



# City of Harrisonburg

City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Meeting Agenda - Final

### Harrisonburg Redevelopment and Housing Authority

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Wednesday, April 15, 2026

4:00 PM

Council Chambers

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#### 1. Call To Order

#### 2. Public Comment

#### 3. Approval of Minutes

Full agenda packet

Attachments:     [agenda packet](#)

#### 4. Financial Reports

#### 5. Reports

##### 5.a. Executive Director

1. *Resolution Seales Senior and Family Project*
2. *Great Community Give 2026*

##### 5.b. Any New Business / Old Business

1. *Strategic Initiatives Updates*
  - a. *Homeownership and Neighborhood Revitalization*
    - i. *Bluestone Town Center*
    - ii. *Lineweaver Annex Renovation*
  - b. *Addressing Homelessness and Affordable Housing*
  - c. *Improving Organizational Efficiency and Effectiveness*

##### 5.c. Management Reports

1. *Housing Choice Voucher*
2. *Family Self-Sufficiency*
3. *Maintenance*
4. *HRHA Owned Properties Utilization (Box Score & Unit Availability)*
5. *Commerce Village*
6. *Commerce Village II*
7. *Franklin Heights*
8. *JR Polly Lineweaver*
9. *Lineweaver Annex*
10. *Grant Report-March*
11. *Financial Monthly Report & Quarterly Investment Update*

## 6. Adjournment

### Notice to Public

Residents/Media will be able to attend the meeting.

The Public can also view the meeting live on:

- The City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>
- Public Education Government Channel 1072

A phone line will also be live where residents will be allowed to call in and speak with HRHA during the Public Comments portion of the meeting.

The telephone number to call in is: (540) 437-2687



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City Hall  
409 South Main Street  
Harrisonburg, VA 22801

## Legislation Text

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**File #:** ID 26-130, **Version:** 1

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# Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803

Phone/VTDD 540-434-7386 + Fax 540-432-1113

April 10, 2026

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, April 15, 2026 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.

*Michael Wong*

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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  
April 15, 2026

- I. Call to order and determination of quorum
- II. Public Comment-Call in 540-437-2687
- III. Review and Approval of Minutes
  - March 18, 2026
- IV. Financial Reports
  - March 2026

Reports

- A. Executive Director
  - 1. Resolution Seales Senior and Family Project
  - 2. Great Community Give 2026
- B. Any New Business/ Old Business
  - 1. Strategic Initiatives Updates
    - Homeownership and Neighborhood Revitalization
      - Bluestone Town Center
      - Lineweaver Annex Renovation
    - Addressing Homelessness and Affordable Housing
    - Improving Organizational Efficiency and Effectiveness
- C. Management Reports
  - 1. Housing Choice Voucher
  - 2. Family Self-Sufficiency
  - 3. Maintenance
  - 4. HRHA Owned Properties Utilization (Box Score & Unit Availability)
  - 5. Commerce Village
  - 6. Commerce Village II
  - 7. Franklin Heights
  - 8. JR Polly Lineweaver
  - 9. Lineweaver Annex
  - 10. Grant Report-March
  - 11. Financial Monthly Report & Quarterly Investment Update

## MINUTES

Regular Meeting  
March 18, 2026

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, March 18, at 4:00 p.m.**

Those present were:

Gil Colman, Chair  
Luciano Benjamin, Vice Chair  
Amanda Leech, Commissioner  
Sam Nickels, Commissioner  
Anthony Hayes, Commissioner  
Amanda Morris, Commissioner

Also present were:

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

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

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

Mr. Wong then presented the February 18<sup>th</sup> meeting minutes for consideration of approval. After discussion, Vice Chair Benjamin, seconded by Commissioner Leech, motioned to approve the February minutes. The motion was unanimously approved.

Mr. Wong then presented the February 2026 financials for consideration of approval. He related that overall, the financials are still consistent with the budget. He stated of the Authority having received a grant award from the Federal Home Loan Bank of Atlanta which will be used to pay down the construction loan from the Bank of the James. He related those funds inflating the revenue in the local community development account. After discussion, Commissioner Leech, seconded by Vice Chair Benjamin, motioned to approve the February financials as presented. The motion was unanimously approved.

Mr. Wong then presented two proposals for syndication of credits for the Bluestone Town Center Senior project. He related that the Virginia Community Development Corporation had a slightly higher credit payment of .80 per dollar versus Aegon .79 per dollar. He stated both organizations submitting proposals are highly qualified with other components of the proposals being very similar. He did relate of the Authority having a long history of working with Virginia Community Development Corporation. After a

period of discussion, Vice Chair Benjamin seconded by Commissioner Leech made the motion to select Virginia Community Development Corporation's proposal. A roll call was taken:

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

Mr. Wong then presented the 2025 budget overruns for consideration of approval. He related the HCV overrun was due to receipt of additional funding which increased expenditures for that program. He stated that the overrun for the component units discreetly presented are due to these programs not having any budgets. After a period of discussion, Commissioner Leech seconded by Vice Chair Benjamin made the motion approving the overruns. The motion was unanimously approved.

Mr. Wong then presented a draft proposal for possible future management structure of the CST. He related the plan to hold a community steering committee meeting to discuss and develop next steps. He stated the possibility of other options for the theater management and once advised from the steering meeting will determine the need to issue an invitation for bids process. No action was taken on this agenda item.

Mr. Wong then related of Commissioner Nickels having a conflict of interest due to being a listed landlord in the Housing Choice Voucher program. He stated of the Department of Housing and Urban Development having strict commissioner eligibility and conflict of interest requirements which prohibits commissioners from being landlords in the Housing Choice Voucher program. He related of sharing these concerns with Commissioner Nickels. Commissioner Nickels relating of being a board member of a non-profit which owns property and assists low-income individuals with housing. Two of their residents receive rental assistance from the Authority's HCV program. Attorney Michelsen clarified the State and Federal conflict of interest requirements and related of the Federal requirement includes direct and indirect interest. After a period of discussion, Commissioner Nickels related the decision to resign from the Authority's board of commissioners. The board expressed their appreciation for his service and support.

Mr. Wong then presented the annual reports for the Shenandoah Housing Corporation and the Lineweaver Annex Corporation and explained that these corporations are instruments of the Authority for grant funding and taxable activities. He related that these 501(c) 3 corporations are considered instruments of the Authority since the corporation's board make up consists of the HRHA's board of commissioners. The HRHA board confirmed their participation on the corporation boards. No further action was needed for this agenda item.

Mr. Wong then shared with the board information concerning the Great Community Give 2026 campaign. He stated of HRHA's involvement is an example of

the use of the Shenandoah Housing Corporation to receive charitable funding which previously supported residents through scholarship grants. He related this year's application will be to solicit funding to support the Court Square Theater. He expressed thanks to Litten and Sipe for their donation which will assist in providing matching funds and encourage board members to donate to support the initiative.

Mr. Wong then provided updates on current projects. He related of still awaiting the ALTA survey needed to finalize the closing process for the Department of Housing and Community Development's grant and low interest funding for Commerce Village II. He stated the plan to issue an Invitation to Bid for general contractor services for the Lineweaver Annex project next week. Once bids are received and approved by the board, financial underwriting process will be initiated with Fannie Mae. He stated of HRHA receiving notice of a 2-million-dollar Congressional Direct Spending award for the Lineweaver Annex project which addressed a significant funding gap for the project. He stated the award requires completion of a Part 58 environmental review prior to signing any commitment documents. He related of initiating the Part 58 process which takes approximately 3-4 months. He stated anticipated completion of the underwriting process in late June or early July.

Mr. Wong then presented February management and financial reports for approval. He related that utilization continues to be consistent with projected performance goals with no stated issues to report. After discussion, Vice Chair Benjamin, seconded by Commissioner Leech, made the motion approving the reports. The motion was unanimously approved.

Commissioner Leech, seconded by Vice Chair, Benjamin, made the motion to adjourn the meeting. The motion was unanimously approved.

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Michael G. Wong  
Executive Director

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Gil Colman  
Chair

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	40,835.39	47,383.75	-6,548.36	115,942.58	142,151.25	-26,208.67	568,605.00
3112-06-000	PBV HAP Subsidy	70,677.00	47,965.00	22,712.00	203,635.00	143,895.00	59,740.00	575,580.00
3119-00-000	Total Rental Income	111,512.39	95,348.75	16,163.64	319,577.58	286,046.25	33,531.33	1,144,185.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	291.25	333.33	-42.08	1,361.50	999.99	361.51	4,000.00
3120-03-000	Damages	473.00	416.67	56.33	1,055.50	1,250.01	-194.51	5,000.00
3120-04-000	Late Charges	188.00	83.33	104.67	391.00	249.99	141.01	1,000.00
3129-00-000	Total Other Tenant Income	952.25	833.33	118.92	2,808.00	2,499.99	308.01	10,000.00
3199-00-000	TOTAL TENANT INCOME	112,464.64	96,182.08	16,282.56	322,385.58	288,546.24	33,839.34	1,154,185.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	4,818.77	4,949.25	-130.48	22,846.45	14,847.75	7,998.70	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	3,439.96	7,006.00	-3,566.04	9,420.27	21,018.00	-11,597.73	84,072.00
3410-61-200	COC Planning Grant	7,438.05	4,400.00	3,038.05	12,067.82	13,200.00	-1,132.18	52,800.00
3499-00-000	TOTAL GRANT INCOME	15,696.78	16,355.25	-658.47	44,334.54	49,065.75	-4,731.21	196,263.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	382.14	179.17	202.97	1,025.76	537.51	488.25	2,150.00
3620-00-000	Management Fee Income	1,204.65	1,166.67	37.98	3,583.01	3,500.01	83.00	14,000.00
3621-00-000	Bond Application Fees	0.00	2,500.00	-2,500.00	0.00	7,500.00	-7,500.00	30,000.00
3650-00-000	Miscellaneous Other Income	-116,679.80	12,500.00	-129,179.80	8,586.14	37,500.00	-28,913.86	150,000.00
3699-00-000	TOTAL OTHER INCOME	-115,093.01	16,345.84	-131,438.85	13,194.91	49,037.52	-35,842.61	196,150.00
3999-00-000	TOTAL INCOME	13,068.41	128,883.17	-115,814.76	379,915.03	386,649.51	-6,734.48	1,546,598.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	16,071.37	22,331.09	6,259.72	47,532.40	66,993.27	19,460.87	267,973.00
4110-04-000	Employee Benefit Contribution-Admin	5,025.68	7,650.50	2,624.82	17,929.78	22,951.50	5,021.72	91,806.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,421.52	3,544.67	123.15	10,264.56	10,634.01	369.45	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,655.33	1,154.58	-500.75	4,224.41	3,463.74	-760.67	13,855.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	2,511.00	4,183.25	1,672.25	8,788.30	12,549.75	3,761.45	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,421.68	797.83	-623.85	3,534.65	2,393.49	-1,141.16	9,574.00
4110-61-200	Salary-COC Planning Grant	5,067.22	3,404.50	-1,662.72	14,731.60	10,213.50	-4,518.10	40,854.00
4110-61-201	Adm Benefits-COC Planning	368.97	995.50	626.53	2,772.41	2,986.50	214.09	11,946.00
4110-99-000	Total Administrative Salaries	35,542.77	44,061.92	8,519.15	109,778.11	132,185.76	22,407.65	528,743.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	75.00	75.00	300.00
4130-04-000	General Legal Expense	4,639.50	1,166.66	-3,472.84	5,152.50	3,499.98	-1,652.52	14,000.00
4131-00-000	Total Legal Expense	4,639.50	1,233.33	-3,406.17	5,152.50	3,699.99	-1,452.51	14,800.00
4140-00-000	Staff Training	695.00	916.66	221.66	695.00	2,749.98	2,054.98	11,000.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4150-00-000	Travel	3,631.41	1,333.33	-2,298.08	7,117.57	3,999.99	-3,117.58	16,000.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	0.00	2,165.01	2,165.01	8,660.00
4189-00-000	Total Other Admin Expenses	3,631.41	2,180.00	-1,451.41	7,117.57	6,540.00	-577.57	26,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	141.67	141.67	160.00	425.01	265.01	1,700.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4190-03-000	Advertising	0.00	104.16	104.16	0.00	312.48	312.48	1,250.00
4190-04-000	Office Supplies	0.00	208.33	208.33	41.99	624.99	583.00	2,500.00
4190-06-000	Compliance	294.00	41.67	-252.33	294.00	125.01	-168.99	500.00
4190-07-000	Telephone & Internet	1,432.75	883.33	-549.42	3,134.14	2,649.99	-484.15	10,600.00
4190-08-000	Postage	57.60	166.67	109.07	753.40	500.01	-253.39	2,000.00
4190-10-000	Copiers	124.29	175.00	50.71	509.38	525.00	15.62	2,100.00
4190-12-000	Software	0.00	1,333.33	1,333.33	51.00	3,999.99	3,948.99	16,000.00
4190-13-000	IT/Website Maintenance	2,161.99	583.34	-1,578.65	5,431.38	1,750.02	-3,681.36	7,000.00
4190-14-000	Community Donations	10,000.00	1,000.00	-9,000.00	10,000.00	3,000.00	-7,000.00	12,000.00
4190-18-000	Small Office Equipment	0.00	291.67	291.67	679.98	875.01	195.03	3,500.00
4190-22-000	Other Misc Admin Expenses	-27,203.89	250.00	27,453.89	-20,592.75	750.00	21,342.75	3,000.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	606.24	606.24	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	0.00	3,196.26	3,196.26	12,785.00
4190-60-202	Services (HMIS/SNAP)	2,243.32	757.42	-1,485.90	3,273.32	2,272.26	-1,001.06	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	-10,889.94	7,370.76	18,260.70	3,735.84	22,112.28	18,376.44	88,449.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	33,618.74	55,762.67	22,143.93	126,479.02	167,288.01	40,808.99	669,152.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	3,326.96	1,833.33	-1,493.63	12,651.44	5,499.99	-7,151.45	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,326.96	1,833.33	-1,493.63	12,651.44	5,499.99	-7,151.45	22,000.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,202.11	1,333.33	131.22	3,280.03	3,999.99	719.96	16,000.00
4320-00-000	Electricity	9,117.04	7,791.66	-1,325.38	28,906.08	23,374.98	-5,531.10	93,500.00
4330-00-000	Gas	-1,182.92	83.33	1,266.25	1,083.48	249.99	-833.49	1,000.00
4340-00-000	Garbage/Trash Removal	0.00	270.83	270.83	0.00	812.49	812.49	3,250.00
4390-00-000	Sewer & Trash	2,310.88	2,333.33	22.45	6,808.46	6,999.99	191.53	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	11,447.11	11,812.48	365.37	40,078.05	35,437.44	-4,640.61	141,750.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	8,859.58	8,314.09	-545.49	22,857.82	24,942.27	2,084.45	99,769.00
4410-05-000	Employee Benefit Contribution-Maint.	1,930.28	3,203.24	1,272.96	6,018.15	9,609.72	3,591.57	38,439.00
4419-00-000	Total General Maint Expense	10,789.86	11,517.33	727.47	28,875.97	34,551.99	5,676.02	138,208.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	11.00	45.83	34.83	11.00	137.49	126.49	550.00
4420-02-000	Supplies-Appliance	-439.20	91.66	530.86	-363.96	274.98	638.94	1,100.00
4420-03-000	Supplies-Unit Turnover	891.66	375.00	-516.66	899.69	1,125.00	225.31	4,500.00
4420-04-000	Supplies-Electrical	0.00	391.67	391.67	331.98	1,175.01	843.03	4,700.00
4420-05-000	Supplies-Fuel & Parts	48.89	108.34	59.45	252.91	325.02	72.11	1,300.00
4420-06-000	Supplies-Janitorial/Cleaning	38.57	291.67	253.10	86.87	875.01	788.14	3,500.00
4420-07-000	Supplies-Maint/Repairs	33.31	1,458.33	1,425.02	144.96	4,374.99	4,230.03	17,500.00
4420-08-000	Supplies-Plumbing	14.23	375.00	360.77	747.43	1,125.00	377.57	4,500.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	187.50	187.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	50.00	50.00	0.00	150.00	150.00	600.00
4420-11-000	Supplies-HVAC	0.00	291.66	291.66	0.00	874.98	874.98	3,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	116.67	116.67	0.00	350.01	350.01	1,400.00
4429-00-000	Total Materials	598.46	3,658.33	3,059.87	2,110.88	10,974.99	8,864.11	43,900.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	729.39	1,000.00	270.61	2,472.46	3,000.00	527.54	12,000.00
4430-04-000	Contract-Snow Removal	0.00	208.33	208.33	287.50	624.99	337.49	2,500.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	1,282.41	2,499.99	1,217.58	10,000.00
4430-06-000	Contract-Electrical	0.00	250.01	250.01	209.50	750.03	540.53	3,000.00
4430-07-000	Contract-Pest Control	335.10	1,749.99	1,414.89	1,405.30	5,249.97	3,844.67	21,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	150.00	150.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	175.08	325.00	149.92	544.17	975.00	430.83	3,900.00
4430-11-000	Contract-Plumbing	0.00	166.66	166.66	1,619.77	499.98	-1,119.79	2,000.00
4430-12-000	Contract-Inspections	0.00	541.66	541.66	2,200.00	1,624.98	-575.02	6,500.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, Grants, CVII, CST)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - March 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-13-000	Contract-HVAC	0.00	875.00	875.00	4,616.16	2,625.00	-1,991.16	10,500.00
4430-15-000	Contract-Video Surveillance	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4430-17-000	Contract-Elevator Maintenance	0.00	966.67	966.67	3,902.11	2,900.01	-1,002.10	11,600.00
4430-18-000	Contract-Alarm Monitoring	180.80	237.50	56.70	2,497.96	712.50	-1,785.46	2,850.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	350.00	350.00	375.00	1,050.00	675.00	4,200.00
4430-23-000	Contract-Consultants	3,175.00	0.00	-3,175.00	3,175.00	0.00	-3,175.00	0.00
4430-99-000	Contract Costs-Other	0.00	333.34	333.34	6,554.91	1,000.02	-5,554.89	4,000.00
4439-00-000	Total Contract Costs	4,595.37	8,095.82	3,500.45	31,142.25	24,287.46	-6,854.79	97,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,983.69	23,271.48	7,287.79	62,129.10	69,814.44	7,685.34	279,258.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	331.41	332.50	1.09	1,193.84	997.50	-196.34	3,990.00
4510-10-000	Property Insurance	475.70	824.59	348.89	1,381.06	2,473.77	1,092.71	9,895.00
4510-20-000	Liability Insurance	239.43	331.25	91.82	695.11	993.75	298.64	3,975.00
4510-30-000	Workmen's Compensation	512.31	556.49	44.18	1,487.36	1,669.47	182.11	6,678.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	110.50	110.50	0.00	331.50	331.50	1,326.00
4570-00-000	Bad Debt-Tenant Rents	0.00	875.00	875.00	0.00	2,625.00	2,625.00	10,500.00
4570-01-000	Bad Debt-Other	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,558.85	3,863.66	2,304.81	4,757.37	11,590.98	6,833.61	46,364.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	20,344.28	6,646.42	-13,697.86	29,874.55	19,939.26	-9,935.29	79,757.00
4899-00-000	TOTAL FINANCING EXPENSES	20,344.28	6,646.42	-13,697.86	29,874.55	19,939.26	-9,935.29	79,757.00
8000-00-000	TOTAL EXPENSES	86,279.63	103,190.04	16,910.41	275,969.53	309,570.12	33,600.59	1,238,281.00
9000-00-000	NET INCOME	-73,211.22	25,693.13	-98,904.35	103,945.50	77,079.39	26,866.11	308,317.00

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

January - March 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	18,600.39	19,115.00	-514.61	45,168.58	57,345.00	-12,176.42	229,380.00
3119-00-000	Total Rental Income	18,600.39	19,115.00	-514.61	45,168.58	57,345.00	-12,176.42	229,380.00
3199-00-000	TOTAL TENANT INCOME	18,600.39	19,115.00	-514.61	45,168.58	57,345.00	-12,176.42	229,380.00
3999-00-000	TOTAL INCOME	18,600.39	19,115.00	-514.61	45,168.58	57,345.00	-12,176.42	229,380.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	41.71	50.00	8.29	125.13	150.00	24.87	600.00
4191-00-000	Total Miscellaneous Admin Expenses	41.71	50.00	8.29	125.13	150.00	24.87	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41.71	50.00	8.29	125.13	150.00	24.87	600.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4330-00-000	Gas	-1,325.79	0.00	1,325.79	0.00	0.00	0.00	0.00
4399-00-000	TOTAL UTILITY EXPENSES	-1,325.79	83.33	1,409.12	0.00	249.99	249.99	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4429-00-000	Total Materials	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	175.00	249.99	74.99	1,000.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4430-07-000	Contract-Pest Control	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-13-000	Contract-HVAC	0.00	166.67	166.67	2,922.00	500.01	-2,421.99	2,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	3,237.36	750.00	-2,487.36	3,000.00
4430-18-000	Contract-Alarm Monitoring	23.00	25.00	2.00	69.00	75.00	6.00	300.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	166.67	166.67	375.00	500.01	125.01	2,000.00
4430-99-000	Contract Costs-Other	0.00	125.00	125.00	1,200.00	375.00	-825.00	1,500.00
4439-00-000	Total Contract Costs	23.00	941.67	918.67	7,978.36	2,825.01	-5,153.35	11,300.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - March 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	23.00	1,025.00	1,002.00	7,978.36	3,075.00	-4,903.36	12,300.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,050.57	2,158.33	107.76	6,622.95	6,474.99	-147.96	25,900.00
4899-00-000	TOTAL FINANCING EXPENSES	2,050.57	2,158.33	107.76	6,622.95	6,474.99	-147.96	25,900.00
8000-00-000	TOTAL EXPENSES	789.49	3,316.66	2,527.17	14,726.44	9,949.98	-4,776.46	39,800.00
9000-00-000	NET INCOME	17,810.90	15,798.34	2,012.56	30,442.14	47,395.02	-16,952.88	189,580.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	17,974.00	20,000.00	-2,026.00	58,162.00	60,000.00	-1,838.00	240,000.00
3112-06-000	PBV HAP Subsidy	57,005.00	39,696.17	17,308.83	167,921.00	119,088.51	48,832.49	476,354.00
3119-00-000	Total Rental Income	74,979.00	59,696.17	15,282.83	226,083.00	179,088.51	46,994.49	716,354.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	291.25	333.33	-42.08	1,361.50	999.99	361.51	4,000.00
3120-03-000	Damages	473.00	416.67	56.33	880.50	1,250.01	-369.51	5,000.00
3120-04-000	Late Charges	112.00	83.33	28.67	315.00	249.99	65.01	1,000.00
3129-00-000	Total Other Tenant Income	876.25	833.33	42.92	2,557.00	2,499.99	57.01	10,000.00
3199-00-000	TOTAL TENANT INCOME	75,855.25	60,529.50	15,325.75	228,640.00	181,588.50	47,051.50	726,354.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	329.01	166.67	162.34	927.79	500.01	427.78	2,000.00
3699-00-000	TOTAL OTHER INCOME	329.01	166.67	162.34	927.79	500.01	427.78	2,000.00
3999-00-000	TOTAL INCOME	76,184.26	60,696.17	15,488.09	229,567.79	182,088.51	47,479.28	728,354.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	5,867.33	5,133.67	-733.66	15,150.13	15,401.01	250.88	61,604.00
4110-04-000	Employee Benefit Contribution-Admin	1,744.84	1,711.25	-33.59	5,136.14	5,133.75	-2.39	20,535.00
4110-99-000	Total Administrative Salaries	7,612.17	6,844.92	-767.25	20,286.27	20,534.76	248.49	82,139.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	75.00	75.00	300.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	-1,500.00	750.00	2,250.00	3,000.00
4131-00-000	Total Legal Expense	0.00	316.67	316.67	-1,500.00	950.01	2,450.01	3,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses							

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

January - March 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	50.01	50.01	200.00
4190-03-000	Advertising	0.00	20.83	20.83	0.00	62.49	62.49	250.00
4190-04-000	Office Supplies	0.00	41.67	41.67	41.99	125.01	83.02	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4190-07-000	Telephone & Internet	222.49	250.00	27.51	673.74	750.00	76.26	3,000.00
4190-08-000	Postage	16.20	41.67	25.47	176.20	125.01	-51.19	500.00
4190-10-000	Copiers	40.51	50.00	9.49	112.84	150.00	37.16	600.00
4190-12-000	Software	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
4190-13-000	IT/Website Maintenance	596.15	166.67	-429.48	1,151.79	500.01	-651.78	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4190-22-000	Other Misc Admin Expenses	-18,623.47	83.33	18,706.80	-18,623.47	249.99	18,873.46	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	-17,748.12	1,170.85	18,918.97	-16,466.91	3,512.55	19,979.46	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	-10,135.95	8,665.77	18,801.72	2,319.36	25,997.31	23,677.95	103,989.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	3,326.96	1,833.33	-1,493.63	11,222.86	5,499.99	-5,722.87	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,326.96	1,833.33	-1,493.63	11,222.86	5,499.99	-5,722.87	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	812.32	1,000.00	187.68	2,437.36	3,000.00	562.64	12,000.00
4320-00-000	Electricity	7,142.58	5,833.33	-1,309.25	24,301.65	17,499.99	-6,801.66	70,000.00
4390-00-000	Sewer & Trash	1,775.40	2,333.33	557.93	5,326.20	6,999.99	1,673.79	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	9,730.30	9,166.66	-563.64	32,065.21	27,499.98	-4,565.23	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	5,479.42	5,196.67	-282.75	15,144.09	15,590.01	445.92	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,403.85	2,178.08	774.23	4,325.41	6,534.24	2,208.83	26,137.00
4419-00-000	Total General Maint Expense	6,883.27	7,374.75	491.48	19,469.50	22,124.25	2,654.75	88,497.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	11.00	25.00	14.00	11.00	75.00	64.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	75.24	249.99	174.75	1,000.00
4420-03-000	Supplies-Unit Turnover	891.66	291.67	-599.99	899.69	875.01	-24.68	3,500.00
4420-04-000	Supplies-Electrical	0.00	333.33	333.33	331.56	999.99	668.43	4,000.00
4420-05-000	Supplies-Fuel & Parts	48.89	66.67	17.78	252.91	200.01	-52.90	800.00
4420-06-000	Supplies-Janitorial/Cleaning	38.57	83.33	44.76	49.00	249.99	200.99	1,000.00
4420-07-000	Supplies-Maint/Repairs	26.89	1,250.00	1,223.11	138.54	3,750.00	3,611.46	15,000.00
4420-08-000	Supplies-Plumbing	14.23	250.00	235.77	654.02	750.00	95.98	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	187.50	187.50	750.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	62.49	62.49	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	150.00	150.00	600.00
4429-00-000	<b>Total Materials</b>	<b>1,031.24</b>	<b>2,724.99</b>	<b>1,693.75</b>	<b>2,411.96</b>	<b>8,174.97</b>	<b>5,763.01</b>	<b>32,700.00</b>
4430-00-000	<b>Contract Costs</b>							
4430-03-000	Contract-Trash Collection	729.39	916.67	187.28	1,941.12	2,750.01	808.89	11,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	112.50	249.99	137.49	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	1,282.41	2,499.99	1,217.58	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	209.50	500.01	290.51	2,000.00
4430-07-000	Contract-Pest Control	335.10	1,333.33	998.23	1,405.30	3,999.99	2,594.69	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	150.00	150.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	175.08	200.00	24.92	544.17	600.00	55.83	2,400.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	1,619.77	249.99	-1,369.78	1,000.00
4430-12-000	Contract-Inspections	0.00	458.33	458.33	600.00	1,374.99	774.99	5,500.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,694.16	1,250.01	-444.15	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	716.67	716.67	664.75	2,150.01	1,485.26	8,600.00
4430-18-000	Contract-Alarm Monitoring	15.00	66.67	51.67	337.50	200.01	-137.49	800.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
4430-23-000	Contract-Consultants	3,175.00	0.00	-3,175.00	3,175.00	0.00	-3,175.00	0.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4439-00-000	<b>Total Contract Costs</b>	<b>4,429.57</b>	<b>5,591.67</b>	<b>1,162.10</b>	<b>13,586.18</b>	<b>16,775.01</b>	<b>3,188.83</b>	<b>67,100.00</b>
4499-00-000	<b>TOTAL MAINTENANCE AND OPERATIONAL EXPENSES</b>	<b>12,344.08</b>	<b>15,691.41</b>	<b>3,347.33</b>	<b>35,467.64</b>	<b>47,074.23</b>	<b>11,606.59</b>	<b>188,297.00</b>
4500-00-000	<b>GENERAL EXPENSES</b>							
4510-00-000	Insurance-Other	229.01	205.00	-24.01	896.56	615.00	-281.56	2,460.00
4510-10-000	Property Insurance	411.75	416.67	4.92	1,195.40	1,250.01	54.61	5,000.00
4510-20-000	Liability Insurance	222.95	218.75	-4.20	647.27	656.25	8.98	2,625.00
4510-30-000	Workmen's Compensation	132.82	143.33	10.51	385.61	429.99	44.38	1,720.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000.00
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	<b>996.53</b>	<b>1,817.08</b>	<b>820.55</b>	<b>3,124.84</b>	<b>5,451.24</b>	<b>2,326.40</b>	<b>21,805.00</b>
4800-00-000	<b>FINANCING EXPENSE</b>							
4851-00-000	Interest Expense-Loan 1	2,218.06	2,321.42	103.36	7,175.95	6,964.26	-211.69	27,857.00
4899-00-000	<b>TOTAL FINANCING EXPENSES</b>	<b>2,218.06</b>	<b>2,321.42</b>	<b>103.36</b>	<b>7,175.95</b>	<b>6,964.26</b>	<b>-211.69</b>	<b>27,857.00</b>
8000-00-000	<b>TOTAL EXPENSES</b>	<b>18,479.98</b>	<b>39,495.67</b>	<b>21,015.69</b>	<b>91,375.86</b>	<b>118,487.01</b>	<b>27,111.15</b>	<b>473,948.00</b>

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - March 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	57,704.28	21,200.50	36,503.78	138,191.93	63,601.50	74,590.43	254,406.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	4,818.77	4,949.25	-130.48	22,846.45	14,847.75	7,998.70	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	3,439.96	7,006.00	-3,566.04	9,420.27	21,018.00	-11,597.73	84,072.00
3410-61-200	COC Planning Grant	7,438.05	4,400.00	3,038.05	12,067.82	13,200.00	-1,132.18	52,800.00
3499-00-000	TOTAL GRANT INCOME	15,696.78	16,355.25	-658.47	44,334.54	49,065.75	-4,731.21	196,263.00
3999-00-000	TOTAL INCOME	15,696.78	16,355.25	-658.47	44,334.54	49,065.75	-4,731.21	196,263.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,421.52	3,544.67	123.15	10,264.56	10,634.01	369.45	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,655.33	1,154.58	-500.75	4,224.41	3,463.74	-760.67	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	2,511.00	4,183.25	1,672.25	8,788.30	12,549.75	3,761.45	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI)	1,421.68	797.83	-623.85	3,534.65	2,393.49	-1,141.16	9,574.00
4110-61-200	Salary-COC Planning Grant	5,067.22	3,404.50	-1,662.72	14,731.60	10,213.50	-4,518.10	40,854.00
4110-61-201	Adm Benefits-COC Planning	368.97	995.50	626.53	2,772.41	2,986.50	214.09	11,946.00
4110-99-000	Total Administrative Salaries	14,445.72	14,080.33	-365.39	44,315.93	42,240.99	-2,074.94	168,964.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4189-00-000	Total Other Admin Expenses	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	606.24	606.24	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	0.00	3,196.26	3,196.26	12,785.00
4190-60-202	Services (HMIS/SNAP)	2,243.32	757.42	-1,485.90	3,273.32	2,272.26	-1,001.06	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	2,243.32	2,149.92	-93.40	3,273.32	6,449.76	3,176.44	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	16,689.04	16,355.25	-333.79	47,589.25	49,065.75	1,476.50	196,263.00
8000-00-000	TOTAL EXPENSES	16,689.04	16,355.25	-333.79	47,589.25	49,065.75	1,476.50	196,263.00
9000-00-000	NET INCOME	-992.26	0.00	-992.26	-3,254.71	0.00	-3,254.71	0.00

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

January - March 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	4,261.00	8,268.75	-4,007.75	11,164.00	24,806.25	-13,642.25	99,225.00
3112-06-000	PBV HAP Subsidy	13,672.00	8,268.83	5,403.17	35,714.00	24,806.49	10,907.51	99,226.00
3119-00-000	Total Rental Income	17,933.00	16,537.58	1,395.42	46,878.00	49,612.74	-2,734.74	198,451.00
3120-00-000	Other Tenant Income							
3120-04-000	Late Charges	76.00	0.00	76.00	76.00	0.00	76.00	0.00
3129-00-000	Total Other Tenant Income	76.00	0.00	76.00	76.00	0.00	76.00	0.00
3199-00-000	TOTAL TENANT INCOME	18,009.00	16,537.58	1,471.42	46,954.00	49,612.74	-2,658.74	198,451.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	51.58	0.00	51.58	61.44	0.00	61.44	0.00
3650-00-000	Miscellaneous Other Income	-117,221.56	0.00	-117,221.56	0.00	0.00	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	-117,169.98	0.00	-117,169.98	61.44	0.00	61.44	0.00
3999-00-000	TOTAL INCOME	-99,160.98	16,537.58	-115,698.56	47,015.44	49,612.74	-2,597.30	198,451.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	656.46	740.75	84.29	656.46	2,222.25	1,565.79	8,889.00
4110-04-000	Employee Benefit Contribution-Admin	50.22	254.58	204.36	50.22	763.74	713.52	3,055.00
4110-99-000	Total Administrative Salaries	706.68	995.33	288.65	706.68	2,985.99	2,279.31	11,944.00
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	474.00	83.33	-390.67	969.00	249.99	-719.01	1,000.00
4131-00-000	Total Legal Expense	474.00	83.33	-390.67	969.00	249.99	-719.01	1,000.00
4171-00-000	Auditing Fees	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
4189-00-000	Total Other Admin Expenses	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4190-07-000	Telephone & Internet	216.54	83.33	-133.21	628.90	249.99	-378.91	1,000.00
4190-08-000	Postage	0.00	0.00	0.00	30.00	0.00	-30.00	0.00
4190-10-000	Copiers	0.00	41.67	41.67	50.04	125.01	74.97	500.00
4190-12-000	Software	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00

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

January - March 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-13-000	IT/Website Maintenance	87.00	0.00	-87.00	166.77	0.00	-166.77	0.00
4190-22-000	Other Misc Admin Expenses	313.50	0.00	-313.50	1,100.50	0.00	-1,100.50	0.00
4191-00-000	Total Miscellaneous Admin Expenses	617.04	291.66	-325.38	1,976.21	874.98	-1,101.23	3,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,797.72	1,470.32	-327.40	3,651.89	4,410.96	759.07	17,644.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	226.44	250.00	23.56	679.32	750.00	70.68	3,000.00
4320-00-000	Electricity	1,007.21	1,833.33	826.12	3,159.45	5,499.99	2,340.54	22,000.00
4340-00-000	Garbage/Trash Removal	0.00	270.83	270.83	0.00	812.49	812.49	3,250.00
4390-00-000	Sewer & Trash	473.44	0.00	-473.44	1,420.22	0.00	-1,420.22	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,707.09	2,354.16	647.07	5,258.99	7,062.48	1,803.49	28,250.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	890.46	918.25	27.79	890.46	2,754.75	1,864.29	11,019.00
4410-05-000	Employee Benefit Contribution-Maint.	69.69	291.58	221.89	69.69	874.74	805.05	3,499.00
4419-00-000	Total General Maint Expense	960.15	1,209.83	249.68	960.15	3,629.49	2,669.34	14,518.00
4420-00-000	Materials							
4420-02-000	Supplies-Appliance	-439.20	0.00	439.20	-439.20	0.00	439.20	0.00
4420-03-000	Supplies-Unit Turnover	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4420-04-000	Supplies-Electrical	0.00	16.67	16.67	0.00	50.01	50.01	200.00
4420-05-000	Supplies-Fuel & Parts	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	166.67	166.67	37.87	500.01	462.14	2,000.00
4420-07-000	Supplies-Maint/Repairs	6.42	83.33	76.91	6.42	249.99	243.57	1,000.00
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4420-11-000	Supplies-HVAC	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	66.67	66.67	0.00	200.01	200.01	800.00
4429-00-000	Total Materials	-432.78	625.00	1,057.78	-394.91	1,875.00	2,269.91	7,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	531.34	249.99	-281.35	1,000.00
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4430-07-000	Contract-Pest Control	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00

<b>COMMERCE VILLAGE II</b>								
<b>Statement of Revenues, Expenditures, and Changes in Fund Net Position</b>								
January - March 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-12-000	Contract-Inspections	0.00	83.33	83.33	1,600.00	249.99	-1,350.01	1,000.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	83.33	83.33	1,035.00	249.99	-785.01	1,000.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,993.91	0.00	-2,993.91	0.00
4439-00-000	Total Contract Costs	0.00	1,166.65	1,166.65	6,160.25	3,499.95	-2,660.30	14,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	527.37	3,001.48	2,474.11	6,725.49	9,004.44	2,278.95	36,018.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	0.00	16.67	16.67	0.00	50.01	50.01	200.00
4510-10-000	Property Insurance	0.00	282.92	282.92	0.00	848.76	848.76	3,395.00
4510-20-000	Liability Insurance	0.00	62.50	62.50	0.00	187.50	187.50	750.00
4510-30-000	Workmen's Compensation	0.00	40.83	40.83	0.00	122.49	122.49	490.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	444.59	444.59	0.00	1,333.77	1,333.77	5,335.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	16,075.65	2,166.67	-13,908.98	16,075.65	6,500.01	-9,575.64	26,000.00
4899-00-000	TOTAL FINANCING EXPENSES	16,075.65	2,166.67	-13,908.98	16,075.65	6,500.01	-9,575.64	26,000.00
8000-00-000	TOTAL EXPENSES	20,107.83	9,437.22	-10,670.61	33,140.60	28,311.66	-4,828.94	113,247.00
9000-00-000	NET INCOME	-119,268.81	7,100.36	-126,369.17	13,874.84	21,301.08	-7,426.24	85,204.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3600-00-000	OTHER INCOME							
3650-00-000	Miscellaneous Other Income	541.76	0.00	541.76	8,586.14	0.00	8,586.14	0.00
3699-00-000	TOTAL OTHER INCOME	541.76	0.00	541.76	8,586.14	0.00	8,586.14	0.00
3999-00-000	TOTAL INCOME	541.76	0.00	541.76	8,586.14	0.00	8,586.14	0.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	276.50	0.00	-276.50	276.50	0.00	-276.50	0.00
4131-00-000	Total Legal Expense	276.50	0.00	-276.50	276.50	0.00	-276.50	0.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	602.36	0.00	-602.36	602.36	0.00	-602.36	0.00
4190-13-000	IT/Website Maintenance	0.00	0.00	0.00	1,250.48	0.00	-1,250.48	0.00
4190-22-000	Other Misc Admin Expenses	352.00	0.00	-352.00	352.00	0.00	-352.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	954.36	0.00	-954.36	2,204.84	0.00	-2,204.84	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,230.86	0.00	-1,230.86	2,481.34	0.00	-2,481.34	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	163.35	0.00	-163.35	163.35	0.00	-163.35	0.00
4320-00-000	Electricity	825.33	0.00	-825.33	919.67	0.00	-919.67	0.00
4330-00-000	Gas	142.87	0.00	-142.87	289.28	0.00	-289.28	0.00
4390-00-000	Sewer & Trash	62.04	0.00	-62.04	62.04	0.00	-62.04	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,193.59	0.00	-1,193.59	1,434.34	0.00	-1,434.34	0.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4430-00-000	Contract Costs							
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	855.36	0.00	-855.36	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,361.00	0.00	-2,361.00	0.00
4439-00-000	Total Contract Costs	0.00	0.00	0.00	3,216.36	0.00	-3,216.36	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	3,216.36	0.00	-3,216.36	0.00
8000-00-000	TOTAL EXPENSES	2,424.45	0.00	-2,424.45	7,132.04	0.00	-7,132.04	0.00

COURT SQUARE THEATER								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - March 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	-1,882.69	0.00	-1,882.69	1,454.10	0.00	1,454.10	0.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	691,470.00	631,445.50	60,024.50	2,102,488.00	1,894,336.50	208,151.50	7,577,346.00
3410-02-000	Section 8 Admin. Fee Income	53,202.00	45,553.50	7,648.50	161,686.00	136,660.50	25,025.50	546,642.00
3410-03-000	Section 8 FSS Grant Income	17,220.83	11,466.00	5,754.83	29,206.22	34,398.00	-5,191.78	137,592.00
3410-04-000	Port-In Admin Fees Earned	562.49	100.00	462.49	1,875.18	300.00	1,575.18	1,200.00
3410-06-000	Port In HAP Earned	10,273.00	2,500.00	7,773.00	30,996.00	7,500.00	23,496.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	772,728.32	691,065.00	81,663.32	2,326,251.40	2,073,195.00	253,056.40	8,292,780.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	2,782.07	833.33	1,948.74	3,092.57	2,499.99	592.58	10,000.00
3640-01-000	Fraud Recovery-ADM	2,782.08	833.33	1,948.75	3,092.58	2,499.99	592.59	10,000.00
3699-00-000	TOTAL OTHER INCOME	5,564.15	1,666.66	3,897.49	6,185.15	4,999.98	1,185.17	20,000.00
3999-00-000	TOTAL INCOME	778,292.47	692,731.66	85,560.81	2,332,436.55	2,078,194.98	254,241.57	8,312,780.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	29,265.87	27,254.17	-2,011.70	75,671.20	81,762.51	6,091.31	327,050.00
4110-04-000	Employee Benefit Contribution-Admin	8,432.62	9,365.58	932.96	25,461.81	28,096.74	2,634.93	112,387.00
4110-20-400	Administrative Salaries-FSS	8,987.52	8,065.25	-922.27	26,962.57	24,195.75	-2,766.82	96,783.00
4110-21-400	Employee Benefits Contribution-FSS	2,977.72	2,993.33	15.61	9,135.69	8,979.99	-155.70	35,920.00
4110-30-100	Administrative Salaries-MS5	1,869.88	2,363.33	493.45	11,720.14	7,089.99	-4,630.15	28,360.00
4110-30-101	Employee Benefits Contribution-MS5	142.58	388.92	246.34	357.57	1,166.76	809.19	4,667.00
4110-99-000	Total Administrative Salaries	51,676.19	50,430.58	-1,245.61	149,308.98	151,291.74	1,982.76	605,167.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	195.00	333.33	138.33	1,335.00	999.99	-335.01	4,000.00
4131-00-000	Total Legal Expense	195.00	333.33	138.33	1,335.00	999.99	-335.01	4,000.00
4140-00-000	Staff Training	309.00	1,083.33	774.33	3,063.00	3,249.99	186.99	13,000.00
4140-01-400	Staff Training-FSS	1,519.52	407.42	-1,112.10	6,592.72	1,222.26	-5,370.46	4,889.00
4150-00-000	Travel	3,649.75	1,083.33	-2,566.42	3,649.75	3,249.99	-399.76	13,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000.00
4172-00-000	Port Out Admin Fee Paid	160.39	208.34	47.95	522.07	625.02	102.95	2,500.00
4189-00-000	Total Other Admin Expenses	3,810.14	2,125.00	-1,685.14	4,171.82	6,375.00	2,203.18	25,500.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	0.00	0.00	435.00	0.00	-435.00	0.00
4190-04-000	Office Supplies	113.40	166.67	53.27	351.80	500.01	148.21	2,000.00
4190-05-000	Fuel-Administrative	69.83	75.00	5.17	361.29	225.00	-136.29	900.00
4190-06-000	Compliance	1,080.00	500.00	-580.00	2,811.00	1,500.00	-1,311.00	6,000.00
4190-07-000	Telephone & Internet	505.83	250.00	-255.83	1,392.99	750.00	-642.99	3,000.00
4190-08-000	Postage	64.80	125.17	60.37	684.80	375.51	-309.29	1,502.00
4190-10-000	Copiers	114.30	125.00	10.70	439.99	375.00	-64.99	1,500.00
4190-12-000	Software	221.70	1,833.33	1,611.63	441.70	5,499.99	5,058.29	22,000.00
4190-13-000	IT/Website Maintenance	2,307.83	208.33	-2,099.50	4,450.00	624.99	-3,825.01	2,500.00
4190-22-000	Other Misc Admin Expenses	11,076.63	0.00	-11,076.63	41,498.71	0.00	-41,498.71	0.00
4191-00-000	Total Miscellaneous Admin Expenses	15,554.32	3,283.50	-12,270.82	52,867.28	9,850.50	-43,016.78	39,402.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	73,064.17	57,663.16	-15,401.01	217,338.80	172,989.48	-44,349.32	691,958.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	289.66	289.66	160.00	868.98	708.98	3,476.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	289.66	289.66	160.00	868.98	708.98	3,476.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	153.54	0.00	-153.54	445.76	0.00	-445.76	0.00
4510-10-000	Property Insurance	54.78	0.00	-54.78	159.04	0.00	-159.04	0.00
4510-20-000	Liability Insurance	14.01	0.00	-14.01	40.68	0.00	-40.68	0.00
4510-30-000	Workmen's Compensation	493.34	0.00	-493.34	1,432.28	0.00	-1,432.28	0.00
4570-01-000	Bad Debt-Other	7,121.86	0.00	-7,121.86	7,121.86	0.00	-7,121.86	0.00
4599-00-000	TOTAL GENERAL EXPENSES	7,837.53	0.00	-7,837.53	9,199.62	0.00	-9,199.62	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	720,566.00	618,445.50	-102,120.50	2,174,648.00	1,855,336.50	-319,311.50	7,421,346.00
4715-01-000	Tenant Utility Payments-Voucher	4,807.00	8,750.00	3,943.00	15,167.00	26,250.00	11,083.00	105,000.00
4715-02-000	Port Out HAP Payments	3,783.00	2,500.00	-1,283.00	11,379.00	7,500.00	-3,879.00	30,000.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4715-07-000	Tenant FSS Goal Incentives	3,800.00	3,333.33	-466.67	8,800.00	9,999.99	1,199.99	40,000.00
4715-08-000	Landlord Incentives	320.77	1,666.67	1,345.90	1,307.28	5,000.01	3,692.73	20,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	733,276.77	634,778.83	-98,497.94	2,211,301.28	1,904,336.49	-306,964.79	7,617,346.00
8000-00-000	TOTAL EXPENSES	814,178.47	692,731.65	-121,446.82	2,437,999.70	2,078,194.95	-359,804.75	8,312,780.00
9000-00-000	NET INCOME	-35,886.00	0.01	-35,886.01	-105,563.15	0.03	-105,563.18	0.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	18,580.00	17,757.50	822.50	55,720.00	53,272.50	2,447.50	213,090.00
3112-00-000	50059 HAP Subsidy	25,265.00	24,724.50	540.50	73,362.00	74,173.50	-811.50	296,694.00
3119-00-000	Total Rental Income	43,845.00	42,482.00	1,363.00	129,082.00	127,446.00	1,636.00	509,784.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	291.25	333.33	-42.08	1,361.50	999.99	361.51	4,000.00
3120-03-000	Damages	1,025.00	333.33	691.67	3,673.00	999.99	2,673.01	4,000.00
3120-04-000	Late Charges	133.50	83.33	50.17	453.00	249.99	203.01	1,000.00
3120-08-000	Workorders/Maint Charges	65.00	83.33	-18.33	34.00	249.99	-215.99	1,000.00
3129-00-000	Total Other Tenant Income	1,514.75	833.32	681.43	5,521.50	2,499.96	3,021.54	10,000.00
3199-00-000	TOTAL TENANT INCOME	45,359.75	43,315.32	2,044.43	134,603.50	129,945.96	4,657.54	519,784.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	2,621.39	6,526.75	-3,905.36	3,422.20	19,580.25	-16,158.05	78,321.00
3499-00-000	TOTAL GRANT INCOME	2,621.39	6,526.75	-3,905.36	3,422.20	19,580.25	-16,158.05	78,321.00
3999-00-000	TOTAL INCOME	47,981.14	49,842.07	-1,860.93	138,025.70	149,526.21	-11,500.51	598,105.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,226.77	3,703.33	476.56	9,728.94	11,109.99	1,381.05	44,440.00
4110-04-000	Employee Benefit Contribution-Admin	1,403.94	1,388.42	-15.52	4,212.70	4,165.26	-47.44	16,661.00
4110-99-000	Total Administrative Salaries	4,630.71	5,091.75	461.04	13,941.64	15,275.25	1,333.61	61,101.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	25.00	41.67	16.67	25.00	125.01	100.01	500.00
4130-02-000	Criminal Background Checks	42.00	25.00	-17.00	63.00	75.00	12.00	300.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	2,050.01	750.00	-1,300.01	3,000.00
4131-00-000	Total Legal Expense	67.00	316.67	249.67	2,138.01	950.01	-1,188.00	3,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	50.01	50.01	200.00
4190-03-000	Advertising	0.00	20.83	20.83	0.00	62.49	62.49	250.00
4190-04-000	Office Supplies	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4190-07-000	Telephone & Internet	329.21	250.00	-79.21	995.26	750.00	-245.26	3,000.00
4190-08-000	Postage	10.80	41.67	30.87	130.80	125.01	-5.79	500.00
4190-10-000	Copiers	34.78	50.00	15.22	97.57	150.00	52.43	600.00
4190-12-000	Software	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
4190-13-000	IT/Website Maintenance	445.20	166.67	-278.53	852.55	500.01	-352.54	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4190-22-000	Other Misc Admin Expenses	-1,492.74	83.33	1,576.07	-1,492.74	249.99	1,742.73	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	-672.75	1,170.85	1,843.60	583.44	3,512.55	2,929.11	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,024.96	6,912.60	2,887.64	16,663.09	20,737.80	4,074.71	82,951.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	9,210.80	4,553.33	-4,657.47	9,210.80	13,659.99	4,449.19	54,640.00
4211-20-300	Tenant Services-Benefits	2,370.97	1,104.58	-1,266.39	2,370.97	3,313.74	942.77	13,255.00
4220-01-000	Other Tenant Svcs.	3,326.97	1,833.33	-1,493.64	11,242.87	5,499.99	-5,742.88	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	485.78	472.17	-13.61	756.98	1,416.51	659.53	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	0.00	564.99	564.99	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	15,394.52	8,360.07	-7,034.45	23,581.62	25,080.21	1,498.59	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	919.08	1,000.00	80.92	2,597.40	3,000.00	402.60	12,000.00
4320-00-000	Electricity	9,808.86	5,833.33	-3,975.53	32,109.56	17,499.99	-14,609.57	70,000.00
4390-00-000	Sewer & Trash	1,952.12	2,333.33	381.21	5,621.28	6,999.99	1,378.71	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	12,680.06	9,166.66	-3,513.40	40,328.24	27,499.98	-12,828.26	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	5,479.41	5,196.67	-282.74	15,363.66	15,590.01	226.35	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,403.92	2,159.58	755.66	4,343.00	6,478.74	2,135.74	25,915.00
4419-00-000	Total General Maint Expense	6,883.33	7,356.25	472.92	19,706.66	22,068.75	2,362.09	88,275.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	75.00	75.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	8.03	875.01	866.98	3,500.00
4420-04-000	Supplies-Electrical	0.00	333.33	333.33	286.57	999.99	713.42	4,000.00
4420-05-000	Supplies-Fuel & Parts	45.39	66.67	21.28	234.84	200.01	-34.83	800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4420-07-000	Supplies-Maint/Repairs	26.89	416.67	389.78	26.89	1,250.01	1,223.12	5,000.00
4420-08-000	Supplies-Plumbing	0.00	250.00	250.00	992.34	750.00	-242.34	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	187.50	187.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	62.49	62.49	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	150.00	150.00	600.00
4429-00-000	<b>Total Materials</b>	<b>72.28</b>	<b>1,891.66</b>	<b>1,819.38</b>	<b>1,548.67</b>	<b>5,674.98</b>	<b>4,126.31</b>	<b>22,700.00</b>
4430-00-000	<b>Contract Costs</b>							
4430-03-000	Contract-Trash Collection	729.39	0.00	-729.39	2,125.62	0.00	-2,125.62	0.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	112.50	249.99	137.49	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	891.66	2,499.99	1,608.33	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,156.08	500.01	-656.07	2,000.00
4430-07-000	Contract-Pest Control	81.40	1,333.33	1,251.93	1,394.20	3,999.99	2,605.79	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	150.00	150.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	175.08	200.00	24.92	544.17	600.00	55.83	2,400.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,729.16	1,250.01	-479.15	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,750.00	1,750.00	4,886.32	5,250.00	363.68	21,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	66.67	51.67	337.50	200.01	-137.49	800.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4439-00-000	<b>Total Contract Costs</b>	<b>1,000.87</b>	<b>5,250.00</b>	<b>4,249.13</b>	<b>13,177.21</b>	<b>15,750.00</b>	<b>2,572.79</b>	<b>63,000.00</b>
4499-00-000	<b>TOTAL MAINTENANCE AND OPERATIONAL EXPENSES</b>	<b>7,956.48</b>	<b>14,497.91</b>	<b>6,541.43</b>	<b>34,432.54</b>	<b>43,493.73</b>	<b>9,061.19</b>	<b>173,975.00</b>
4500-00-000	<b>GENERAL EXPENSES</b>							
4510-00-000	Insurance-Other	354.97	339.67	-15.30	1,077.77	1,019.01	-58.76	4,076.00
4510-10-000	Property Insurance	418.71	451.92	33.21	1,215.61	1,355.76	140.15	5,423.00
4510-20-000	Liability Insurance	226.68	238.33	11.65	658.11	714.99	56.88	2,860.00
4510-30-000	Workmen's Compensation	113.85	143.33	29.48	330.53	429.99	99.46	1,720.00
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	<b>1,114.21</b>	<b>1,173.25</b>	<b>59.04</b>	<b>3,282.02</b>	<b>3,519.75</b>	<b>237.73</b>	<b>14,079.00</b>
4800-00-000	<b>FINANCING EXPENSE</b>							
4851-00-000	Interest Expense-Loan 1	1,570.76	1,502.67	-68.09	5,112.69	4,508.01	-604.68	18,032.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4899-00-000	TOTAL FINANCING EXPENSES	1,570.76	1,502.67	-68.09	5,112.69	4,508.01	-604.68	18,032.00
8000-00-000	TOTAL EXPENSES	42,740.99	41,613.16	-1,127.83	123,400.20	124,839.48	1,439.28	499,358.00
9000-00-000	NET INCOME	5,240.15	8,228.91	-2,988.76	14,625.50	24,686.73	-10,061.23	98,747.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	49,476.00	45,833.33	3,642.67	146,523.00	137,499.99	9,023.01	550,000.00
3112-06-000	PBV HAP Subsidy	161,696.00	164,173.58	-2,477.58	493,953.00	492,520.74	1,432.26	1,970,083.00
3119-00-000	Total Rental Income	211,172.00	210,006.91	1,165.09	640,476.00	630,020.73	10,455.27	2,520,083.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	3,853.79	1,666.67	2,187.12	9,678.46	5,000.01	4,678.45	20,000.00
3120-04-000	Late Charges	1,259.00	833.33	425.67	3,298.00	2,499.99	798.01	10,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	0.00	24.99	-24.99	100.00
3120-07-000	Tenant Owed Utilities	80.00	100.00	-20.00	240.00	300.00	-60.00	1,200.00
3120-08-000	Workorders/Maint Charges	75.00	166.67	-91.67	75.00	500.01	-425.01	2,000.00
3120-09-000	Misc.Tenant Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
3120-11-000	Collection Loss-Tenants	0.00	141.67	-141.67	0.00	425.01	-425.01	1,700.00
3129-00-000	Total Other Tenant Income	5,292.79	2,916.67	2,376.12	13,316.46	8,750.01	4,566.45	35,000.00
3199-00-000	TOTAL TENANT INCOME	216,464.79	212,923.58	3,541.21	653,792.46	638,770.74	15,021.72	2,555,083.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	455.43	0.00	455.43	3,979.61	0.00	3,979.61	0.00
3699-00-000	TOTAL OTHER INCOME	455.43	0.00	455.43	3,979.61	0.00	3,979.61	0.00
3999-00-000	TOTAL INCOME	216,920.22	212,923.58	3,996.64	657,772.07	638,770.74	19,001.33	2,555,083.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	23,919.33	31,348.17	7,428.84	71,126.77	94,044.51	22,917.74	376,178.00
4110-04-000	Employee Benefit Contribution-Admin	8,142.71	9,630.25	1,487.54	22,821.37	28,890.75	6,069.38	115,563.00
4110-99-000	Total Administrative Salaries	32,062.04	40,978.42	8,916.38	93,948.14	122,935.26	28,987.12	491,741.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	64.00	125.01	61.01	500.00
4130-02-000	Criminal Background Checks	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4130-04-000	General Legal Expense	1,770.58	833.33	-937.25	4,263.32	2,499.99	-1,763.33	10,000.00
4131-00-000	Total Legal Expense	1,770.58	916.67	-853.91	4,327.32	2,750.01	-1,577.31	11,000.00
4140-00-000	Staff Training	0.00	1,250.00	1,250.00	1,702.95	3,750.00	2,047.05	15,000.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4150-00-000	Travel	3,876.15	1,250.00	-2,626.15	6,268.43	3,750.00	-2,518.43	15,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
4189-00-000	Total Other Admin Expenses	3,876.15	1,458.33	-2,417.82	6,268.43	4,374.99	-1,893.44	17,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	208.33	208.33	433.00	624.99	191.99	2,500.00
4190-02-000	Publications	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4190-03-000	Advertising	506.20	83.33	-422.87	506.20	249.99	-256.21	1,000.00
4190-04-000	Office Supplies	0.00	416.67	416.67	512.90	1,250.01	737.11	5,000.00
4190-06-000	Compliance	0.00	416.67	416.67	725.00	1,250.01	525.01	5,000.00
4190-07-000	Telephone & Internet	715.93	750.00	34.07	1,926.33	2,250.00	323.67	9,000.00
4190-08-000	Postage	41.40	375.00	333.60	661.40	1,125.00	463.60	4,500.00
4190-10-000	Copiers	213.52	250.00	36.48	498.16	750.00	251.84	3,000.00
4190-12-000	Software	1,081.02	2,083.33	1,002.31	1,631.02	6,249.99	4,618.97	25,000.00
4190-13-000	IT/Website Maintenance	2,282.32	416.67	-1,865.65	4,299.50	1,250.01	-3,049.49	5,000.00
4190-18-000	Small Office Equipment	0.00	1,333.33	1,333.33	0.00	3,999.99	3,999.99	16,000.00
4190-22-000	Other Misc Admin Expenses	-7,815.23	416.67	8,231.90	-8,398.31	1,250.01	9,648.32	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	-2,974.84	6,833.33	9,808.17	2,795.20	20,499.99	17,704.79	82,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	34,733.93	51,436.75	16,702.82	109,042.04	154,310.25	45,268.21	617,241.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	200.00	250.00	50.00	14,167.78	750.00	-13,417.78	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	200.00	250.00	50.00	14,167.78	750.00	-13,417.78	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	3,172.59	3,166.67	-5.92	9,857.36	9,500.01	-357.35	38,000.00
4320-00-000	Electricity	1,143.82	916.67	-227.15	3,965.94	2,750.01	-1,215.93	11,000.00
4330-00-000	Gas	541.28	250.00	-291.28	1,231.97	750.00	-481.97	3,000.00
4390-00-000	Sewer & Trash	2,392.60	3,583.33	1,190.73	6,916.78	10,749.99	3,833.21	43,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,250.29	7,916.67	666.38	21,972.05	23,750.01	1,777.96	95,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	18,994.31	20,362.75	1,368.44	53,270.90	61,088.25	7,817.35	244,353.00
4410-05-000	Employee Benefit Contribution-Maint.	4,231.11	7,369.83	3,138.72	14,142.06	22,109.49	7,967.43	88,438.00
4419-00-000	Total General Maint Expense	23,225.42	27,732.58	4,507.16	67,412.96	83,197.74	15,784.78	332,791.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	250.00	250.00	699.50	750.00	50.50	3,000.00
4420-02-000	Supplies-Appliance	0.00	250.00	250.00	489.53	750.00	260.47	3,000.00
4420-03-000	Supplies-Unit Turnover	27.15	833.33	806.18	775.68	2,499.99	1,724.31	10,000.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4420-04-000	Supplies-Electrical	0.00	833.33	833.33	27.98	2,499.99	2,472.01	10,000.00
4420-05-000	Supplies-Fuel & Parts	167.59	333.33	165.74	1,071.33	999.99	-71.34	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	416.67	416.67	1,087.67	1,250.01	162.34	5,000.00
4420-07-000	Supplies-Maint/Repairs	283.65	1,666.67	1,383.02	1,729.11	5,000.01	3,270.90	20,000.00
4420-08-000	Supplies-Plumbing	164.65	583.33	418.68	241.94	1,749.99	1,508.05	7,000.00
4420-09-000	Tools and Equipment	385.20	333.33	-51.87	921.34	999.99	78.65	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	200.01	200.01	800.00
4420-11-000	Supplies-HVAC	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
4429-00-000	<b>Total Materials</b>	<b>1,028.24</b>	<b>6,400.00</b>	<b>5,371.76</b>	<b>7,044.08</b>	<b>19,200.00</b>	<b>12,155.92</b>	<b>76,800.00</b>
4430-00-000	<b>Contract Costs</b>							
4430-03-000	Contract-Trash Collection	630.33	375.00	-255.33	1,286.03	1,125.00	-161.03	4,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	7,085.00	500.01	-6,584.99	2,000.00
4430-05-000	Contract-Unit Turnover	0.00	416.67	416.67	798.14	1,250.01	451.87	5,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
4430-07-000	Contract-Pest Control	166.51	833.33	666.82	499.53	2,499.99	2,000.46	10,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	480.92	249.99	-230.93	1,000.00
4430-09-000	Contract-Grounds	1,953.17	833.33	-1,119.84	1,953.17	2,499.99	546.82	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	461.24	416.67	-44.57	1,342.82	1,250.01	-92.81	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	1,147.50	750.00	-397.50	3,000.00
4430-12-000	Contract-Inspections	0.00	833.33	833.33	1,940.00	2,499.99	559.99	10,000.00
4430-13-000	Contract-HVAC	207.50	1,250.00	1,042.50	9,092.41	3,750.00	-5,342.41	15,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	725.00	30,000.00	29,275.00	120,000.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	3,327.00	125.01	-3,201.99	500.00
4439-00-000	<b>Total Contract Costs</b>	<b>3,418.75</b>	<b>15,583.33</b>	<b>12,164.58</b>	<b>29,677.52</b>	<b>46,749.99</b>	<b>17,072.47</b>	<b>187,000.00</b>
4499-00-000	<b>TOTAL MAINTENANCE AND OPERATIONAL EXPENSES</b>	<b>27,672.41</b>	<b>49,715.91</b>	<b>22,043.50</b>	<b>104,134.56</b>	<b>149,147.73</b>	<b>45,013.17</b>	<b>596,591.00</b>
4500-00-000	<b>GENERAL EXPENSES</b>							
4510-00-000	Insurance-Other	209.86	441.67	231.81	609.27	1,325.01	715.74	5,300.00
4510-10-000	Property Insurance	1,390.16	1,500.00	109.84	4,035.95	4,500.00	464.05	18,000.00
4510-20-000	Liability Insurance	739.75	791.67	51.92	2,147.66	2,375.01	227.35	9,500.00
4510-30-000	Workmen's Compensation	702.06	1,290.17	588.11	2,038.24	3,870.51	1,832.27	15,482.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,833.33	2,833.33	0.00	8,499.99	8,499.99	34,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	6,249.99	6,249.99	25,000.00
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	<b>3,041.83</b>	<b>8,940.17</b>	<b>5,898.34</b>	<b>8,831.12</b>	<b>26,820.51</b>	<b>17,989.39</b>	<b>107,282.00</b>
4800-00-000	<b>FINANCING EXPENSE</b>							
4851-00-000	Interest Expense-Loan 1	2,794.37	15,743.00	12,948.63	69,540.11	47,229.00	-22,311.11	188,916.00
4899-00-000	<b>TOTAL FINANCING EXPENSES</b>	<b>2,794.37</b>	<b>15,743.00</b>	<b>12,948.63</b>	<b>69,540.11</b>	<b>47,229.00</b>	<b>-22,311.11</b>	<b>188,916.00</b>

FRANKIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - March 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	75,692.83	134,002.50	58,309.67	327,687.66	402,007.50	74,319.84	1,608,030.00
9000-00-000	NET INCOME	141,227.39	78,921.08	62,306.31	330,084.41	236,763.24	93,321.17	947,053.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	9,340.00	9,544.83	-204.83	27,691.00	28,634.49	-943.49	114,538.00
3112-06-000	PBV HAP Subsidy	13,562.00	14,317.17	-755.17	40,427.00	42,951.51	-2,524.51	171,806.00
3119-00-000	Total Rental Income	22,902.00	23,862.00	-960.00	68,118.00	71,586.00	-3,468.00	286,344.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	110.13	133.33	-23.20	369.39	399.99	-30.60	1,600.00
3120-03-000	Damages	35.00	250.00	-215.00	68.00	750.00	-682.00	3,000.00
3120-04-000	Late Charges	49.00	41.67	7.33	231.00	125.01	105.99	500.00
3120-08-000	Workorders/Maint Charges	10.00	83.33	-73.33	10.00	249.99	-239.99	1,000.00
3129-00-000	Total Other Tenant Income	204.13	508.33	-304.20	678.39	1,524.99	-846.60	6,100.00
3199-00-000	TOTAL TENANT INCOME	23,106.13	24,370.33	-1,264.20	68,796.39	73,110.99	-4,314.60	292,444.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	307.62	358.33	-50.71	969.83	1,074.99	-105.16	4,300.00
3699-00-000	TOTAL OTHER INCOME	307.62	358.33	-50.71	969.83	1,074.99	-105.16	4,300.00
3999-00-000	TOTAL INCOME	23,413.75	24,728.66	-1,314.91	69,766.22	74,185.98	-4,419.76	296,744.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,282.27	3,555.83	273.56	9,649.05	10,667.49	1,018.44	42,670.00
4110-04-000	Employee Benefit Contribution-Admin	1,061.60	1,175.17	113.57	3,211.49	3,525.51	314.02	14,102.00
4110-99-000	Total Administrative Salaries	4,343.87	4,731.00	387.13	12,860.54	14,193.00	1,332.46	56,772.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	8.33	8.33	0.00	24.99	24.99	100.00
4130-02-000	Criminal Background Checks	0.00	8.33	8.33	0.00	24.99	24.99	100.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
4131-00-000	Total Legal Expense	0.00	183.33	183.33	0.00	549.99	549.99	2,200.00
4140-00-000	Staff Training	0.00	83.33	83.33	130.00	249.99	119.99	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
4173-00-000	Management Fee	1,204.65	1,250.00	45.35	3,583.01	3,750.00	166.99	15,000.00
4189-00-000	Total Other Admin Expenses	1,204.65	1,350.00	145.35	3,583.01	4,050.00	466.99	16,200.00

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

January - March 2026

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual</b>
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	8.33	8.33	0.00	24.99	24.99	100.00
4190-06-000	Compliance	50.00	125.00	75.00	1,400.00	375.00	-1,025.00	1,500.00
4190-07-000	Telephone & Internet	264.48	300.00	35.52	793.52	900.00	106.48	3,600.00
4190-08-000	Postage	5.40	20.83	15.43	65.40	62.49	-2.91	250.00
4190-10-000	Copiers	37.56	50.00	12.44	147.20	150.00	2.80	600.00
4190-12-000	Software	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
4190-13-000	IT/Website Maintenance	222.60	83.33	-139.27	426.27	249.99	-176.28	1,000.00
4190-18-000	Small Office Equipment	0.00	16.67	16.67	0.00	50.01	50.01	200.00
4190-21-000	HCC Fees	7,612.91	666.67	-6,946.24	7,612.91	2,000.01	-5,612.90	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	18.00	125.01	107.01	500.00
4191-00-000	Total Miscellaneous Admin Expenses	8,198.95	1,479.17	-6,719.78	10,463.30	4,437.51	-6,025.79	17,750.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,747.47	7,826.83	-5,920.64	27,036.85	23,480.49	-3,556.36	93,922.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	5,000.00	1,666.67	-3,333.33	5,000.00	5,000.01	0.01	20,000.00
4220-01-000	Other Tenant Svcs.	750.00	250.00	-500.00	3,615.36	750.00	-2,865.36	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	5,750.00	1,916.67	-3,833.33	8,615.36	5,750.01	-2,865.35	23,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	439.56	500.00	60.44	1,475.87	1,500.00	24.13	6,000.00
4320-00-000	Electricity	2,215.73	1,666.67	-549.06	7,370.48	5,000.01	-2,370.47	20,000.00
4330-00-000	Gas	227.17	200.00	-27.17	684.82	600.00	-84.82	2,400.00
4390-00-000	Sewer & Trash	887.70	1,041.67	153.97	2,899.82	3,125.01	225.19	12,500.00
4399-00-000	TOTAL UTILITY EXPENSES	3,770.16	3,408.34	-361.82	12,430.99	10,225.02	-2,205.97	40,900.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,681.93	1,656.50	-25.43	4,403.33	4,969.50	566.17	19,878.00
4410-05-000	Employee Benefit Contribution-Maint.	438.20	675.25	237.05	1,389.46	2,025.75	636.29	8,103.00
4419-00-000	Total General Maint Expense	2,120.13	2,331.75	211.62	5,792.79	6,995.25	1,202.46	27,981.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	75.00	75.00	300.00
4420-02-000	Supplies-Appliance	62.07	66.67	4.60	62.07	200.01	137.94	800.00
4420-03-000	Supplies-Unit Turnover	0.00	66.67	66.67	3.23	200.01	196.78	800.00
4420-04-000	Supplies-Electrical	0.00	166.67	166.67	21.40	500.01	478.61	2,000.00
4420-05-000	Supplies-Fuel & Parts	17.46	16.67	-0.79	90.33	50.01	-40.32	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4420-07-000	Supplies-Maint/Repairs	12.80	133.33	120.53	279.58	399.99	120.41	1,600.00

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

January - March 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	17.33	249.99	232.66	1,000.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	0.00	24.99	24.99	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	24.99	24.99	100.00
4420-11-000	Supplies-HVAC	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4429-00-000	Total Materials	92.33	808.34	716.01	473.94	2,425.02	1,951.08	9,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	368.00	333.33	-34.67	1,870.06	999.99	-870.07	4,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	0.00	75.00	75.00	300.00
4430-07-000	Contract-Pest Control	37.00	125.00	88.00	361.00	375.00	14.00	1,500.00
4430-08-000	Contract-Floor Covering	0.00	41.67	41.67	0.00	125.01	125.01	500.00
4430-09-000	Contract-Grounds	0.00	0.00	0.00	275.00	0.00	-275.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	173.88	133.33	-40.55	540.54	399.99	-140.55	1,600.00
4430-11-000	Contract-Plumbing	0.00	66.67	66.67	257.12	200.01	-57.11	800.00
4430-12-000	Contract-Inspections	0.00	150.00	150.00	600.00	450.00	-150.00	1,800.00
4430-13-000	Contract-HVAC	0.00	250.00	250.00	3,475.08	750.00	-2,725.08	3,000.00
4430-15-000	Contract-Video Surveillance	1,375.09	41.67	-1,333.42	1,375.09	125.01	-1,250.08	500.00
4430-18-000	Contract-Alarm Monitoring	0.00	75.00	75.00	0.00	225.00	225.00	900.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	133.33	133.33	0.00	399.99	399.99	1,600.00
4439-00-000	Total Contract Costs	1,953.97	1,500.00	-453.97	8,753.89	4,500.00	-4,253.89	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,166.43	4,640.09	473.66	15,020.62	13,920.27	-1,100.35	55,681.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	20.48	22.08	1.60	60.78	66.24	5.46	265.00
4510-10-000	Property Insurance	478.52	565.83	87.31	1,435.56	1,697.49	261.93	6,790.00
4510-20-000	Liability Insurance	119.62	125.00	5.38	358.86	375.00	16.14	1,500.00
4510-30-000	Workmen's Compensation	75.90	81.92	6.02	225.25	245.76	20.51	983.00
4521-00-000	Misc. Taxes/Licenses/Insurance	64.15	91.67	27.52	170.81	275.01	104.20	1,100.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	758.67	1,303.17	544.50	2,251.26	3,909.51	1,658.25	15,638.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	4,095.00	4,095.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	4,095.00	4,095.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	29,557.73	20,460.10	-9,097.63	69,450.08	61,380.30	-8,069.78	245,521.00
9000-00-000	NET INCOME	-6,143.98	4,268.56	-10,412.54	316.14	12,805.68	-12,489.54	51,223.00

**RESOLUTION OF THE HARRISONBURG REDEVELOPMENT AND  
HOUSING AUTHORITY APPROVING THE MODIFICATION OF  
SENIOR HOUSING REVENUE NOTE PREVIOUSLY  
ISSUED ON BEHALF OF THE BEVERLY J. SEARLES  
FOUNDATION AND ITS AFFILIATES**

WHEREAS, the Harrisonburg Redevelopment and Housing Authority (the “Authority”) previously issued on behalf of BJS Harrisonburg Senior I, LP (the “Borrower”), a Virginia limited partnership that is an affiliate of the Beverly J. Searles Foundation, its Multifamily Note (BJS Harrisonburg Senior I, LP Project), Series 2025 (the “Note”), in an aggregate principal amount not to exceed \$20,000,000, to (i) finance the acquisition, construction, development, furnishing and equipping of an approximately 84-unit age-restricted senior living housing facility to be located on approximately 3 acres of land of the Borrower in the City of Harrisonburg, Virginia (the “City”), at 210 W. Mosby Road, Harrisonburg, Virginia 22801 (the “Project”); (ii) fund capitalized interest on the Note during the construction of the Project and for a limited period thereafter; (iii) fund one or more reserve funds for the Note, if deemed necessary or desirable; and (iv) pay certain costs of issuance;

WHEREAS, the Note is held by Kanawha Realty Advisors, LLC (the “Initial Funding Lender”) subject to the terms and conditions of that certain Funding Loan Agreement dated as of November 1, 2025, between the Funding Lender and the Authority (the “Existing Funding Loan Agreement”), and that certain Project Loan Agreement dated as of November 1, 2025, between the Authority and the Borrower (the “Existing Project Loan Agreement”);

WHEREAS, the Initial Funding Lender and the Borrower have requested that the Authority agree to the amendment and restatement of the Existing Funding Loan Agreement and the Existing Project Loan Agreement, and to the execution and delivery of certain ancillary agreements, all as hereinafter described, in connection with Initial Funding Lender’s sale of the Note to 1860 SPV I LLC, a Delaware limited liability company, 1862 SPV I LLC, a Delaware limited liability company, and 14751 SPV I LLC, a Delaware limited liability company (individually and collectively, with their respective successors and assigns the “New Funding Lender”);

WHEREAS, the Borrower has requested that the Authority proceed with the foregoing modifications by execution and delivery of the following (the “Modification Documents”):

- (a) An Amended and Restated Funding Loan Agreement among the Authority, U.S. Bank Trust Company, National Association, and New Funding Lender, together with the Amended and Restated Multifamily Note (BJS Harrisonburg Senior I, LP Project), Series 2025 (the “Amended Note”);
- (b) An Amended and Restated Project Loan Agreement between the Authority and the Borrower;
- (c) A Land Use Restriction Agreement among the Authority, the New Funding Lender, and the Borrower; and

(d) A Supplemental Tax Certificate as to Arbitrage and Related Tax Matters, to be executed by the Authority and the Borrower; and

WHEREAS, the Authority has been advised by Butler Snow LLP, as bond counsel, that no public hearing or elected official approval is required to implement the foregoing modifications.

**NOW, THEREFORE, BE IT RESOLVED BY THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY THAT:**

1. The Authority agrees to the modifications described in the Modification Documents, forms of which have been reviewed by its counsel.

2. The Modification Documents are hereby approved in substantially the forms submitted to the Authority, subject to such changes, insertions or omissions as may be approved by the Chairman or Vice Chairman, either of whom may act, upon advice of counsel to the Authority, which approval shall be evidenced conclusively by the execution and delivery thereof.

3. The officers of the Authority, any of whom may act, are authorized to execute and deliver all certificates and instruments and to take all such further action as they may be advised is necessary or desirable in connection with undertaking the modifications described in the Modification Documents and facilitating the transaction, including, but not limited to, any instruments to recognize the subordination of secured debt from other sources.

4. All costs and expenses in connection with the modifications, including the fees and expenses of bond counsel, counsel for the Authority and counsel for the New Funding Lenders, are the obligations solely of the Borrower and shall be paid by the Borrower.

5. The Amended Note shall continue to be a limited obligation of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Amended Note, shall be liable personally on the Amended Note by reason of the issuance thereof. The Amended Note shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City, and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Amended Note be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Amended Note or the interest thereon or other costs incident thereto. The Amended Note shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

6. All other acts of the officers and agents of the Authority which are in conformity with the purposes and intent of this Resolution are hereby approved and confirmed.

Adopted: April 15, 2026

**CERTIFICATE OF VOTES**

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a Resolution titled **“FINAL APPROVING RESOLUTION OF THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY FOR THE ISSUANCE OF ITS SENIOR HOUSING REVENUE NOTE ON BEHALF OF THE BEVERLY J. SEARLES FOUNDATION AND ITS AFFILIATES”** taken at a meeting of the Authority held on April 15, 2026:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Gil Colman, Chair				
Luciano Benjamin, Commissioner				
Amanda Morris, Commissioner				
Anthony Hayes, Commissioner				
Amanda Leech, Commissioner				
Janet Awkard-Rogers, Commissioner				

Dated: April 15, 2026

**(SEAL)**

\_\_\_\_\_  
Chair

**ATTEST:** \_\_\_\_\_  
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority (the “Issuer”) hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority’s commissioners present and voting at a meeting duly called and held on April 15, 2026, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect on the date hereof.

**WITNESS** my hand and the seal of the Authority this 15th day of April 2026.

**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY**

By: \_\_\_\_\_  
Secretary

**RESOLUTION OF THE HARRISONBURG REDEVELOPMENT AND  
HOUSING AUTHORITY APPROVING THE MODIFICATION OF  
MULTIFAMILY HOUSING REVENUE NOTE PREVIOUSLY  
ISSUED ON BEHALF OF THE BEVERLY J. SEARLES  
FOUNDATION AND ITS AFFILIATES**

WHEREAS, the Harrisonburg Redevelopment and Housing Authority (the “Authority”) previously issued on behalf of BJS Harrisonburg I, LP (the “Borrower”), a Virginia limited partnership that is an affiliate of the Beverly J. Searles Foundation, its Multifamily Note (BJS Harrisonburg I, LP Project), Series 2025 (the “Note”), in an aggregate principal amount not to exceed \$20,000,000, to (i) finance the acquisition, construction, development, furnishing and equipping of an approximately 80-unit multifamily housing facility to be located on approximately 6 acres of land of the Borrower in the City of Harrisonburg, Virginia (the “City”), at 280 W. Mosby Road, Harrisonburg, Virginia 22801 (the “Project”); (ii) fund capitalized interest on the Note during the construction of the Project and for a limited period thereafter; (iii) fund one or more reserve funds for the Note, if deemed necessary or desirable; and (iv) pay certain costs of issuance;

WHEREAS, the Note is held by Kanawha Realty Advisors, LLC (the “Initial Funding Lender”) subject to the terms and conditions of that certain Funding Loan Agreement dated as of November 1, 2025, between the Funding Lender and the Authority (the “Existing Funding Loan Agreement”), and that certain Project Loan Agreement dated as of November 1, 2025, between the Authority and the Borrower (the “Existing Project Loan Agreement”);

WHEREAS, the Initial Funding Lender and the Borrower have requested that the Authority agree to the amendment and restatement of the Existing Funding Loan Agreement and the Existing Project Loan Agreement, and to the execution and delivery of certain ancillary agreements, all as hereinafter described, in connection with Initial Funding Lender’s sale of the Note to 1860 SPV I LLC, a Delaware limited liability company, 1862 SPV I LLC, a Delaware limited liability company, and 14751 SPV I LLC, a Delaware limited liability company (individually and collectively, with their respective successors and assigns the “New Funding Lender”);

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(b) An Amended and Restated Project Loan Agreement between the Authority and the Borrower;

(c) A Land Use Restriction Agreement among the Authority, the New Funding Lender, and the Borrower; and

(d) A Supplemental Tax Certificate as to Arbitrage and Related Tax Matters, to be executed by the Authority and the Borrower; and

WHEREAS, the Authority has been advised by Butler Snow LLP, as bond counsel, that no public hearing or elected official approval is required to implement the foregoing modifications.

**NOW, THEREFORE, BE IT RESOLVED BY THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY THAT:**

1. The Authority agrees to the modifications described in the Modification Documents, forms of which have been reviewed by its counsel.

2. The Modification Documents are hereby approved in substantially the forms submitted to the Authority, subject to such changes, insertions or omissions as may be approved by the Chairman or Vice Chairman, either of whom may act, upon advice of counsel to the Authority, which approval shall be evidenced conclusively by the execution and delivery thereof.

3. The officers of the Authority, any of whom may act, are authorized to execute and deliver all certificates and instruments and to take all such further action as they may be advised is necessary or desirable in connection with undertaking the modifications described in the Modification Documents and facilitating the transaction, including, but not limited to, any instruments to recognize the subordination of secured debt from other sources.

4. All costs and expenses in connection with the modifications, including the fees and expenses of bond counsel, counsel for the Authority and counsel for the New Funding Lenders, are the obligations solely of the Borrower and shall be paid by the Borrower.

5. The Amended Note shall continue to be a limited obligation of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Amended Note, shall be liable personally on the Amended Note by reason of the issuance thereof. The Amended Note shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City, and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Amended Note be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Amended Note or the interest thereon or other costs incident thereto. The Amended Note shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

6. All other acts of the officers and agents of the Authority which are in conformity with the purposes and intent of this Resolution are hereby approved and confirmed.

Adopted: April 15, 2026

**CERTIFICATE OF VOTES**

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	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Gil Colman, Chair				
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Amanda Morris, Commissioner				
Dr. Sam Nickels, Commissioner				
Anthony Hayes, Commissioner				
Amanda Leech, Commissioner				
Janet Awkard-Rogers, Commissioner				

Dated: April 15, 2026

(SEAL)

\_\_\_\_\_  
Chair

**ATTEST:** \_\_\_\_\_  
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority (the “Issuer”) hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority’s commissioners present and voting at a meeting duly called and held on April 15, 2026, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect on the date hereof.

**WITNESS** my hand and the seal of the Authority this 15th day of April 2026.

**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY**

By: \_\_\_\_\_  
Secretary



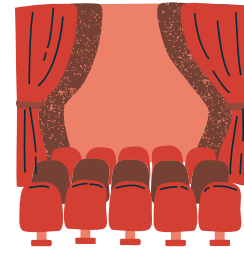
# GREAT COMMUNITY GIVE



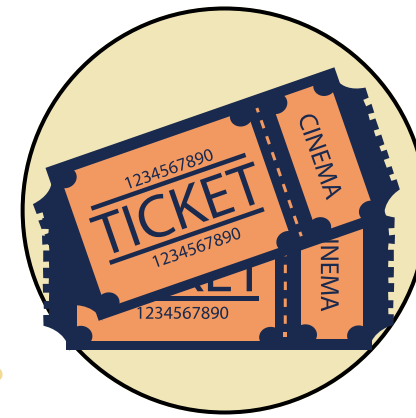
## SPREAD THE WORD!

We're raising funds to keep the lights on at Court Square Theater – literally! And we need your help to spread the word.

Every contribution matters, and awareness is just as powerful. By sharing this fundraiser with your friends, family, and networks, you help us reach more people! Join us in supporting local theater and local stories.



## Court Square Theater



HRHA does amazing work thanks to the grants and funds we receive!

**All Great Community Give donations go directly to support Court Square Theater operations.**

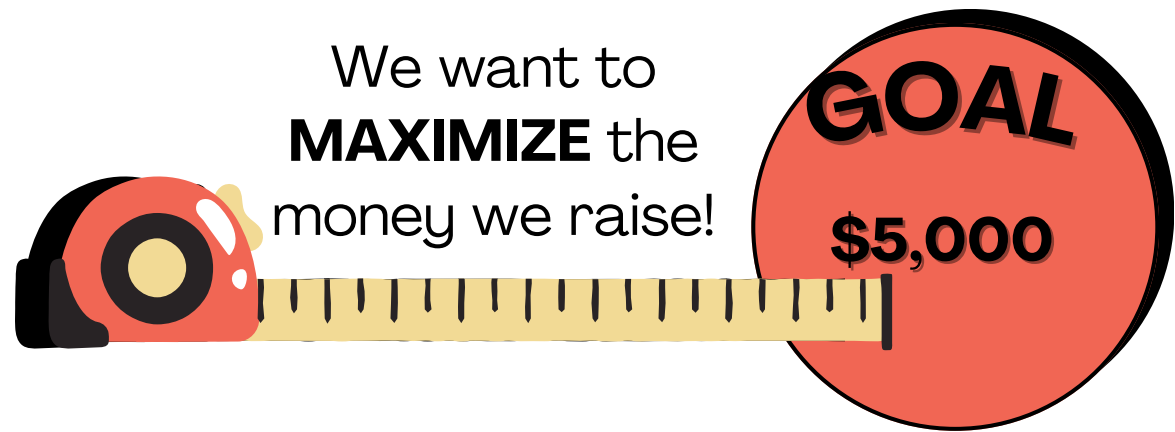


## DONATE!

**The best way to give is online on Wednesday, April 22, 6am to 8pm.**

While **we can accept donations starting April 7** ahead of the Give on April 22, only funds that come in online that day are counted for possible prizes. Any checks need to come after April 7 and before April 21 to the HRHA office and be made out to Shenandoah Housing Corporation and have Great Community Give in the memo line.

## PRIZES!



We want to **MAXIMIZE** the money we raise!

Check the next page for the **potential prizes** that we could earn just by giving strategically!

# APRIL 22

2026							APRIL						
SUN	MON	TUE	WED	THU	FRI	SAT	1	2	3	4	5	6	
							7	8	9	10	11	12	
							13	14	15	16	17	18	
							19	20	21	22	23	24	
							25	26	27	28	29	30	

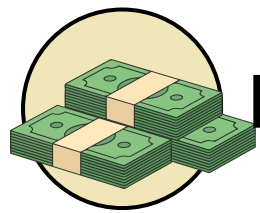
## MARK YOUR CALENDARS!

This is an important day. Not only can you support HRHA but you can also boost many nonprofits doing essential work for our community. If you can't support financially, you can spread the word and thank the nonprofits that help make Harrisonburg great.

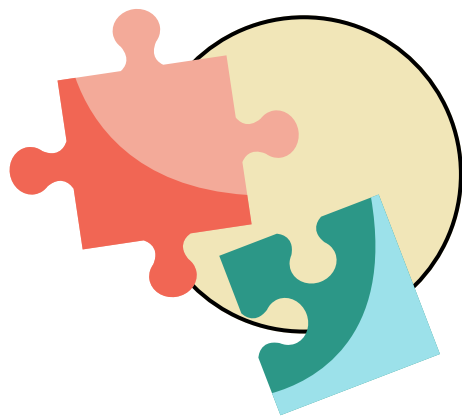
<https://www.greatcommunitygive.org/organizations/shenandoah-housing-corporation-harrisonburg-redevelopment-and-housing-authority>



# GREAT COMMUNITY GIVE



## MATCHING FUNDS!



Thank you to our matching fund donors Litten & Sipe and United Bank for their continuing partnership and support of our GCG efforts!



## EARLY BIRD DONATIONS



Early Giving starts April 7. One prize is awarded based on a random drawing of all nonprofits that receive a gift during Early Giving.



## ACT ONE Theater

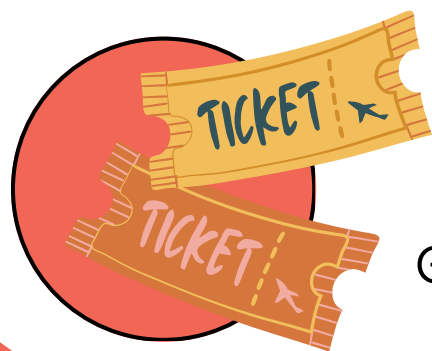
Act One Theater Company is now managing Court Square Theater! Act One offers live theater, camps, and workshops for people of all ages. Please read about and support their fundraiser during the Great Community Give.



## IT'S ALMOST TIME!

### The Great Community Give is coming in April!

The GCG has raised nearly \$11.3 million for our community since 2018. Your donation to our campaign helps preserve our beloved local performing arts space. Every dollar goes directly to Court Square Theater operations.



## GOLDEN TICKET

Golden ticket hours are 10am-11am, 2pm-3pm, and 4pm-5pm. GCG officials will randomly draw the name of a donor who gives during each of those hours.

That donor's gift to the nonprofit will then be enhanced with a \$1,000 cash prize.

<https://www.greatcommunitygive.org/organizations/shenandoah-housing-corporation-harrisonburg-redevelopment-and-housing-authority>

# HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

March 2026

Prepared by Mary Walala, HCV Manager

## 1. PROGRAM SUMMARY

We continue to advance the operational priorities outlined last month, with a sustained focus on maximizing Mainstream voucher leasing to improve overall utilization and ensure special-purpose vouchers are fully used to assist eligible households. Staff are also continuing to strengthen receivables controls through formal repayment agreements and more consistent tracking of outstanding family balances. In addition, the team has started issuing Family Unification Program (FUP) vouchers to support families whose housing stability is directly connected to child welfare outcomes. Collectively, these efforts support voucher utilization, program compliance, and service delivery to high-need households.

## 2. VOUCHER UTILIZATION

Number of Vouchers Available (includes Ms5 and PBV): 979			
	<b>Under Lease</b>	<b>Issued, Not Leased</b>	<b>Not Issued</b>
Housing Choice Vouchers-MTW (Includes Project Based Vouchers):	698	5	178
Mainstream Vouchers:	52	1	45
<b>Totals</b>	<b>750</b>	<b>6</b>	<b>223</b>
Voucher Utilization Rate: 77%			

## 3. WAITING LISTS

Number of Applicants on All Waitlists: 4848					
<b>Number of PBV Applicants by Bedroom Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
	1099	631	420	126	16
Total Applicants on PBV Waitlist: 2292					
Total Applicants on TBV Waitlist: 2556					

## 4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers:	\$744,672		
Housing Assistance Payments (MTW and Mainstream Vouchers):	\$722,549		
Administrative Costs:	\$48,808		
Landlord and Family Self Sufficiency Incentives	\$4,121		
Average HAP cost per unit:	\$1,034		
Projected Variance for All Vouchers Combined:	-\$30,806		
<b>** See Variance Table Below</b>			
Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$691,470	\$722,549	-\$31,079
Administrative Expense Payments	\$53,202	\$48,808	\$4,394
Landlord Incentives	\$0	\$321	-\$321
Family Self Sufficiency Program Incentives	\$0	\$3,800	-\$3,800
Security Deposit Incentives	\$0	\$0	\$0
<b>TOTAL VARIANCE (all categories)</b>	<b>\$744,672</b>	<b>\$775,478</b>	<b>-\$30,806</b>

## 5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 63
Number of Units Passed: 39
Number of Units Failed: 21
Number of failed units that were re-inspected: 7
Number of re-inspected units that passed: 100%
Number of Landlords who have made NSPIRE updates 100%
<b>Common Violations:</b>
Smoke detectors and electrical
<b>Other:</b>
Woohoo, our passed inspections out numbered the failed !

**6. PROGRAM COMPLIANCE AND REGULATIONS****HUD Regulatory Compliance:**

No significant issues or violations to report.

There are no HUD Monitoring visits scheduled at this time.

**Fair Housing Compliance:**

All HCV team members have completed fair housing training.

**7. LANDLORD PARTICIPATION AND ENGAGEMENT****Number of Active Landlords:****174**

Landlords were reminded of two key compliance and payment-related responsibilities. First, HRHA emphasized that missing or broken outlet and switch cover plates are a recurring inspection deficiency and, under NSPIRE standards, are considered a life-threatening condition requiring correction within 24 hours.

Landlords were encouraged to complete a simple pre-inspection walk-through to identify and correct these issues before inspection. Second, landlords were advised that Housing Assistance Payments may be delayed if HRHA does not have current ownership, contact, management, or direct deposit information on file, and were asked to promptly report any changes to avoid payment interruptions and communication delays.

**8. SUCCESS AND CHALLENGES****Market Conditions**

No change. Affordable housing continues to be a challenge in our area.

**Technology**

No update

**9. PROGRAM PERFORMANCE METRICS**

Property/Voucher Type	New Admission	Transfer/ Change of Unit	Port-In	Property Total
Franklin Heights	1	0	0	1
Commerce Village	0	1	0	1
Lineweaver	1	0	0	1
Tenant-Based Vouchers	0	3	0	3
<b>TYPE TOTAL</b>	<b>2</b>	<b>4</b>	<b>0</b>	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	7	0  Denied someone to be added, changed LL owner Did adjustments to interims already done		
Income Increase	7			
Household Change	3			
Owner-Led (rent change)	30			
Other	27			
<b>TOTAL</b>	<b>74</b>			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	0	0		
Gave Up Voucher	4			
Voucher Expired	1			
Other	0			
<b>TOTAL</b>	<b>5</b>			

FAMILY SELF-SUFFICIENCY  
MONTHLY REPORT  
March 2026

**HCV PARTICIPANTS**

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED: 2	Family Wellness. 4
Employed: 20	Enrolled in ESL: 1	Financial Activities:2 Employment. 1
Unemployed/Furlough: 10	Enrolled in Continuing Ed: 5	FSS Activities: 1
Medical Leave/ Disability or Maternity Leave: 7 Elderly:3	Education Activities Goal Reward.	Homebuyer Activity. Bachelor's degree. Education.
New jobs this month:		Goal Rewards completed: 8

**FRANKLIN HEIGHTS PARTICIPANTS**

Employment	Education/Training	Goal Rewards
In Program: 61	Enrolled in GED: 1	Family Wellness. 8
Employed: 41	Enrolled in ESL: 1	Financial Activities:7 Employment. 3
Unemployed/Furlough: 20	Enrolled in Continuing Ed:(5)	FSS Activities:3 Education.0

Employment	Education/Training	Goal Rewards
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward:	Homebuyer Activities:
New job this month:		Total Goal Rewards completed: 20

#### HARRISON HEIGHTS

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

#### Program Highlights

During this reporting period, the FSS Coordinator received a letter confirming that one of our students has been selected to receive the 2026 VAHCDO Scholarship. The FSS Program also enrolled one new participant and celebrated the successful graduation of another participant.

In addition, gardening activities have begun, and garden beds have been distributed to more than 11 participants. The program also provided a nutritional workshop in collaboration with a certified nutritionist, aimed at promoting residents' well-being.

This month, the FSS Program also issued cash rewards for the completion of 28 goal-related achievements. The primary areas recognized included maintaining employment for 12 months, consistent monthly budgeting, and the completion of two online financial literacy classes.

Furthermore, during this month, the CAB (Community Advisory Board) held its second meeting of the year.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

February 27, 2026

# HRHA Maintenance Report

March, 2026

Year to Date

## Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)				
Commerce Village II(cv2o)	0	<u>7</u>	<u>7</u>	0
Commerce Village Operating(cvo)	0	<u>13</u>	<u>13</u>	0
Franklin Heights Operating(fho)	<u>3</u>	<u>64</u>	<u>58</u>	<u>9</u>
JR Polly Lineweaver(jrpl)	<u>2</u>	<u>26</u>	<u>27</u>	<u>1</u>
Lineweaver Annex Operating(lao)	<u>1</u>	<u>33</u>	<u>31</u>	<u>3</u>
Pleasant View(plesview)	<u>1</u>	<u>1</u>	<u>2</u>	0
<b>Total</b>	<u>7</u>	<u>144</u>	<u>138</u>	<u>13</u>

## Unit turns

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

## Emergency Work orders

Property	Created	Closed
Commerce Village II		
Commerce Village Operating(cvo)		
Franklin Heights Operating(fho)		
JR Polly Lineweaver(jrpl)	1	1
Lineweaver Annex Operating(lao)		
Pleasant View		
Total	1	1
units off line due to maintenance issues	0	

## Work Orders Created

Property	W.O. created
Bridgeport	
Commerce Village II	23
Commerce Village Operating(cvo)	39
Franklin Heights Operating(fho)	139
JR Polly Lineweaver(jrpl)	67
Lineweaver Annex Operating(lao)	91
Pleasant View(plesview)	5
<b>Total</b>	<b>364</b>

## Unit turns

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

## Emergency Work orders

Property	Emergency Work orders
Commerce Village II	
Commerce Village Operating(cvo)	
Franklin Heights Operating(fho)	1
JR Polly Lineweaver(jrpl)	5
Lineweaver Annex Operating(lao)	3
Pleasant View	
Total	9

## HRHA Maintenance Report - cont.

### Comments on this month

Had the Pre Bid meeting and site visit for the Glenns /Lineweaver project.

### Contractors used this month:

New Direction HVAC has been working on the annual service for Franklin Hights properties

## Commerce Village Program Management Summary Report

Month of: MARCH 2026

1. Occupancy as of 03-31-26

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

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	83	0	4	0
Current Month Rent/HAP Charged	\$22,902			
Amount Collected (Rent/HAP)	\$22,826			
Late Fees Applied	\$49.00			
Late Fee Amount Billed	\$49.00			

Comment on accomplishments and/or challenges experienced during the month

Food pantry delivering boxed to veterans housed

Verona food pantry to start delivering vegetables

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

Signed: *Sandra Louther*

Date: 03-31-2026

## Commerce Village II Program Management Summary Report

Month of: MARCH 2026

1. Occupancy as of 31-31-2026

	VASH	HCV	Total
# of Leased Units	8	8	16
# of Move Ins	3	1	4
Empty units	0	0	0
# of Evictions	0	0	0
# of Unlawful Detainers Filed	0	0	0

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	642	(3)	0	0
Current Month Rent/HAP Charged	\$18,483			
Amount Collected (Rent/HAP)	\$16,958			
Late Fees Applied	47			
Late Fee Amount Billed	47			

Comment on accomplishments and/or challenges experienced during the month

0-30 DAY DELINQUENT IS RENT BEING PAID BY ORGANIZATIONS

Food pantry delivering boxed to veterans housed

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

Signed: *Sandra Louther*

Date: 03-31-2026

## Franklin Heights Program Management Summary Report

Month of: March 2026

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

	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5 bdrms	Total
# of Leased Units	16	38	56	12	4	126
# of Move Ins						
# of Move Outs	2			1		
# of Evictions						
# of Unlawful Detainers Filed						

2. Current Tenant Accounts Receivable

Current Total Owed	\$160,881.39			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	9,057.29	3,414.59	6,058.08	88,351.43
Current Month Rent/HAP charged	\$210,332.00			
Amount Collected (Rent/HAP)	\$208,803.50			
Late Fees Applied (date)	3/13/2026			
Late Fee Amount Billed (amount)	\$1203.00			

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

<p>*Continue to send out the flier from the City about the changes in trash pickup beginning Jan 1, 2026 with rent statements.</p> <p>*Challenges for the month on the bulk trash scheduling an pickup.</p> <p>*Working on trash issues with the quad units and trying to figure out the tote storage areas to keep the trash tote storage looking better</p> <p>*One tenant moved out and purchased her own place</p> <p>*</p>
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I hereby certify the above information is true and complete to the best of my knowledge.

Signed: Christa Good Date: 3/31/26

## JR Polly Lineweaver Program Management Summary Report

Month of: March 2026

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	45	14	59
# of Move Ins	1	0	1
# of Move Outs	1	0	1
# of Evictions	0	0	0
# of Unlawful Detainers Filed	3	0	3

2. Tenant Accounts Receivable

Current Total Owed	\$14,681.52			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$2,152.35	\$1,929.50	\$2,284.50	\$8,315.17
Current Month Rent/HAP Charged	\$44,427.00			
Amount Collected (Rent/HAP)	\$47,291.00			
Late Fees Applied (date)	3/12/2026			
Late Fee Amount Billed (amount)	\$133.50			

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

JMU nursing students came twice in March to do blood pressure screenings and activities with the tenants. The tenants that took advantage of their services seemed to enjoy it. I am hoping this will lead to more JMU nursing visits.

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

Signed: *Natalie Gazzara* Date: 04/3/2026

## Lineweaver Annex Program Management Summary Report

Month of: March 2026

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

	1 Bedroom
# of Leased Units	58
# of Move Ins	2
# of Move Outs	2
# of Evictions	0
# of Unlawful Detainers Filed	0

2. Current Tenant Accounts Receivable

Current Total Owed	\$33,420.84			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$3,132.00	\$1,895.00	\$1,732.02	\$26,661.82
Current Month Rent/HAP Charged	\$77,931.00			
Amount Collected (Rent/HAP)	\$83,628.00			
Late Fees Applied (date)	3/12/2026			
Late Fees Applied (amount)	\$112.00			

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

JMU nursing students came twice in March to do blood pressure screenings and activities with the tenants. The tenants that took advantage of their services seemed to enjoy it. I am hoping this will lead to more JMU nursing visits.

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

Signed: *Natalie Jazzara* Date: 04/03/2026

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

**LOCAL COMMUNITY DEVELOPMENT**

Cash:	First Bank & Trust-Operating Funds	\$219,850.98
	Total	<b>\$219,850.98</b>
	<b>AR Due from:</b>	
	JR Polly Lineweaver Apartments	\$330,722.44
	Housing Choice Voucher Program	\$0.00
	Commerce Village, LLC	\$11,204.65
	Commerce Village II	\$0.00
	Franklin Heights, LLC-Operating/Debt Servicing	\$0.00
	Commerce Village II-Construction Costs	\$132,030.59
	Glen's Fair Price/JRL/LAO	\$114,293.81
	EPHO	\$215,731.41
		<b>\$803,982.90</b>

**HOUSING CHOICE VOUCHER PROGRAM**

Cash:	Truist-Checking Account	\$123,226.43
	Total	<b>\$123,226.43</b>

**J.R. POLLY LINEWEAVER APARTMENTS**

Cash:	United Bank-Checking Account	\$19,913.83
	Total	<b>\$19,913.83</b>

**COMMERCE VILLAGE II**

Cash:	Bank of the James-Checking Account	\$31,629.76
	Bank of the James-Money Market Account	\$189.86
	Total	<b>\$31,819.62</b>

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

Cash:	United Bank-Security Deposit Account	<b>\$266,472.11</b>
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**COMPONENT UNITS**

**Franklin Heights, LLC**

Cash:	United Bank-Checking Account	\$117,468.29
	United Bank-Money Market Account	\$502,271.64
	United Bank-CD	\$302,798.57
	Total	<b>\$922,538.50</b>

**Commerce Village, LLC**

Cash:	First Bank & Trust	\$219,398.03
	Virginia Housing-Replacement Reserve Account	\$91,075.58
	Truist-Operating Reseve Account	\$134,309.02
	Total	<b>\$444,782.63</b>

	<b><u>Grand Total</u></b>	<b><u>\$2,028,604.10</u></b>
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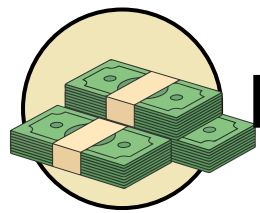
**Harrisonburg Redevelopment & Housing Authority Report  
YTD Financial Report as of March 2026**

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

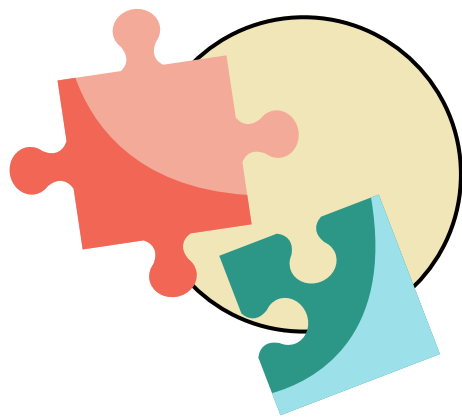




# GREAT COMMUNITY GIVE



## MATCHING FUNDS!



Thank you to our matching fund donors Litten & Sipe and United Bank for their continuing partnership and support of our GCG efforts!



## EARLY BIRD DONATIONS



Early Giving starts April 7. One prize is awarded based on a random drawing of all nonprofits that receive a gift during Early Giving.



## ACT ONE Theater

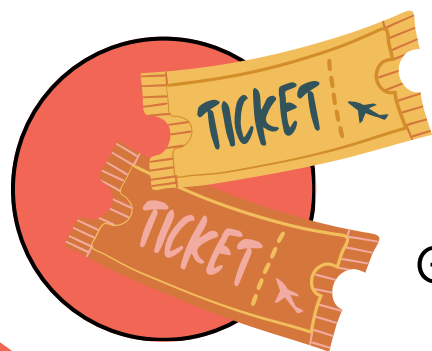
Act One Theater Company is now managing Court Square Theater! Act One offers live theater, camps, and workshops for people of all ages. Please read about and support their fundraiser during the Great Community Give.



## IT'S ALMOST TIME!

### The Great Community Give is coming in April!

The GCG has raised nearly \$11.3 million for our community since 2018. Your donation to our campaign helps preserve our beloved local performing arts space. Every dollar goes directly to Court Square Theater operations.



## GOLDEN TICKET

Golden ticket hours are 10am-11am, 2pm-3pm, and 4pm-5pm. GCG officials will randomly draw the name of a donor who gives during each of those hours.

That donor's gift to the nonprofit will then be enhanced with a \$1,000 cash prize.

<https://www.greatcommunitygive.org/organizations/shenandoah-housing-corporation-harrisonburg-redevelopment-and-housing-authority>