals: 1

Date/Time Last Generated: July 10, 2024 09:00 PM
List Open: Yes
Date Open:
Date Closed:

List Ordering
Sort Order 1: Preferences
Sort Order 2: Date/Time
Sort Order 3:
Sort Order 4:
Sort Order 5:

Waiting List Statistics
Total Selected: 97
Total Rejected: 1

Total Housed: 45
Total In Process: 51

Use Single Preference Rule: No
% Lease up: 97.8%

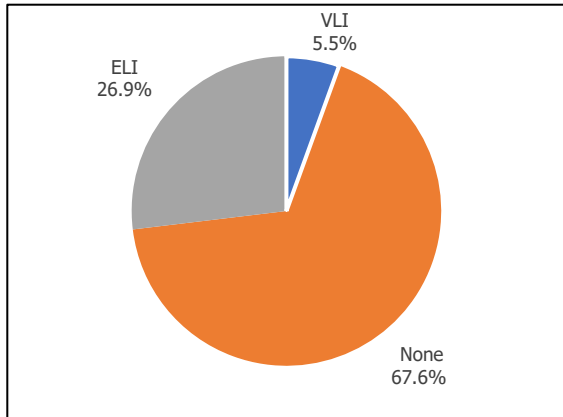
Income Targeting									
Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
ELI	Harrisonburg, VA MSA	75%	0	42	1	36	5	97.3%	80.0%
VLI	Harrisonburg, VA MSA	25%	0	11	0	8	3	100.0%	17.8%

Income Limits Detail											
Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	89,700	30%	18,750	21,400	25,820	31,200	36,580	41,960	47,340	52,720
VLI	Harrisonburg, VA MSA	89,700	50%	31,150	35,600	40,050	44,550	48,100	51,700	55,250	58,850

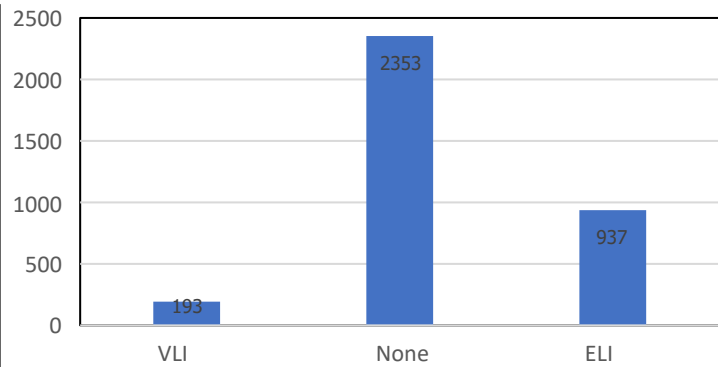
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total
NotSelected				
Number	2353	937	193	3483
Avg Position	774	383	370	509
Min Position	1	1	1	1
Max Position	1831	1814	1708	1831
Total Number	2353	937	193	3483
Total Avg Position	774	383	370	509
Total Min Position	1	1	1	1
Total Max Position	1831	1814	1708	1831

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points/ Weight	Rank
displfam	Displaced Family	20	0
Eld_Dis	Elderly AND/OR Disabled	60	0
FSS	Self Sufficiency Programs	20	0
HighRenB	50% of gross income toward rent and utilities	20	0
homeless	Homeless	40	0
LivInJur	live or work in HRHA jurisdiction	65	0
UpwMob	Upwardly Mobile	5	0
Veterans	Veterans	15	0
vicabuse	Victim of Physical Abuse	20	0
wkpoor	Income is below 30% median	20	0

Number of Households with Preferences

	Count
Displaced Family	128
Elderly AND/OR Disabled	834
Self Sufficiency Programs	175
50% of gross income toward rent and utilities	1215
Homeless	1675
live or work in HRHA jurisdiction	1034
Upwardly Mobile	196
Veterans	79
Victim of Physical Abuse	677
Income is below 30% median	1622

Waiting List Targeted Funding

Code	Preference Description	Points/Weight	Rank
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Number of Households with Targeted Funding

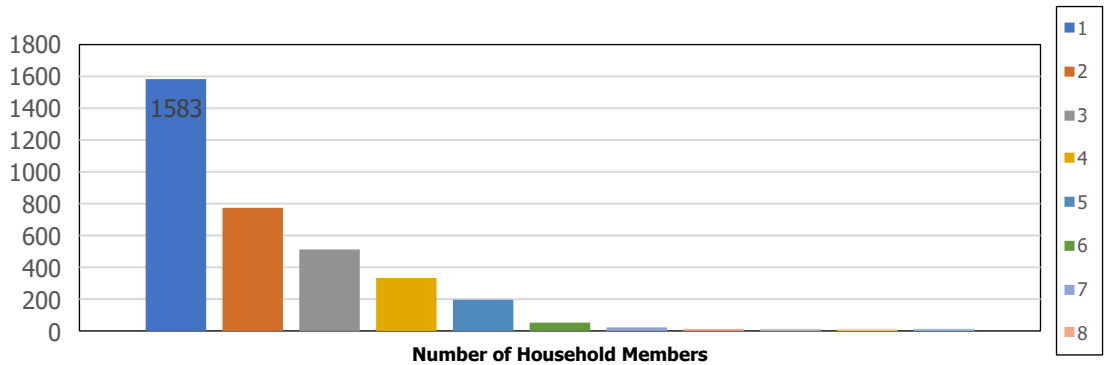
	Count

Waiting List Summary Information

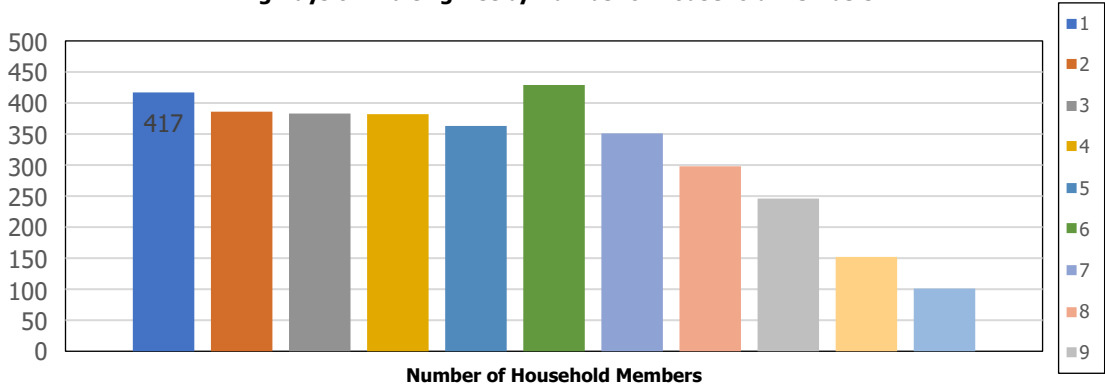
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	10	11	Grand Total
NotSelected												
# Families	1583	774	512	333	196	52	22	7	2	1	1	3483
Avg Days	417	386	383	382	363	429	351	298	246	152	101	319
Min Days	2	1	3	2	1	13	24	15	37	152	101	1
Max Days	2923	3437	2077	3097	2478	1899	666	567	456	152	101	3437
Total # Families	1583	774	512	333	196	52	22	7	2	1	1	3483
Total Avg Days	417	386	383	382	363	429	351	298	246	152	101	319
Total Min Days	2	1	3	2	1	13	24	15	37	152	101	1
Total Max Days	2923	3437	2077	3097	2478	1899	666	567	456	152	101	3437

Number of Households on Waiting List by Number of Members



Avg Days on Waiting List by Number of Household Members

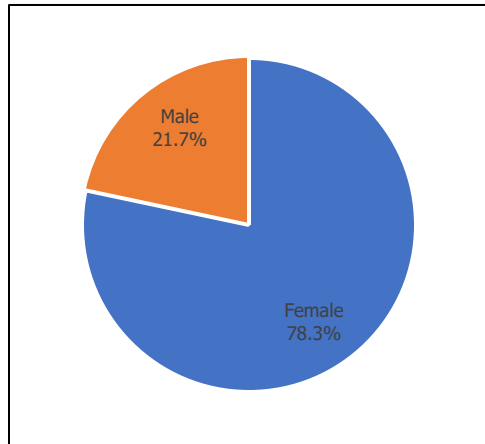


Harrisonburg Redevelopment and Housing Authority (VA014)
Franklin Heights

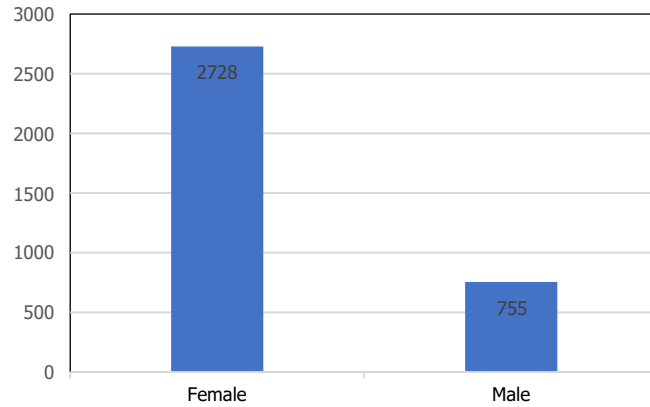
Gender of Head of Household

	Female	Male	Total
NotSelected	2728	755	3483
Total	2728	755	3483

Gender of Head of HH - Percentage



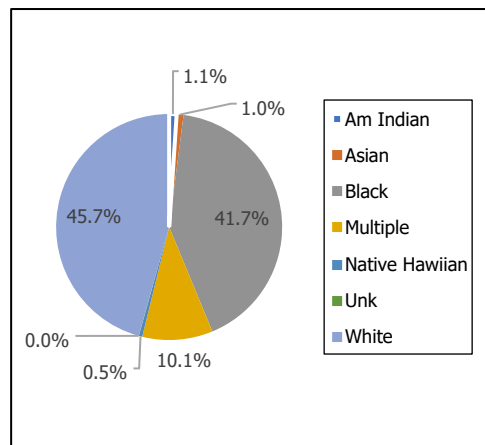
Gender of Head of HH - Count



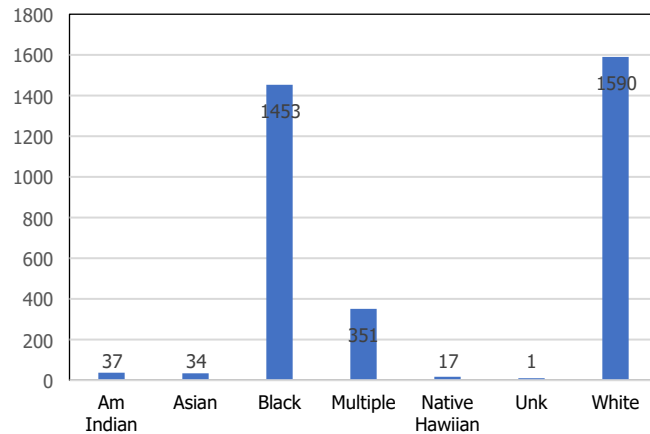
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawaiian	Unk	White	Total
NotSelected	37	34	1453	351	17	1	1590	3483
Total	37	34	1453	351	17	1	1590	3483

Household Race - Percentage



Household Race - Count

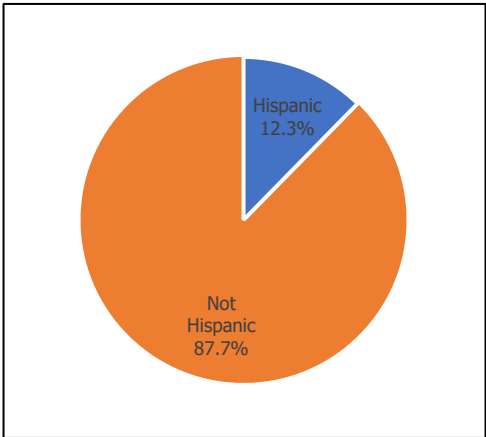


Harrisonburg Redevelopment and Housing Authority (VA014)
Franklin Heights

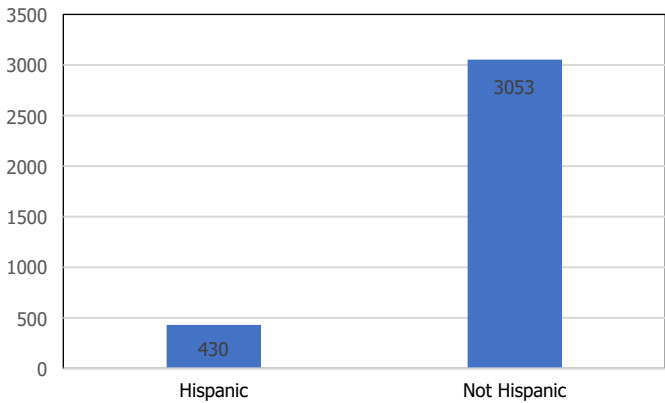
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	430	3053	3483
Total	430	3053	3483

Household Ethnicity - Percentage



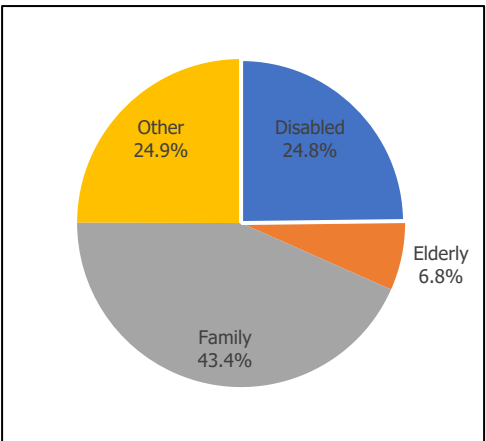
Household Ethnicity - Count



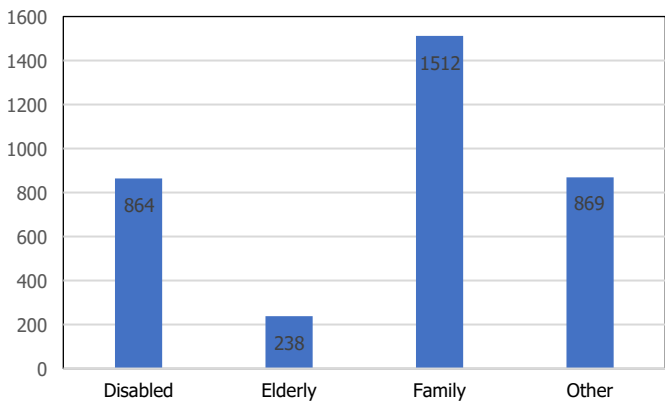
Household Type

	Disabled	Elderly	Family	Other	Total
NotSelected	864	238	1512	869	3483
Total	864	238	1512	869	3483

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)
Lineweaver Annex

Waiting List Code: LA

Property: Waitlist Property

Property Code: wait

Waiting List Type: Tenant Based

Max Refusals: 1

Date/Time Last Generated: July 10, 2024 09:00 PM

List Open: Yes

Date Open:

Date Closed:

List Ordering

Sort Order 1: Preferences

Sort Order 2: Date/Time

Sort Order 3:

Sort Order 4:

Sort Order 5:

Waiting List Statistics

Total Selected: 37

Total Rejected: 1

Total Housed: 21

Total In Process: 15

Use Single Preference Rule: No

% Lease up: 95.5%

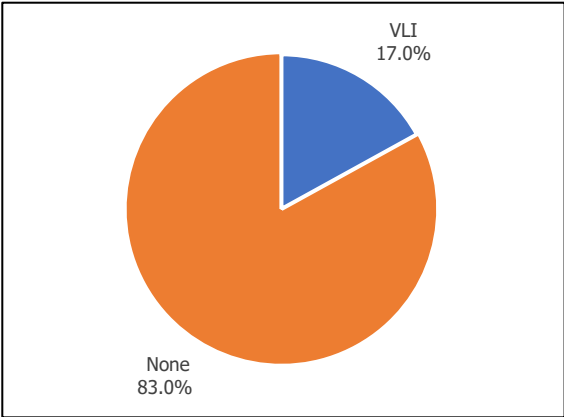
Income Targeting									
Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	100%	0	36	1	21	14	95.5%	100.0%

Income Limits Detail											
Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
VLI	Harrisonburg, VA MSA	89,700	50%	31,150	35,600	40,050	44,550	48,100	51,700	55,250	58,850

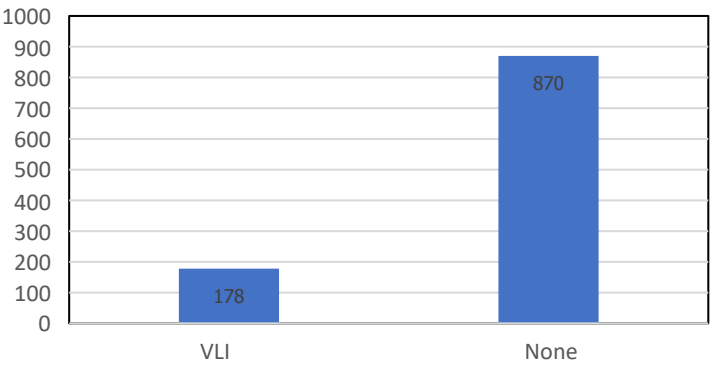
Current Waiting List Households by Selection Status and Income Limit

	None	VLI	Total
NotSelected			
Number	870	178	1048
Avg Position	569	309	439
Min Position	3	1	1
Max Position	1048	1041	1048
Total Number	870	178	1048
Total Avg Position	569	309	439
Total Min Position	3	1	1
Total Max Position	1048	1041	1048

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points/ Weight	Rank
HCVp	HCV partiicpant	20	0
LivInJur	live or work in HRHA jurisdiction	20	0

Number of Households with Preferences

	Count
HCV participant	34
live or work in HRHA jurisdiction	141

Waiting List Targeted Funding

Code	Preference Description	Points/Weight	Rank
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Number of Households with Targeted Funding

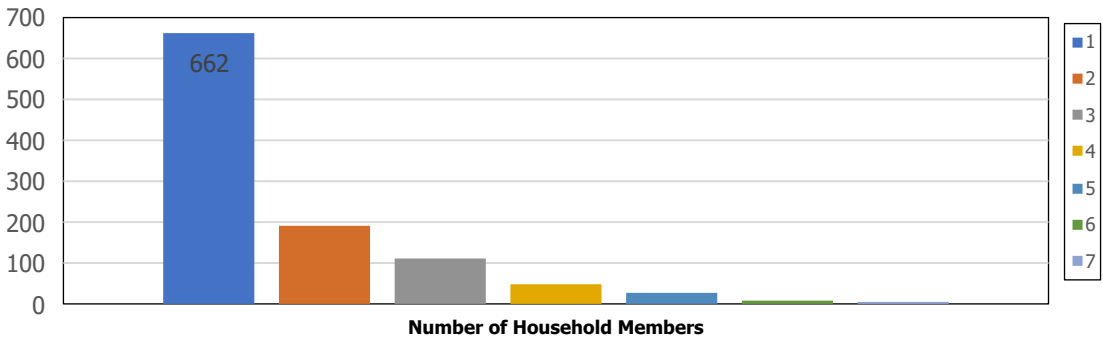
	Count

Waiting List Summary Information

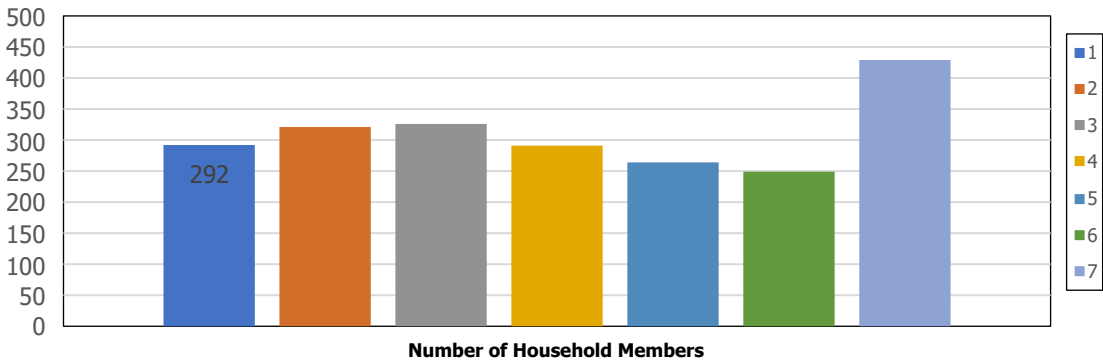
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	Grand Total
NotSelected								
# Families	662	191	111	48	27	8	1	1048
Avg Days	292	321	326	291	264	249	429	310
Min Days	1	1	15	29	24	13	429	1
Max Days	1869	1312	805	719	651	474	429	1869
Total # Families	662	191	111	48	27	8	1	1048
Total Avg Days	292	321	326	291	264	249	429	310
Total Min Days	1	1	15	29	24	13	429	1
Total Max Days	1869	1312	805	719	651	474	429	1869

Number of Households on Waiting List by Number of Members



Avg Days on Waiting List by Number of Household Members

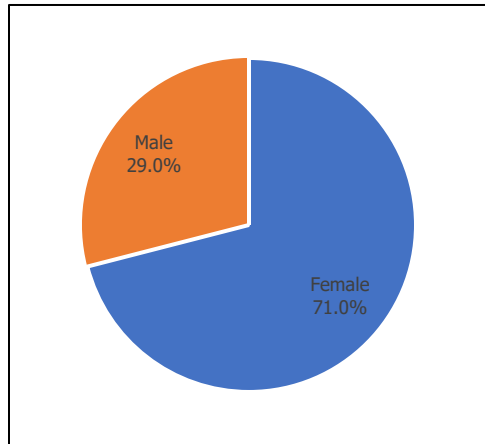


Harrisonburg Redevelopment and Housing Authority (VA014)
 Lineweaver Annex

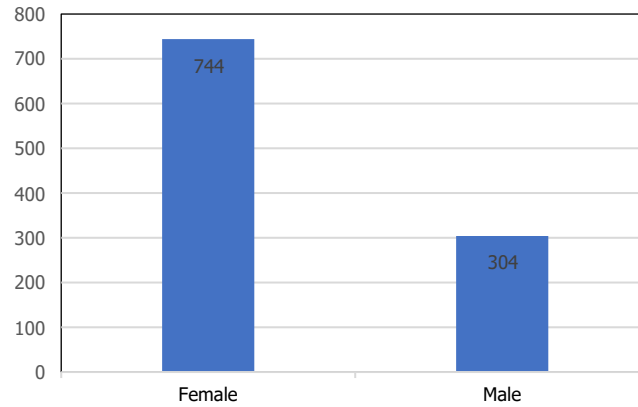
Gender of Head of Household

	Female	Male	Total
NotSelected	744	304	1048
Total	744	304	1048

Gender of Head of HH - Percentage



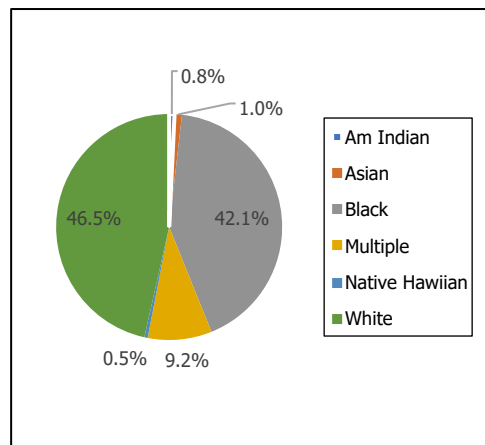
Gender of Head of HH - Count



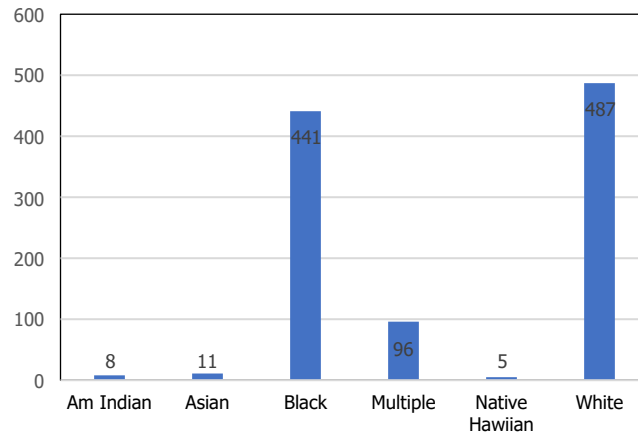
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawaiian	White	Total
NotSelected	8	11	441	96	5	487	1048
Total	8	11	441	96	5	487	1048

Household Race - Percentage



Household Race - Count

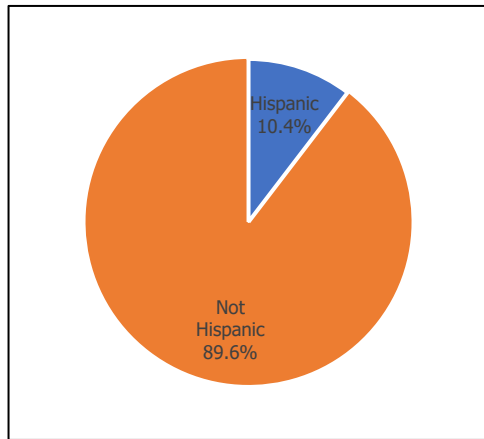


Harrisonburg Redevelopment and Housing Authority (VA014)
 Lineweaver Annex

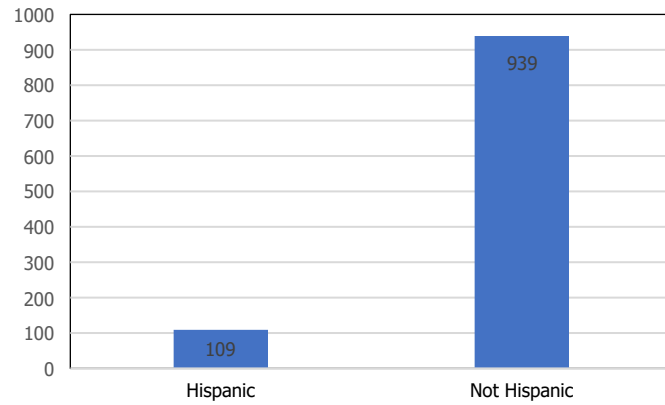
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	109	939	1048
Total	109	939	1048

Household Ethnicity - Percentage



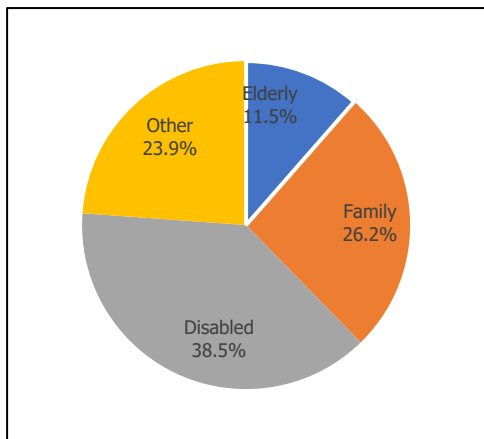
Household Ethnicity - Count



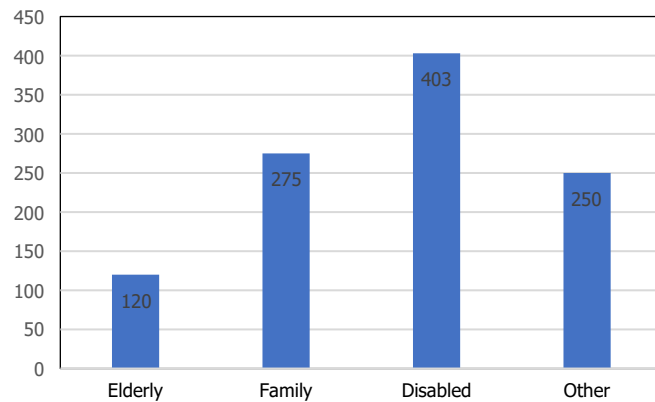
Household Type

	Elderly	Family	Disabled	Other	Total
NotSelected	120	275	403	250	1048
Total	120	275	403	250	1048

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)
Commerce Village

Waiting List Code: ComVil
Property: Waitlist Property
Property Code:
Waiting List Type: Tenant Based
Max Refusals: 1

Date/Time Last Generated: July 10, 2024 09:00 PM
List Open: Yes
Date Open:
Date Closed:

List Ordering
Sort Order 1: Preferences
Sort Order 2: Date/Time
Sort Order 3:
Sort Order 4:
Sort Order 5:

Waiting List Statistics
Total Selected: 15
Total Rejected: 0

Total Housed: 14
Total In Process: 1

Use Single Preference Rule: No
% Lease up: 100.0%

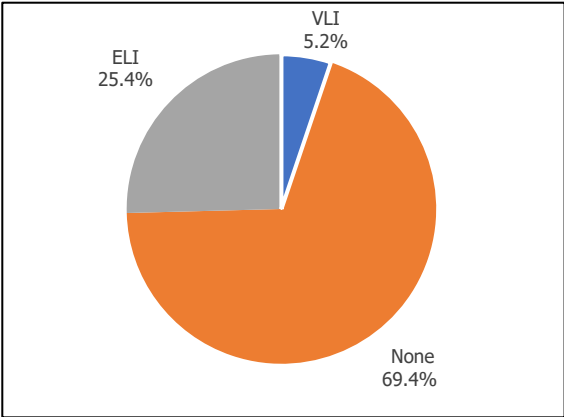
Income Targeting									
Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
ELI	Harrisonburg, VA MSA	50%	0	11	0	12	0	100.0%	85.7%
VLI	Harrisonburg, VA MSA	50%	0	2	0	2	0	100.0%	14.3%

Income Limits Detail											
Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	89,700	30%	18,750	21,400	25,820	31,200	36,580	41,960	47,340	52,720
VLI	Harrisonburg, VA MSA	89,700	50%	31,150	35,600	40,050	44,550	48,100	51,700	55,250	58,850

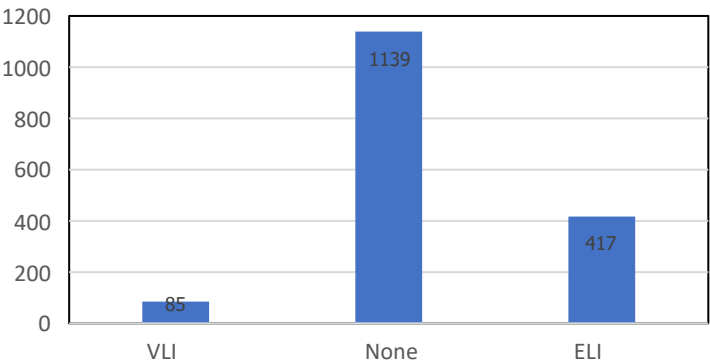
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total
NotSelected				
Number	1139	417	85	1641
Avg Position	981	453	477	637
Min Position	2	1	24	1
Max Position	1641	1609	1431	1641
Total Number	1139	417	85	1641
Total Avg Position	981	453	477	637
Total Min Position	2	1	24	1
Total Max Position	1641	1609	1431	1641

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points/ Weight	Rank
ChHome	Chronically Homeless	60	0
CIServe	Working with a Community Service Organization and refer	120	0
LivInJur	live or work in HRHA jurisdiction	65	0
MedV	Medically Vulnerable/VI-SPDAT	20	0
Veterans	Veterans	60	0

Number of Households with Preferences

	Count
Chronically Homeless	501
Working with a Community Service Organiza	120
live or work in HRHA jurisdiction	516
Medically Vulnerable/VI-SPDAT	103
Veterans	52

Waiting List Targeted Funding

Code	Preference Description	Points/Weight	Rank
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Number of Households with Targeted Funding

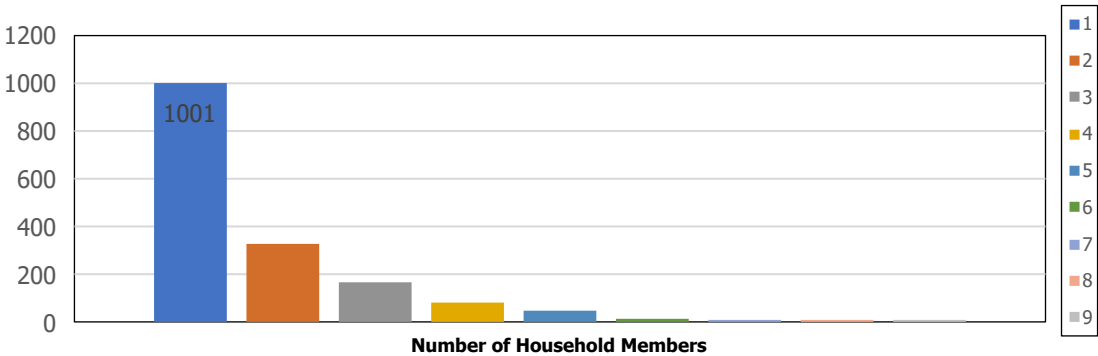
	Count

Waiting List Summary Information

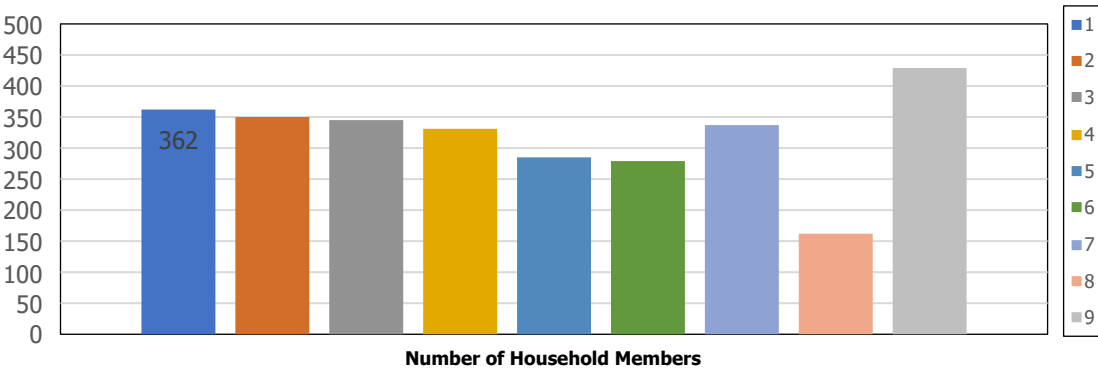
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	Grand Total
NotSelected										
# Families	1001	327	166	81	47	13	3	1	2	1641
Avg Days	362	350	345	331	285	279	337	162	429	320
Min Days	2	1	15	13	24	13	267	162	37	1
Max Days	1881	1401	861	833	709	596	429	162	822	1881
Total # Families	1001	327	166	81	47	13	3	1	2	1641
Total Avg Days	362	350	345	331	285	279	337	162	429	320
Total Min Days	2	1	15	13	24	13	267	162	37	1
Total Max Days	1881	1401	861	833	709	596	429	162	822	1881

Number of Households on Waiting List by Number of Members



Avg Days on Waiting List by Number of Household Members

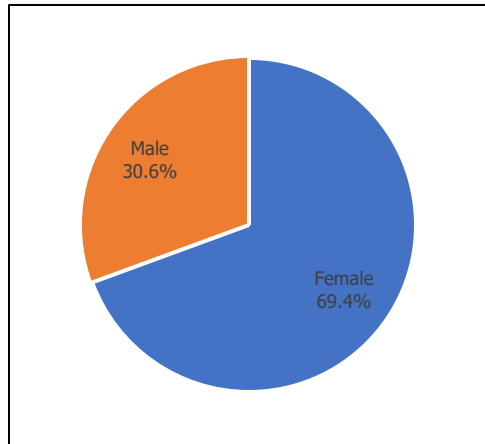


Harrisonburg Redevelopment and Housing Authority (VA014)
Commerce Village

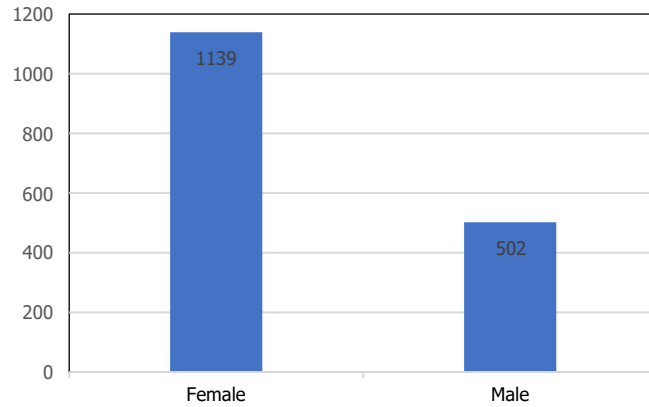
Gender of Head of Household

	Female	Male	Total
NotSelected	1139	502	1641
Total	1139	502	1641

Gender of Head of HH - Percentage



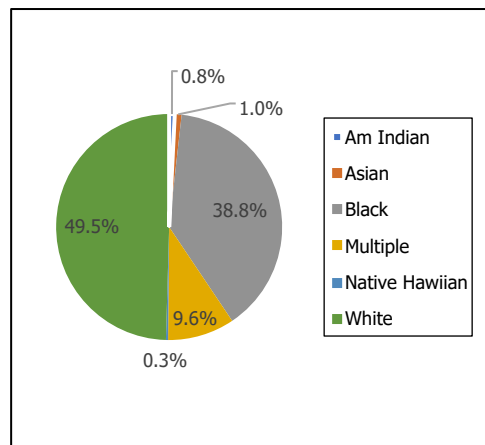
Gender of Head of HH - Count



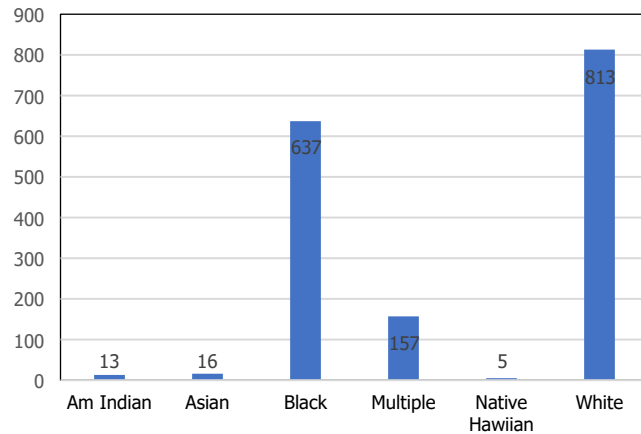
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawaiian	White	Total
NotSelected	13	16	637	157	5	813	1641
Total	13	16	637	157	5	813	1641

Household Race - Percentage



Household Race - Count

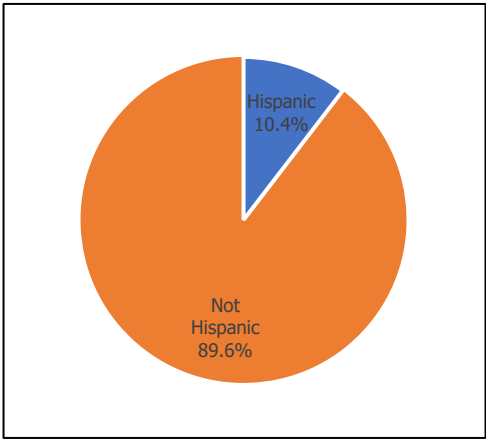


Harrisonburg Redevelopment and Housing Authority (VA014)
Commerce Village

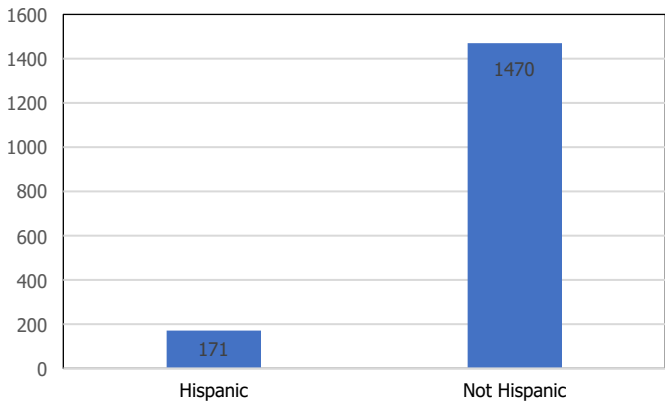
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	171	1470	1641
Total	171	1470	1641

Household Ethnicity - Percentage



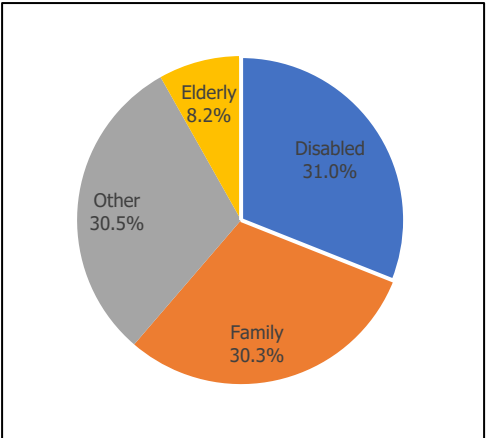
Household Ethnicity - Count



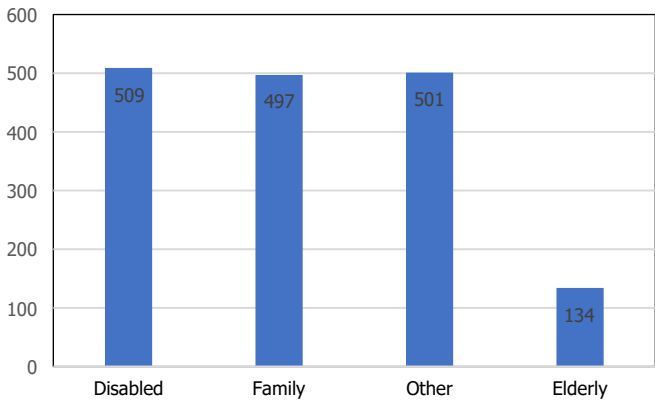
Household Type

	Disabled	Family	Other	Elderly	Total
NotSelected	509	497	501	134	1641
Total	509	497	501	134	1641

Household Type - Percentage



Household Type - Count



JRPL Waiting List Report

7/11/2024

Prepared by Natalie Gazzara

Number Of People On List	42
Gender	
Male	18
Female	23
Declined To Report	1
Race	
White	23
African American	14
Declined to Report	5
Income	
Zero Income	10
Income \$1.00 - \$9,999	7
Income \$10,000 - \$19,999	22
Income \$20,000 - \$29,999	3
Preference	
Live or Work in Jurisdiction	13
Elderly and/or Disabled	27
Homeless	26
Income Below 30%	23
Victim of Abuse	8
Working With a Community Service Agency and Referred By Western COC	12
50% or More of Gross Income Goes Towards Rent and Utilities	2
Displaced	2
Veteran	1

Harrisonburg Redevelopment & Housing Authority Report Financial Report as of June 30, 2024

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$109,118.75
		Total	\$109,118.75
	AR Due from:		
	JR Polly Lineweaver Apartments	\$287,451.65	
	Housing Choice Voucher Program	\$42,124.50	
	Commerce Village, LLC	\$23,500.15	
	Franklin Heights, LLC-Operating/Debt Servicing	\$129,310.49	
	Commerce Village II	\$269,792.10	
		\$752,178.89	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account		\$202,783.73
	United Bank-FSS Escrow for participants		\$6.34
		Total	\$202,790.07

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$27,827.07
		Total	\$27,827.07

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$199,493.30
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$622,851.18
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Commerce Village, LLC

Cash:	First Bank & Trust		\$280,471.69
	Virginia Housing-Replacement Reserve Account		\$83,433.05
	Truist/BB&T-Operating Reseve Account		\$132,639.13

	<u>Grand Total</u>		<u>\$1,658,624.24</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of June 30, 2024

	Cash Balance as of 1/31	Cash Balance as of 2/29	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30
LOCAL COMMUNITY DEVELOPMENT						
First Bank & Trust	\$290,608.08	\$334,345.09	\$245,842.86	\$221,120.05	\$80,817.58	\$109,118.75
HOUSING CHOICE VOUCHER PROGRAM						
Truist-Checking	\$550,596.80	\$643,268.46	\$1,227,135.89	\$569,712.90	\$139,561.99	\$202,783.73
United Bank-FSS Escrow	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34
J.R. POLLY LINEWEAVER APARTMENTS						
United Bank-Checking	\$37,081.56	\$4,684.56	\$5,073.43	\$18,992.69	\$26,499.64	\$27,827.07
ALL PROGRAMS-FH, LW, JRL, CVO						
United Bank-Security Dep.	\$197,194.54	\$200,145.89	\$205,382.20	\$212,636.35	\$197,890.50	\$199,493.30
COMPONENT UNITS						
Franklin Heights, LLC						
United Bank-Checking	\$255,601.73	\$331,246.32	\$412,092.39	\$477,485.59	\$552,540.56	\$622,851.18
Commerce Village LLC						
First Bank & Trust	\$272,162.43	\$266,164.68	\$274,292.51	\$264,206.07	\$274,378.01	\$280,471.69
VA Housing-Repl Reserve	\$77,628.06	\$78,023.41	\$80,639.18	\$81,056.22	\$82,237.95	\$83,433.05
Truist-Operating Reserve	\$131,826.28	\$131,982.00	\$132,148.67	\$132,310.16	\$132,477.24	\$132,639.13
Total	\$1,812,705.82	\$1,989,866.75	\$2,582,613.47	\$1,977,526.37	\$1,486,409.81	\$1,658,624.24