



Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803

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

March 14, 2025

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, March 19, 2025 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.



Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

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

AGENDA
Regular Meeting
March 19, 2025

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
 - January 15, 2025
- IV. Financial Reports
 - January 2025
 - February 2025

Reports

- A. Executive Director
 - 1. Arts Council of the Valley Request to Cost Share HVAC Repair at Court Square Theater
 - 2. Closed Session to Discuss the acquisition of real property for the purpose of affordable housing 2.2-3711(A)(3)
 - 3. Great Community Give
 - 4. 2024 Budget Overruns
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
 - Addressing Homelessness and Affordable Housing Point in Time Count Presentation: April 10, 2025 10:00-12:00-Massnutt Regional Library
 - 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. Franklin Heights
 - 7. JR Polly Lineweaver
 - 8. Lineweaver Annex
 - 9. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
January 15, 2024

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

Those present were:

Gil Colman, Chair
Kenneth Kettler, Commissioner
Shonda Green, Commissioner
Amanda Leech, Commissioner
Janet Awkward-Rogers, Commissioner

Also present were:

Tiffany Runion, Deputy Director
Melisa Michelsen, Attorney

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

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

Ms. Runion then presented the November 20th meeting minutes for consideration of approval. After discussion, Commissioner Leach seconded by Commissioner Kettler made the motion to approve the November minutes. The motion was unanimously approved.

Ms. Runion then presented the November 2024 and December 2024 financials for consideration of approval. After discussion, Commissioner Kettler seconded by Commissioner Green made the motion to approve the November and December financials as presented. The motion was unanimously approved.

Ms. Amy Snyder, Deputy City Manager, then made a presentation regarding the City of Harrisonburg-Community Connection Program. Ms. Snyder requested board or staff participation on the project's steering committee and support in communicating the project to the residents of Franklin and Harrison Heights.

Ms. Runion then provided program updates. She related that final negotiations with United Bank with regard to a term sheet are ongoing. Ms. Runion then related that there will be increased communications to the community regarding BTC in the upcoming weeks. A rock survey is scheduled to begin by the end of January 2025. Ms. Runion then provided an update on the Lineweaver Annex Renovation. She presented that analysis is ongoing regarding the potential to merge a renovation of the Lineweaver Annex and JR "Polly" Lineweaver buildings. This potential would make the project larger and therefore

more cost efficient, opening up the possibility for additional funding. Ms. Runion then provided an update on CVII. She related that construction has begun and is so far on schedule. From here on out, many construction components will be weather dependent. Federal grant funding request was submitted and is currently under review. The loan with the Bank of James was closed on and initial draw downs have begun. Ms. Runion related that she is hopeful ARPA funds will be available from the City of Harrisonburg in February 2025.

Ms. Runion announced that additional program management reports would be available beginning with the February 2025 meeting and would include property management and maintenance reports. Ms. Runion then announced that HRHA received additional FSS funding and with those funds will be able to hire a new staff person. This will increase staff capacity to work with FSS clients.

Ms. Runion presented the management and financial reports for approval. After discussion, Commissioner Kettler seconded by Commissioner Awkward-Rogers made the motion approving the reports. The motion was unanimously approved.

Commissioner Leech seconded by Commissioner Kettler made the motion to adjourn the meeting. The motion was unanimously approved.

Tiffany T. Runion
Deputy Director

Gil Colman
Chair

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD 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	39,351.44	46,933.75	-7,582.31	563,205.00
3112-06-000	PBV HAP Subsidy	21,844.00	30,203.17	-8,359.17	362,438.00
3119-00-000	Total Rental Income	61,195.44	77,136.92	-15,941.48	925,643.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	330.00	333.33	-3.33	4,000.00
3120-03-000	Damages	1,488.12	250.00	1,238.12	3,000.00
3120-04-000	Late Charges	469.00	83.33	385.67	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	333.33	-333.33	4,000.00
3129-00-000	Total Other Tenant Income	2,287.12	999.99	1,287.13	12,000.00
3199-00-000	TOTAL TENANT INCOME	63,482.56	78,136.91	-14,654.35	937,643.00
3400-00-000	GRANT INCOME				
3410-50-100	VA Homelessness Solutions Program	29,613.01	4,949.25	24,663.76	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	84,072.00
3410-61-200	COC Planning Grant	0.00	4,168.25	-4,168.25	50,019.00
3499-00-000	TOTAL GRANT INCOME	29,613.01	16,123.50	13,489.51	193,482.00
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	301.44	0.00	301.44	0.00
3620-00-000	Management Fee Income	1,009.87	1,000.00	9.87	12,000.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	45,000.00
3650-00-000	Miscellaneous Other Income	0.00	16,666.67	-16,666.67	200,000.00
3699-00-000	TOTAL OTHER INCOME	1,311.31	21,416.67	-20,105.36	257,000.00
3999-00-000	TOTAL INCOME	94,406.88	115,677.08	-21,270.20	1,388,125.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	18,563.95	21,132.42	2,568.47	253,589.00
4110-04-000	Employee Benefit Contribution-Admin	6,124.26	6,778.92	654.66	81,347.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,109.85	3,484.00	-625.85	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,193.86	1,215.25	21.39	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,171.80	3,731.75	559.95	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,152.93	1,249.33	96.40	14,992.00
4110-61-200	Salary-COC Planning Grant	3,248.41	3,452.67	204.26	41,432.00
4110-61-201	Adm Benefits-COC Planning	592.21	715.58	123.37	8,587.00
4110-99-000	Total Administrative Salaries	38,157.27	41,759.92	3,602.65	501,119.00
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers/Writs	0.00	66.67	66.67	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	200.00
4130-04-000	General Legal Expense	0.00	1,458.33	1,458.33	17,500.00
4131-00-000	Total Legal Expense	0.00	1,541.67	1,541.67	18,500.00
4140-00-000	Staff Training	544.02	916.66	372.64	11,000.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	1,500.00
4150-00-000	Travel	2,080.11	916.66	-1,163.45	11,000.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	8,660.00
4189-00-000	Total Other Admin Expenses	2,080.11	1,763.33	-316.78	21,160.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	100.00	100.00	1,200.00
4190-02-000	Publications	0.00	41.67	41.67	500.00
4190-03-000	Advertising	0.00	83.33	83.33	1,000.00
4190-04-000	Office Supplies	148.27	166.66	18.39	2,000.00
4190-06-000	Compliance	0.00	41.67	41.67	500.00
4190-07-000	Telephone & Internet	896.70	805.00	-91.70	9,660.00
4190-08-000	Postage	640.00	166.67	-473.33	2,000.00
4190-10-000	Copiers	164.44	166.66	2.22	2,000.00
4190-12-000	Software	84.60	1,250.00	1,165.40	15,000.00
4190-13-000	IT/Website Maintenance	485.95	416.67	-69.28	5,000.00
4190-14-000	Community Donations	0.00	1,000.00	1,000.00	12,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	3,000.00
4190-22-000	Other Misc Admin Expenses	1,314.00	291.66	-1,022.34	3,500.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	3,773.96	6,929.91	3,155.95	83,159.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	44,555.36	52,911.49	8,356.13	634,938.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	1,984.02	1,833.33	-150.69	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,984.02	1,833.33	-150.69	22,000.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	770.43	916.66	146.23	11,000.00
4320-00-000	Electricity	7,580.80	6,000.00	-1,580.80	72,000.00
4330-00-000	Gas	0.00	83.33	83.33	1,000.00
4390-00-000	Sewer & Trash	1,806.60	2,083.33	276.73	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,157.83	9,083.32	-1,074.51	109,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	6,762.66	7,130.75	368.09	85,569.00
4410-05-000	Employee Benefit Contribution-Maint.	2,185.45	2,569.08	383.63	30,829.00
4419-00-000	Total General Maint Expense	8,948.11	9,699.83	751.72	116,398.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	25.38	25.00	-0.38	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	1,000.00
4420-03-000	Supplies-Unit Turnover	49.32	291.67	242.35	3,500.00
4420-04-000	Supplies-Electrical	119.16	441.67	322.51	5,300.00
4420-05-000	Supplies-Fuel & Parts	29.02	62.50	33.48	750.00
4420-06-000	Supplies-Janitorial/Cleaning	142.98	166.66	23.68	2,000.00
4420-07-000	Supplies-Maint/Repairs	105.30	916.67	811.37	11,000.00
4420-08-000	Supplies-Plumbing	0.00	175.00	175.00	2,100.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	500.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	800.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	500.00
4429-00-000	Total Materials	471.16	2,354.18	1,883.02	28,250.00
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	465.68	416.67	-49.01	5,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,500.00
4430-05-000	Contract-Unit Turnover	2,306.46	1,250.00	-1,056.46	15,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	2,000.00
4430-07-000	Contract-Pest Control	162.06	1,450.00	1,287.94	17,400.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	148.28	341.66	193.38	4,100.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	3,500.00
4430-13-000	Contract-HVAC	1,455.75	750.00	-705.75	9,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	916.67	916.67	11,000.00
4430-18-000	Contract-Alarm Monitoring	67.15	133.33	66.18	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	375.00	266.67	-108.33	3,200.00
4430-99-000	Contract Costs-Other	0.00	250.00	250.00	3,000.00
4439-00-000	Total Contract Costs	4,980.38	6,575.01	1,594.63	78,900.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,399.65	18,629.02	4,229.37	223,548.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	632.36	331.17	-301.19	3,974.00
4510-10-000	Property Insurance	104.08	548.34	444.26	6,580.00
4510-20-000	Liability Insurance	201.88	192.92	-8.96	2,315.00
4510-30-000	Workmen's Compensation	468.79	494.25	25.46	5,931.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,407.11	2,400.01	992.90	28,800.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	5,093.00	4,845.50	-247.50	58,146.00
4899-00-000	TOTAL FINANCING EXPENSES	5,093.00	4,845.50	-247.50	58,146.00
8000-00-000	TOTAL EXPENSES	77,596.97	89,702.67	12,105.70	1,076,432.00
9000-00-000	NET INCOME	16,809.91	25,974.41	-9,164.50	311,693.00

BRIDGEPORT BUILDING					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	18,873.22	19,053.92	-180.70	228,647.00
3119-00-000	Total Rental Income	18,873.22	19,053.92	-180.70	228,647.00
3199-00-000	TOTAL TENANT INCOME	18,873.22	19,053.92	-180.70	228,647.00
3999-00-000	TOTAL INCOME	18,873.22	19,053.92	-180.70	228,647.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	0.00	208.33	208.33	2,500.00
4131-00-000	Total Legal Expense	0.00	208.33	208.33	2,500.00
4190-00-000	Miscellaneous Admin Expenses				
4190-07-000	Telephone & Internet	55.95	55.00	-0.95	660.00
4191-00-000	Total Miscellaneous Admin Expenses	55.95	55.00	-0.95	660.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	55.95	263.33	207.38	3,160.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	0.00	83.33	83.33	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4420-00-000	Materials				
4420-07-000	Supplies-Maint/Repairs	0.00	166.67	166.67	2,000.00
4429-00-000	Total Materials	0.00	166.67	166.67	2,000.00
4430-00-000	Contract Costs				
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	500.00
4430-07-000	Contract-Pest Control	71.36	75.00	3.64	900.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	208.33	208.33	2,500.00
4430-13-000	Contract-HVAC	255.75	250.00	-5.75	3,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	23.00	20.83	-2.17	250.00
4430-19-000	Contract-Sprinkler Monitoring	375.00	166.67	-208.33	2,000.00
4430-99-000	Contract Costs-Other	0.00	83.33	83.33	1,000.00
4439-00-000	Total Contract Costs	725.11	1,095.83	370.72	13,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	725.11	1,262.50	537.39	15,150.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,422.25	2,328.25	-94.00	27,939.00
4899-00-000	TOTAL FINANCING EXPENSES	2,422.25	2,328.25	-94.00	27,939.00
8000-00-000	TOTAL EXPENSES	3,203.31	3,937.41	734.10	47,249.00
9000-00-000	NET INCOME	15,669.91	15,116.51	553.40	181,398.00

LINEWEAVER ANNEX APARTMENTS					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	20,478.22	27,879.83	-7,401.61	334,558.00
3112-06-000	PBV HAP Subsidy	21,844.00	30,203.17	-8,359.17	362,438.00
3119-00-000	Total Rental Income	42,322.22	58,083.00	-15,760.78	696,996.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	330.00	333.33	-3.33	4,000.00
3120-03-000	Damages	1,455.12	250.00	1,205.12	3,000.00
3120-04-000	Late Charges	383.00	83.33	299.67	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	333.33	-333.33	4,000.00
3129-00-000	Total Other Tenant Income	2,168.12	999.99	1,168.13	12,000.00
3199-00-000	TOTAL TENANT INCOME	44,490.34	59,082.99	-14,592.65	708,996.00
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	283.26	0.00	283.26	0.00
3699-00-000	TOTAL OTHER INCOME	283.26	0.00	283.26	0.00
3999-00-000	TOTAL INCOME	44,773.60	59,082.99	-14,309.39	708,996.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	5,139.11	5,491.25	352.14	65,895.00
4110-04-000	Employee Benefit Contribution-Admin	1,698.54	1,867.50	168.96	22,410.00
4110-99-000	Total Administrative Salaries	6,837.65	7,358.75	521.10	88,305.00
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers/Writs	0.00	66.67	66.67	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	200.00
4130-04-000	General Legal Expense	0.00	416.67	416.67	5,000.00
4131-00-000	Total Legal Expense	0.00	500.01	500.01	6,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	20.00	83.33	63.33	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	2,000.00
4189-00-000	Total Other Admin Expenses	20.00	250.00	230.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	16.67	16.67	200.00
4190-04-000	Office Supplies	50.22	83.33	33.11	1,000.00
4190-06-000	Compliance	0.00	41.67	41.67	500.00
4190-07-000	Telephone & Internet	258.19	250.00	-8.19	3,000.00
4190-08-000	Postage	180.00	41.67	-138.33	500.00
4190-10-000	Copiers	45.46	83.33	37.87	1,000.00
4190-12-000	Software	21.15	416.67	395.52	5,000.00
4190-13-000	IT/Website Maintenance	133.30	125.00	-8.30	1,500.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	688.32	1,183.34	495.02	14,200.00

LINEWEAVER ANNEX APARTMENTS					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,545.97	9,375.43	1,829.46	112,505.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	1,984.02	1,833.33	-150.69	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,984.02	1,833.33	-150.69	22,000.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	770.43	833.33	62.90	10,000.00
4320-00-000	Electricity	7,428.63	5,833.33	-1,595.30	70,000.00
4390-00-000	Sewer & Trash	1,806.60	2,083.33	276.73	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,005.66	8,749.99	-1,255.67	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	4,805.76	5,036.17	230.41	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,525.64	1,833.33	307.69	22,000.00
4419-00-000	Total General Maint Expense	6,331.40	6,869.50	538.10	82,434.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	1,000.00
4420-03-000	Supplies-Unit Turnover	49.32	291.67	242.35	3,500.00
4420-04-000	Supplies-Electrical	119.16	416.67	297.51	5,000.00
4420-05-000	Supplies-Fuel & Parts	29.02	62.50	33.48	750.00
4420-06-000	Supplies-Janitorial/Cleaning	142.98	83.33	-59.65	1,000.00
4420-07-000	Supplies-Maint/Repairs	105.30	666.67	561.37	8,000.00
4420-08-000	Supplies-Plumbing	0.00	166.67	166.67	2,000.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	500.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	500.00
4429-00-000	Total Materials	445.78	1,962.52	1,516.74	23,550.00
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	465.68	416.67	-49.01	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,000.00
4430-05-000	Contract-Unit Turnover	2,306.46	1,250.00	-1,056.46	15,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	2,000.00
4430-07-000	Contract-Pest Control	19.34	1,333.33	1,313.99	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	148.28	133.33	-14.95	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	3,500.00
4430-13-000	Contract-HVAC	1,200.00	416.67	-783.33	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	666.67	666.67	8,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,200.00
4439-00-000	Total Contract Costs	4,154.76	5,125.01	970.25	61,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	10,931.94	13,957.03	3,025.09	167,484.00
4500-00-000	GENERAL EXPENSES				

LINEWEAVER ANNEX APARTMENTS					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4510-00-000	Insurance-Other	533.91	231.17	-302.74	2,774.00
4510-10-000	Property Insurance	0.00	406.67	406.67	4,880.00
4510-20-000	Liability Insurance	180.99	117.92	-63.07	1,415.00
4510-30-000	Workmen's Compensation	121.54	119.25	-2.29	1,431.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	836.44	1,708.34	871.90	20,500.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,670.75	2,517.25	-153.50	30,207.00
4899-00-000	TOTAL FINANCING EXPENSES	2,670.75	2,517.25	-153.50	30,207.00
8000-00-000	TOTAL EXPENSES	33,974.78	38,141.37	4,166.59	457,696.00
9000-00-000	NET INCOME	10,798.82	20,941.62	-10,142.80	251,300.00

COMMUNITY GRANTS					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3400-00-000	GRANT INCOME				
3410-50-100	VA Homelessness Solutions Program	29,613.01	4,949.25	24,663.76	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	84,072.00
3410-61-200	COC Planning Grant	0.00	4,168.25	-4,168.25	50,019.00
3499-00-000	TOTAL GRANT INCOME	29,613.01	16,123.50	13,489.51	193,482.00
3999-00-000	TOTAL INCOME	29,613.01	16,123.50	13,489.51	193,482.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,109.85	3,484.00	-625.85	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,193.86	1,215.25	21.39	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,171.80	3,731.75	559.95	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,152.93	1,249.33	96.40	14,992.00
4110-61-200	Salary-COC Planning Grant	3,248.41	3,452.67	204.26	41,432.00
4110-61-201	Adm Benefits-COC Planning	592.21	715.58	123.37	8,587.00
4110-99-000	Total Administrative Salaries	13,469.06	13,848.58	379.52	166,183.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	1,500.00
4189-00-000	Total Other Admin Expenses	0.00	125.00	125.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses				
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	40.00	2,149.92	2,109.92	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,509.06	16,123.50	2,614.44	193,482.00
8000-00-000	TOTAL EXPENSES	13,509.06	16,123.50	2,614.44	193,482.00
9000-00-000	NET INCOME	16,103.95	0.00	16,103.95	0.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5 and FSS Grant)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
Jan-25					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3400-00-000	GRANT INCOME				
3410-01-000	Section 8 HAP Earned	671,583.00	591,992.92	79,590.08	7,103,915.00
3410-02-000	Section 8 Admin. Fee Income	48,627.00	52,501.92	-3,874.92	630,023.00
3410-03-000	Section 8 FSS Grant Income	0.00	5,512.50	-5,512.50	66,150.00
3410-04-000	Port-In Admin Fees Earned	153.69	100.00	53.69	1,200.00
3410-06-000	Port In HAP Earned	3,838.00	2,500.00	1,338.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	724,201.69	652,607.34	71,594.35	7,831,288.00
3600-00-000	OTHER INCOME				
3640-00-000	Fraud Recovery-HAP	299.50	958.33	-658.83	11,500.00
3640-01-000	Fraud Recovery-ADM	299.50	958.33	-658.83	11,500.00
3699-00-000	TOTAL OTHER INCOME	599.00	1,916.66	-1,317.66	23,000.00
3999-00-000	TOTAL INCOME	724,800.69	654,524.00	70,276.69	7,854,288.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	24,658.68	33,237.59	8,578.91	398,851.00
4110-04-000	Employee Benefit Contribution-Admin	9,844.66	11,468.50	1,623.84	137,622.00
4110-20-400	Administrative Salaries-FSS	8,600.53	4,386.67	-4,213.86	52,640.00
4110-21-400	Employee Benefits Contribution-FSS	1,790.40	1,042.50	-747.90	12,510.00
4110-30-100	Administrative Salaries-MS5	2,199.49	0.00	-2,199.49	0.00
4110-30-101	Employee Benefits Contribution-MS5	168.26	0.00	-168.26	0.00
4110-99-000	Total Administrative Salaries	47,262.02	50,135.26	2,873.24	601,623.00
4130-00-000	Legal Expense				
4130-02-000	Criminal Background Checks	294.00	166.67	-127.33	2,000.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	2,000.00
4131-00-000	Total Legal Expense	294.00	333.34	39.34	4,000.00
4140-00-000	Staff Training	129.00	833.33	704.33	10,000.00
4140-01-400	Staff Training-FSS	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	50.00	666.67	616.67	8,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	10,000.00
4172-00-000	Port Out Admin Fee Paid	219.88	166.67	-53.21	2,000.00
4189-00-000	Total Other Admin Expenses	269.88	1,666.67	1,396.79	20,000.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	83.33	83.33	1,000.00
4190-02-000	Publications	0.00	16.67	16.67	200.00
4190-03-000	Advertising	0.00	83.33	83.33	1,000.00
4190-04-000	Office Supplies	179.75	41.67	-138.08	500.00
4190-05-000	Fuel-Administrative	41.45	66.67	25.22	800.00
4190-06-000	Compliance	129.50	833.33	703.83	10,000.00
4190-07-000	Telephone & Internet	427.88	416.67	-11.21	5,000.00
4190-08-000	Postage	720.00	166.67	-553.33	2,000.00
4190-10-000	Copiers	175.15	125.00	-50.15	1,500.00
4190-12-000	Software	65.80	2,500.00	2,434.20	30,000.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5 and FSS Grant)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
Jan-25					
		PTD Actual	PTD Budget	Variance	Annual
4190-13-000	IT/Website Maintenance	510.15	416.67	-93.48	5,000.00
4190-18-000	Small Office Equipment	0.00	166.67	166.67	2,000.00
4190-22-000	Other Misc Admin Expenses	212.27	0.00	-212.27	0.00
4191-00-000	Total Miscellaneous Admin Expenses	2,461.95	4,916.68	2,454.73	59,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	50,416.85	57,968.61	7,551.76	695,623.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	1,500.00
4220-02-000	Tenant FSS Goal Incentives	0.00	125.00	125.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	3,000.00
4300-00-000	UTILITY EXPENSES				
4320-00-000	Electricity	561.42	0.00	-561.42	0.00
4330-00-000	Gas	561.82	0.00	-561.82	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,123.24	0.00	-1,123.24	0.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	157.52	104.17	-53.35	1,250.00
4510-10-000	Property Insurance	25.22	16.67	-8.55	200.00
4510-20-000	Liability Insurance	6.28	16.67	10.39	200.00
4510-30-000	Workmen's Compensation	555.62	616.67	61.05	7,400.00
4599-00-000	TOTAL GENERAL EXPENSES	744.64	754.18	9.54	9,050.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-00-000	Housing Assistance Payments	650,359.00	576,676.25	-73,682.75	6,920,115.00
4715-01-000	Tenant Utility Payments-Voucher	13,640.00	8,458.33	-5,181.67	101,500.00
4715-02-000	Port Out HAP Payments	5,134.00	2,083.33	-3,050.67	25,000.00
4715-07-000	Tenant FSS Goal Incentives	1,825.00	4,166.67	2,341.67	50,000.00
4715-08-000	Landlord Incentives	1,500.00	4,166.67	2,666.67	50,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	672,458.00	595,551.25	-76,906.75	7,146,615.00
8000-00-000	TOTAL EXPENSES	724,742.73	654,524.04	-70,218.69	7,854,288.00
9000-00-000	NET INCOME	57.96	-0.04	58.00	0.00

JR POLLY LINEWEAVER APARTMENTS (incl Service Coordinator Grant)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
Jan-25					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	19,657.20	14,148.33	5,508.87	169,780.00
3112-00-000	50059 HAP Subsidy	22,182.00	26,275.50	-4,093.50	315,306.00
3119-00-000	Total Rental Income	41,839.20	40,423.83	1,415.37	485,086.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	320.01	416.67	-96.66	5,000.00
3120-03-000	Damages	967.00	541.67	425.33	6,500.00
3120-04-000	Late Charges	231.00	83.33	147.67	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	250.00	-250.00	3,000.00
3129-00-000	Total Other Tenant Income	1,518.01	1,291.67	226.34	15,500.00
3199-00-000	TOTAL TENANT INCOME	43,357.21	41,715.50	1,641.71	500,586.00
3400-00-000	GRANT INCOME				
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	78,321.00
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	78,321.00
3999-00-000	TOTAL INCOME	43,357.21	48,242.25	-4,885.04	578,907.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	3,626.00	3,878.17	252.17	46,538.00
4110-04-000	Employee Benefit Contribution-Admin	1,343.76	1,466.17	122.41	17,594.00
4110-99-000	Total Administrative Salaries	4,969.76	5,344.34	374.58	64,132.00
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers/Writs	25.00	41.67	16.67	500.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	200.00
4130-04-000	General Legal Expense	0.00	333.33	333.33	4,000.00
4131-00-000	Total Legal Expense	25.00	391.67	366.67	4,700.00
4140-00-000	Staff Training	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	0.00	41.67	41.67	500.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	208.34	208.34	2,500.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	8.33	8.33	100.00
4190-04-000	Office Supplies	50.22	41.67	-8.55	500.00
4190-07-000	Telephone & Internet	427.30	250.00	-177.30	3,000.00
4190-08-000	Postage	120.00	41.67	-78.33	500.00
4190-10-000	Copiers	39.73	41.67	1.94	500.00
4190-12-000	Software	14.10	300.00	285.90	3,600.00
4190-13-000	IT/Website Maintenance	94.50	125.00	30.50	1,500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	745.85	891.67	145.82	10,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,740.61	6,919.35	1,178.74	83,032.00

JR POLLY LINEWEAVER APARTMENTS (incl Service Coordinator Grant)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
Jan-25					
		PTD Actual	PTD Budget	Variance	Annual
4200-00-000	TENANT SERVICES				
4210-20-300	Tenant Services-Salaries	0.00	4,553.33	4,553.33	54,640.00
4211-20-300	Tenant Services-Benefits	0.00	1,104.58	1,104.58	13,255.00
4220-01-000	Other Tenant Svcs.	1,984.03	1,833.33	-150.70	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	88.50	472.17	383.67	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,072.53	8,360.07	6,287.54	100,321.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	795.69	833.33	37.64	10,000.00
4320-00-000	Electricity	10,039.17	5,833.33	-4,205.84	70,000.00
4390-00-000	Sewer & Trash	1,866.82	2,083.33	216.51	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	12,701.68	8,749.99	-3,951.69	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	4,753.54	5,036.17	282.63	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,521.64	1,833.33	311.69	22,000.00
4419-00-000	Total General Maint Expense	6,275.18	6,869.50	594.32	82,434.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	1,000.00
4420-03-000	Supplies-Unit Turnover	20.67	125.00	104.33	1,500.00
4420-04-000	Supplies-Electrical	119.16	416.67	297.51	5,000.00
4420-05-000	Supplies-Fuel & Parts	26.95	41.67	14.72	500.00
4420-06-000	Supplies-Janitorial/Cleaning	191.18	83.33	-107.85	1,000.00
4420-07-000	Supplies-Maint/Repairs	156.02	666.67	510.65	8,000.00
4420-08-000	Supplies-Plumbing	115.24	125.00	9.76	1,500.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	500.00
4420-11-000	Supplies-HVAC	87.25	41.67	-45.58	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	500.00
4429-00-000	Total Materials	716.47	1,733.35	1,016.88	20,800.00
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	423.92	416.67	-7.25	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	2,000.00
4430-07-000	Contract-Pest Control	35.68	1,166.67	1,130.99	14,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	1,000.00
4430-09-000	Contract-Grounds	575.00	50.00	-525.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	148.28	133.33	-14.95	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-13-000	Contract-HVAC	1,500.00	208.33	-1,291.67	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	500.00
4430-17-000	Contract-Elevator Maintenance	4,566.66	1,250.00	-3,316.66	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,200.00
4439-00-000	Total Contract Costs	7,264.54	4,625.00	-2,639.54	55,500.00

JR POLLY LINEWEAVER APARTMENTS (incl Service Coordinator Grant)					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
Jan-25					
		PTD Actual	PTD Budget	Variance	Annual
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,256.19	13,227.85	-1,028.34	158,734.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	269.46	306.08	36.62	3,673.00
4510-10-000	Property Insurance	421.85	433.33	11.48	5,200.00
4510-20-000	Liability Insurance	221.25	216.67	-4.58	2,600.00
4510-30-000	Workmen's Compensation	104.18	127.25	23.07	1,527.00
4599-00-000	TOTAL GENERAL EXPENSES	1,016.74	1,083.33	66.59	13,000.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,052.86	2,011.58	-41.28	24,139.00
4899-00-000	TOTAL FINANCING EXPENSES	2,052.86	2,011.58	-41.28	24,139.00
8000-00-000	TOTAL EXPENSES	37,840.61	40,352.17	2,511.56	484,226.00
9000-00-000	NET INCOME	5,516.60	7,890.08	-2,373.48	94,681.00

FRANKLIN HEIGHTS LLC					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	38,650.10	56,367.00	-17,716.90	676,404.00
3112-06-000	PBV HAP Subsidy	145,825.00	131,523.00	14,302.00	1,578,276.00
3119-00-000	Total Rental Income	184,475.10	187,890.00	-3,414.90	2,254,680.00
3120-00-000	Other Tenant Income				
3120-03-000	Damages	7,189.25	1,666.67	5,522.58	20,000.00
3120-04-000	Late Charges	612.00	833.33	-221.33	10,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	100.00
3120-07-000	Tenant Owed Utilities	100.00	125.00	-25.00	1,500.00
3120-08-000	Workorders/Maint Charges	0.00	166.67	-166.67	2,000.00
3129-00-000	Total Other Tenant Income	7,901.25	2,800.00	5,101.25	33,600.00
3199-00-000	TOTAL TENANT INCOME	192,376.35	190,690.00	1,686.35	2,288,280.00
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	0.00	166.67	-166.67	2,000.00
3699-00-000	TOTAL OTHER INCOME	0.00	166.67	-166.67	2,000.00
3999-00-000	TOTAL INCOME	192,376.35	190,856.67	1,519.68	2,290,280.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	30,923.69	33,344.42	2,420.73	400,133.00
4110-04-000	Employee Benefit Contribution-Admin	9,870.86	11,223.17	1,352.31	134,678.00
4110-99-000	Total Administrative Salaries	40,794.55	44,567.59	3,773.04	534,811.00
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	0.00	1,250.00	1,250.00	15,000.00
4131-00-000	Total Legal Expense	0.00	1,250.00	1,250.00	15,000.00
4140-00-000	Staff Training	0.00	1,250.00	1,250.00	15,000.00
4150-00-000	Travel	40.00	1,250.00	1,210.00	15,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	2,500.00
4189-00-000	Total Other Admin Expenses	40.00	1,458.33	1,418.33	17,500.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	550.00	100.00	-450.00	1,200.00
4190-02-000	Publications	0.00	66.67	66.67	800.00
4190-04-000	Office Supplies	50.21	333.33	283.12	4,000.00
4190-06-000	Compliance	0.00	83.33	83.33	1,000.00
4190-07-000	Telephone & Internet	546.91	550.00	3.09	6,600.00
4190-08-000	Postage	460.00	333.33	-126.67	4,000.00
4190-10-000	Copiers	118.94	208.33	89.39	2,500.00
4190-12-000	Software	902.45	1,833.33	930.88	22,000.00
4190-13-000	IT/Website Maintenance	437.15	416.67	-20.48	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	416.67	416.67	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	3,065.66	4,591.66	1,526.00	55,100.00

FRANKLIN HEIGHTS LLC					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	43,900.21	53,117.58	9,217.37	637,411.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	19.95	250.00	230.05	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	19.95	250.00	230.05	3,000.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	2,692.60	2,666.67	-25.93	32,000.00
4320-00-000	Electricity	1,064.39	833.33	-231.06	10,000.00
4330-00-000	Gas	0.00	166.67	166.67	2,000.00
4390-00-000	Sewer & Trash	2,949.41	3,333.33	383.92	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,706.40	7,000.00	293.60	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	16,335.42	20,903.92	4,568.50	250,847.00
4410-05-000	Employee Benefit Contribution-Maint.	4,645.55	7,267.58	2,622.03	87,211.00
4419-00-000	Total General Maint Expense	20,980.97	28,171.50	7,190.53	338,058.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	166.67	166.67	2,000.00
4420-02-000	Supplies-Appliance	258.24	250.00	-8.24	3,000.00
4420-03-000	Supplies-Unit Turnover	808.89	166.67	-642.22	2,000.00
4420-04-000	Supplies-Electrical	0.00	833.33	833.33	10,000.00
4420-05-000	Supplies-Fuel & Parts	99.49	333.33	233.84	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	353.12	416.67	63.55	5,000.00
4420-07-000	Supplies-Maint/Repairs	725.03	1,666.67	941.64	20,000.00
4420-08-000	Supplies-Plumbing	376.70	416.67	39.97	5,000.00
4420-09-000	Tools and Equipment	245.98	333.33	87.35	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	800.00
4420-11-000	Supplies-HVAC	87.25	416.67	329.42	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	416.67	416.67	5,000.00
4429-00-000	Total Materials	2,954.70	5,483.35	2,528.65	65,800.00
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	272.56	333.33	60.77	4,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	10,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	1,000.00
4430-07-000	Contract-Pest Control	71.36	500.00	428.64	6,000.00
4430-08-000	Contract-Floor Covering	466.20	83.33	-382.87	1,000.00
4430-09-000	Contract-Grounds	4,795.00	416.67	-4,378.33	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	401.04	416.67	15.63	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	3,000.00
4430-12-000	Contract-Inspections	0.00	833.33	833.33	10,000.00
4430-13-000	Contract-HVAC	3,545.00	1,666.67	-1,878.33	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	1,000.00
4430-15-000	Contract-Video Surveillance	105,000.00	10,000.00	-95,000.00	120,000.00
4439-00-000	Total Contract Costs	114,551.16	15,583.32	-98,967.84	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	138,486.83	49,238.17	-89,248.66	590,858.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	157.52	275.00	117.48	3,300.00

FRANKLIN HEIGHTS LLC					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4510-10-000	Property Insurance	1,282.64	1,358.33	75.69	16,300.00
4510-20-000	Liability Insurance	588.45	608.33	19.88	7,300.00
4510-30-000	Workmen's Compensation	555.60	550.00	-5.60	6,600.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,666.67	2,666.67	32,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,584.21	7,541.66	4,957.45	90,500.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	74,743.55	14,346.33	-60,397.22	172,156.00
4899-00-000	TOTAL FINANCING EXPENSES	74,743.55	14,346.33	-60,397.22	172,156.00
8000-00-000	TOTAL EXPENSES	266,441.15	131,493.74	-134,947.41	1,577,925.00
9000-00-000	NET INCOME	-74,064.80	59,362.93	-133,427.73	712,355.00

COMMERCE VILLAGE LLC					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	9,006.00	10,919.75	-1,913.75	131,037.00
3112-06-000	PBV HAP Subsidy	10,301.00	10,919.75	-618.75	131,037.00
3119-00-000	Total Rental Income	19,307.00	21,839.50	-2,532.50	262,074.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	115.76	150.00	-34.24	1,800.00
3120-03-000	Damages	75.00	208.33	-133.33	2,500.00
3120-04-000	Late Charges	60.00	41.67	18.33	500.00
3120-08-000	Workorders/Maint Charges	30.00	100.00	-70.00	1,200.00
3129-00-000	Total Other Tenant Income	280.76	500.00	-219.24	6,000.00
3199-00-000	TOTAL TENANT INCOME	19,587.76	22,339.50	-2,751.74	268,074.00
3600-00-000	OTHER INCOME				
3611-00-000	Investment Income - Restricted	403.59	416.67	-13.08	5,000.00
3699-00-000	TOTAL OTHER INCOME	403.59	416.67	-13.08	5,000.00
3999-00-000	TOTAL INCOME	19,991.35	22,756.17	-2,764.82	273,074.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	3,312.69	3,530.67	217.98	42,368.00
4110-04-000	Employee Benefit Contribution-Admin	1,068.29	1,214.83	146.54	14,578.00
4110-99-000	Total Administrative Salaries	4,380.98	4,745.50	364.52	56,946.00
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	0.00	150.00	150.00	1,800.00
4131-00-000	Total Legal Expense	0.00	150.00	150.00	1,800.00
4140-00-000	Staff Training	125.00	83.33	-41.67	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	1,200.00
4173-00-000	Management Fee	1,009.87	1,000.00	-9.87	12,000.00
4189-00-000	Total Other Admin Expenses	1,009.87	1,100.00	90.13	13,200.00
4190-00-000	Miscellaneous Admin Expenses				
4190-04-000	Office Supplies	50.21	50.00	-0.21	600.00
4190-06-000	Compliance	0.00	125.00	125.00	1,500.00
4190-07-000	Telephone & Internet	215.47	300.00	84.53	3,600.00
4190-08-000	Postage	60.00	41.67	-18.33	500.00
4190-10-000	Copiers	64.78	83.33	18.55	1,000.00
4190-12-000	Software	7.05	166.67	159.62	2,000.00
4190-13-000	IT/Website Maintenance	47.25	83.33	36.08	1,000.00
4190-21-000	HCC Fees	0.00	666.67	666.67	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	500.00
4191-00-000	Total Miscellaneous Admin Expenses	450.76	1,558.34	1,107.58	18,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,966.61	7,637.17	1,670.56	91,646.00
4200-00-000	TENANT SERVICES				

COMMERCE VILLAGE LLC					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	18,250.00
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	1,500.00
4230-00-000	Tenant Services Contract Costs	-5.00	0.00	5.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-5.00	1,645.83	1,650.83	19,750.00
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	416.79	358.33	-58.46	4,300.00
4320-00-000	Electricity	1,904.76	1,666.67	-238.09	20,000.00
4330-00-000	Gas	229.10	200.00	-29.10	2,400.00
4390-00-000	Sewer & Trash	903.30	916.67	13.37	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	3,453.95	3,141.67	-312.28	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	1,480.93	1,565.25	84.32	18,783.00
4410-05-000	Employee Benefit Contribution-Maint.	369.28	655.50	286.22	7,866.00
4419-00-000	Total General Maint Expense	1,850.21	2,220.75	370.54	26,649.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	8.33	8.33	100.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	83.33	83.33	1,000.00
4420-04-000	Supplies-Electrical	0.00	125.00	125.00	1,500.00
4420-05-000	Supplies-Fuel & Parts	10.36	16.67	6.31	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	600.00
4420-07-000	Supplies-Maint/Repairs	0.00	133.33	133.33	1,600.00
4420-08-000	Supplies-Plumbing	0.00	50.00	50.00	600.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	100.00
4420-11-000	Supplies-HVAC	0.00	150.00	150.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	500.00
4429-00-000	Total Materials	10.36	749.99	739.63	9,000.00
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	334.12	225.00	-109.12	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,000.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	300.00
4430-07-000	Contract-Pest Control	71.36	166.67	95.31	2,000.00
4430-09-000	Contract-Grounds	1,125.00	0.00	-1,125.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	145.20	133.33	-11.87	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	500.00
4430-12-000	Contract-Inspections	0.00	166.67	166.67	2,000.00
4430-13-000	Contract-HVAC	1,455.00	208.33	-1,246.67	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	500.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	125.00	125.00	1,500.00
4439-00-000	Total Contract Costs	3,130.68	1,266.67	-1,864.01	15,200.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,991.25	4,237.41	-753.84	50,849.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	14.76	15.00	0.24	180.00
4510-10-000	Property Insurance	507.94	465.42	-42.52	5,585.00
4510-20-000	Liability Insurance	143.27	185.00	41.73	2,220.00
4510-30-000	Workmen's Compensation	52.09	51.25	-0.84	615.00

COMMERCE VILLAGE LLC					
Statement of Revenues, Expenditures, and Changes in Fund Net Position					
January 2025					
		PTD Actual	PTD Budget	Variance	Annual
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	87.50	44.99	1,050.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	760.57	1,012.50	251.93	12,150.00
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	16,532.38	19,039.58	2,507.20	228,475.00
9000-00-000	NET INCOME	3,458.97	3,716.59	-257.62	44,599.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	52,604.22	46,933.75	5,670.47	91,196.66	93,867.50	-2,670.84	563,205.00
3112-06-000	PBV HAP Subsidy	39,758.00	30,203.17	9,554.83	61,059.00	60,406.34	652.66	362,438.00
3119-00-000	Total Rental Income	92,362.22	77,136.92	15,225.30	152,255.66	154,273.84	-2,018.18	925,643.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	586.87	333.33	253.54	916.87	666.66	250.21	4,000.00
3120-03-000	Damages	0.00	250.00	-250.00	1,488.12	500.00	988.12	3,000.00
3120-04-000	Late Charges	137.00	83.33	53.67	606.00	166.66	439.34	1,000.00
3120-08-000	Workorders/Maint Charges	75.00	333.33	-258.33	75.00	666.66	-591.66	4,000.00
3129-00-000	Total Other Tenant Income	798.87	999.99	-201.12	3,085.99	1,999.98	1,086.01	12,000.00
3199-00-000	TOTAL TENANT INCOME	93,161.09	78,136.91	15,024.18	155,341.65	156,273.82	-932.17	937,643.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	5,303.71	4,949.25	354.46	34,916.72	9,898.50	25,018.22	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	4,364.73	7,006.00	-2,641.27	4,364.73	14,012.00	-9,647.27	84,072.00
3410-61-200	COC Planning Grant	3,840.62	4,168.25	-327.63	3,840.62	8,336.50	-4,495.88	50,019.00
3499-00-000	TOTAL GRANT INCOME	13,509.06	16,123.50	-2,614.44	43,122.07	32,247.00	10,875.07	193,482.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	252.99	0.00	252.99	554.43	0.00	554.43	0.00
3620-00-000	Management Fee Income	1,066.36	1,000.00	66.36	2,076.23	2,000.00	76.23	12,000.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	7,500.00	-7,500.00	45,000.00
3650-00-000	Miscellaneous Other Income	0.00	16,666.67	-16,666.67	0.00	33,333.34	-33,333.34	200,000.00
3699-00-000	TOTAL OTHER INCOME	1,319.35	21,416.67	-20,097.32	2,630.66	42,833.34	-40,202.68	257,000.00
3999-00-000	TOTAL INCOME	107,989.50	115,677.08	-7,687.58	201,094.38	231,354.16	-30,259.78	1,388,125.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	17,352.45	21,132.42	3,779.97	35,916.40	42,264.84	6,348.44	253,589.00
4110-04-000	Employee Benefit Contribution-Admin	4,276.39	6,778.92	2,502.53	10,400.65	13,557.84	3,157.19	81,347.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,278.16	3,484.00	205.84	7,388.01	6,968.00	-420.01	41,808.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	906.40	1,215.25	308.85	2,100.26	2,430.50	330.24	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,582.66	3,731.75	149.09	6,754.46	7,463.50	709.04	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,411.68	1,249.33	-162.35	2,564.61	2,498.66	-65.95	14,992.00
4110-61-200	Salary-COC Planning Grant	3,669.24	3,452.67	-216.57	6,917.65	6,905.34	-12.31	41,432.00
4110-61-201	Adm Benefits-COC Planning	714.16	715.58	1.42	1,306.37	1,431.16	124.79	8,587.00
4110-99-000	Total Administrative Salaries	35,191.14	41,759.92	6,568.78	73,348.41	83,519.84	10,171.43	501,119.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	66.67	2.67	64.00	133.34	69.34	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	33.34	33.34	200.00
4130-04-000	General Legal Expense	432.81	1,458.33	1,025.52	432.81	2,916.66	2,483.85	17,500.00
4131-00-000	Total Legal Expense	496.81	1,541.67	1,044.86	496.81	3,083.34	2,586.53	18,500.00
4140-00-000	Staff Training	0.00	916.66	916.66	544.02	1,833.32	1,289.30	11,000.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4150-00-000	Travel	400.00	916.66	516.66	2,480.11	1,833.32	-646.79	11,000.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	0.00	1,443.34	1,443.34	8,660.00
4189-00-000	Total Other Admin Expenses	400.00	1,763.33	1,363.33	2,480.11	3,526.66	1,046.55	21,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4190-04-000	Office Supplies	0.00	166.66	166.66	148.27	333.32	185.05	2,000.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4190-07-000	Telephone & Internet	802.99	805.00	2.01	1,699.69	1,610.00	-89.69	9,660.00
4190-08-000	Postage	0.00	166.67	166.67	640.00	333.34	-306.66	2,000.00
4190-10-000	Copiers	179.61	166.66	-12.95	344.05	333.32	-10.73	2,000.00
4190-12-000	Software	3.24	1,250.00	1,246.76	87.84	2,500.00	2,412.16	15,000.00
4190-13-000	IT/Website Maintenance	517.94	416.67	-101.27	1,003.89	833.34	-170.55	5,000.00
4190-14-000	Community Donations	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
4190-22-000	Other Misc Admin Expenses	-8,257.43	291.66	8,549.09	-6,632.73	583.32	7,216.05	3,500.00
4190-50-100	Other Expenses-VHSP	562.34	125.00	-437.34	562.34	250.00	-312.34	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	404.16	404.16	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	0.00	2,130.84	2,130.84	12,785.00
4190-60-202	Services (HMIS/SNAP)	155.50	757.42	601.92	195.50	1,514.84	1,319.34	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	-6,035.81	6,929.91	12,965.72	-1,951.15	13,859.82	15,810.97	83,159.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	30,052.14	52,911.49	22,859.35	74,918.20	105,822.98	30,904.78	634,938.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	3,583.69	1,833.33	-1,750.36	5,567.71	3,666.66	-1,901.05	22,000.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,583.69	1,833.33	-1,750.36	5,567.71	3,666.66	-1,901.05	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	770.43	916.66	146.23	1,540.86	1,833.32	292.46	11,000.00
4320-00-000	Electricity	9,433.57	6,000.00	-3,433.57	17,014.37	12,000.00	-5,014.37	72,000.00
4330-00-000	Gas	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4390-00-000	Sewer & Trash	1,806.60	2,083.33	276.73	3,613.20	4,166.66	553.46	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	12,010.60	9,083.32	-2,927.28	22,168.43	18,166.64	-4,001.79	109,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,440.55	7,130.75	690.20	13,203.21	14,261.50	1,058.29	85,569.00
4410-05-000	Employee Benefit Contribution-Maint.	1,962.82	2,569.08	606.26	4,148.27	5,138.16	989.89	30,829.00
4419-00-000	Total General Maint Expense	8,403.37	9,699.83	1,296.46	17,351.48	19,399.66	2,048.18	116,398.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	74.06	25.00	-49.06	99.44	50.00	-49.44	300.00
4420-02-000	Supplies-Appliance	132.00	83.33	-48.67	132.00	166.66	34.66	1,000.00
4420-03-000	Supplies-Unit Turnover	144.50	291.67	147.17	193.82	583.34	389.52	3,500.00
4420-04-000	Supplies-Electrical	1,390.35	441.67	-948.68	1,509.51	883.34	-626.17	5,300.00
4420-05-000	Supplies-Fuel & Parts	33.24	62.50	29.26	62.26	125.00	62.74	750.00
4420-06-000	Supplies-Janitorial/Cleaning	88.94	166.66	77.72	231.92	333.32	101.40	2,000.00
4420-07-000	Supplies-Maint/Repairs	195.95	916.67	720.72	301.25	1,833.34	1,532.09	11,000.00
4420-08-000	Supplies-Plumbing	605.98	175.00	-430.98	605.98	350.00	-255.98	2,100.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	133.34	133.34	800.00
4420-11-000	Supplies-HVAC	49.62	41.67	-7.95	49.62	83.34	33.72	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4429-00-000	Total Materials	2,714.64	2,354.18	-360.46	3,185.80	4,708.36	1,522.56	28,250.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	28.42	416.67	388.25	494.10	833.34	339.24	5,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	2,306.46	2,500.00	193.54	15,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4430-07-000	Contract-Pest Control	177.88	1,450.00	1,272.12	356.26	2,900.00	2,543.74	17,400.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	100.00	100.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	185.35	341.66	156.31	333.63	683.32	349.69	4,100.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-13-000	Contract-HVAC	0.00	750.00	750.00	1,455.75	1,500.00	44.25	9,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	916.67	916.67	0.00	1,833.34	1,833.34	11,000.00
4430-18-000	Contract-Alarm Monitoring	545.05	133.33	-411.72	612.20	266.66	-345.54	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	266.67	266.67	375.00	533.34	158.34	3,200.00
4430-99-000	Contract Costs-Other	908.75	250.00	-658.75	908.75	500.00	-408.75	3,000.00
4439-00-000	Total Contract Costs	1,845.45	6,575.01	4,729.56	6,842.15	13,150.02	6,307.87	78,900.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	12,963.46	18,629.02	5,665.56	27,379.43	37,258.04	9,878.61	223,548.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	269.97	331.17	61.20	902.33	662.34	-239.99	3,974.00
4510-10-000	Property Insurance	367.61	548.34	180.73	471.69	1,096.68	624.99	6,580.00
4510-20-000	Liability Insurance	172.30	192.92	20.62	374.18	385.84	11.66	2,315.00
4510-30-000	Workmen's Compensation	451.52	494.25	42.73	920.31	988.50	68.19	5,931.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,261.40	2,400.01	1,138.61	2,668.51	4,800.02	2,131.51	28,800.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,067.00	4,845.50	-221.50	10,160.00	9,691.00	-469.00	58,146.00
4899-00-000	TOTAL FINANCING EXPENSES	5,067.00	4,845.50	-221.50	10,160.00	9,691.00	-469.00	58,146.00
8000-00-000	TOTAL EXPENSES	64,938.29	89,702.67	24,764.38	142,862.28	179,405.34	36,543.06	1,076,432.00
9000-00-000	NET INCOME	43,051.21	25,974.41	17,076.80	58,232.10	51,948.82	6,283.28	311,693.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	% Var	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	32,252.22	19,053.92	13,198.30	51,125.44	38,107.84	34.16	228,647.00
3119-00-000	Total Rental Income	32,252.22	19,053.92	13,198.30	51,125.44	38,107.84	34.16	228,647.00
3199-00-000	TOTAL TENANT INCOME	32,252.22	19,053.92	13,198.30	51,125.44	38,107.84	34.16	228,647.00
3999-00-000	TOTAL INCOME	32,252.22	19,053.92	13,198.30	51,125.44	38,107.84	34.16	228,647.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	208.33	208.33	0.00	416.66	100.00	2,500.00
4131-00-000	Total Legal Expense	0.00	208.33	208.33	0.00	416.66	100.00	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	55.95	55.00	-0.95	111.90	110.00	-1.73	660.00
4191-00-000	Total Miscellaneous Admin Expenses	55.95	55.00	-0.95	111.90	110.00	-1.73	660.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	55.95	263.33	207.38	111.90	526.66	78.75	3,160.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	0.00	166.66	100.00	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	0.00	166.66	100.00	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	166.67	166.67	0.00	333.34	100.00	2,000.00
4429-00-000	Total Materials	0.00	166.67	166.67	0.00	333.34	100.00	2,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	0.00	83.34	100.00	500.00
4430-07-000	Contract-Pest Control	71.14	75.00	3.86	142.50	150.00	5.00	900.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	208.33	208.33	0.00	416.66	100.00	2,500.00
4430-13-000	Contract-HVAC	0.00	250.00	250.00	255.75	500.00	48.85	3,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	0.00	500.00	100.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	23.00	20.83	-2.17	46.00	41.66	-10.42	250.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	166.67	166.67	375.00	333.34	-12.50	2,000.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	% Var	Annual
4430-99-000	Contract Costs-Other	600.00	83.33	-516.67	600.00	166.66	-260.01	1,000.00
4439-00-000	Total Contract Costs	694.14	1,095.83	401.69	1,419.25	2,191.66	35.24	13,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	694.14	1,262.50	568.36	1,419.25	2,525.00	43.79	15,150.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,411.26	2,328.25	-83.01	4,833.51	4,656.50	-3.80	27,939.00
4899-00-000	TOTAL FINANCING EXPENSES	2,411.26	2,328.25	-83.01	4,833.51	4,656.50	-3.80	27,939.00
8000-00-000	TOTAL EXPENSES	3,161.35	3,937.41	776.06	6,364.66	7,874.82	19.18	47,249.00
9000-00-000	NET INCOME	29,090.87	15,116.51	13,974.36	44,760.78	30,233.02	48.05	181,398.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	20,352.00	27,879.83	-7,527.83	40,071.22	55,759.66	-15,688.44	334,558.00
3112-06-000	PBV HAP Subsidy	39,758.00	30,203.17	9,554.83	61,059.00	60,406.34	652.66	362,438.00
3119-00-000	Total Rental Income	60,110.00	58,083.00	2,027.00	101,130.22	116,166.00	-15,035.78	696,996.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	586.87	333.33	253.54	916.87	666.66	250.21	4,000.00
3120-03-000	Damages	0.00	250.00	-250.00	1,455.12	500.00	955.12	3,000.00
3120-04-000	Late Charges	137.00	83.33	53.67	520.00	166.66	353.34	1,000.00
3120-08-000	Workorders/Maint Charges	75.00	333.33	-258.33	75.00	666.66	-591.66	4,000.00
3129-00-000	Total Other Tenant Income	798.87	999.99	-201.12	2,966.99	1,999.98	967.01	12,000.00
3199-00-000	TOTAL TENANT INCOME	60,908.87	59,082.99	1,825.88	104,097.21	118,165.98	-14,068.77	708,996.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	242.63	0.00	242.63	525.89	0.00	525.89	0.00
3699-00-000	TOTAL OTHER INCOME	242.63	0.00	242.63	525.89	0.00	525.89	0.00
3999-00-000	TOTAL INCOME	61,151.50	59,082.99	2,068.51	104,623.10	118,165.98	-13,542.88	708,996.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,828.16	5,491.25	663.09	9,967.27	10,982.50	1,015.23	65,895.00
4110-04-000	Employee Benefit Contribution-Admin	1,744.27	1,867.50	123.23	3,442.81	3,735.00	292.19	22,410.00
4110-99-000	Total Administrative Salaries	6,572.43	7,358.75	786.32	13,410.08	14,717.50	1,307.42	88,305.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	66.67	2.67	64.00	133.34	69.34	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	33.34	33.34	200.00
4130-04-000	General Legal Expense	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
4131-00-000	Total Legal Expense	64.00	500.01	436.01	64.00	1,000.02	936.02	6,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	20.00	166.66	146.66	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	20.00	500.00	480.00	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	33.34	33.34	200.00
4190-04-000	Office Supplies	0.00	83.33	83.33	50.22	166.66	116.44	1,000.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4190-07-000	Telephone & Internet	240.27	250.00	9.73	498.46	500.00	1.54	3,000.00
4190-08-000	Postage	0.00	41.67	41.67	180.00	83.34	-96.66	500.00
4190-10-000	Copiers	40.59	83.33	42.74	86.05	166.66	80.61	1,000.00
4190-12-000	Software	0.00	416.67	416.67	21.15	833.34	812.19	5,000.00
4190-13-000	IT/Website Maintenance	142.88	125.00	-17.88	276.18	250.00	-26.18	1,500.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4190-22-000	Other Misc Admin Expenses	-4,686.71	83.33	4,770.04	-4,686.71	166.66	4,853.37	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	-4,262.97	1,183.34	5,446.31	-3,574.65	2,366.68	5,941.33	14,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,373.46	9,375.43	7,001.97	9,919.43	18,750.86	8,831.43	112,505.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	3,583.69	1,833.33	-1,750.36	5,567.71	3,666.66	-1,901.05	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,583.69	1,833.33	-1,750.36	5,567.71	3,666.66	-1,901.05	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	770.43	833.33	62.90	1,540.86	1,666.66	125.80	10,000.00
4320-00-000	Electricity	9,236.42	5,833.33	-3,403.09	16,665.05	11,666.66	-4,998.39	70,000.00
4390-00-000	Sewer & Trash	1,806.60	2,083.33	276.73	3,613.20	4,166.66	553.46	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	11,813.45	8,749.99	-3,063.46	21,819.11	17,499.98	-4,319.13	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,483.40	5,036.17	552.77	9,289.16	10,072.34	783.18	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,398.29	1,833.33	435.04	2,923.93	3,666.66	742.73	22,000.00
4419-00-000	Total General Maint Expense	5,881.69	6,869.50	987.81	12,213.09	13,739.00	1,525.91	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	74.06	25.00	-49.06	74.06	50.00	-24.06	300.00
4420-02-000	Supplies-Appliance	132.00	83.33	-48.67	132.00	166.66	34.66	1,000.00
4420-03-000	Supplies-Unit Turnover	144.50	291.67	147.17	193.82	583.34	389.52	3,500.00
4420-04-000	Supplies-Electrical	1,390.35	416.67	-973.68	1,509.51	833.34	-676.17	5,000.00
4420-05-000	Supplies-Fuel & Parts	33.24	62.50	29.26	62.26	125.00	62.74	750.00
4420-06-000	Supplies-Janitorial/Cleaning	88.94	83.33	-5.61	231.92	166.66	-65.26	1,000.00
4420-07-000	Supplies-Maint/Repairs	195.95	666.67	470.72	301.25	1,333.34	1,032.09	8,000.00
4420-08-000	Supplies-Plumbing	605.98	166.67	-439.31	605.98	333.34	-272.64	2,000.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	0.00	83.34	83.34	500.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4420-11-000	Supplies-HVAC	49.62	41.67	-7.95	49.62	83.34	33.72	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4429-00-000	Total Materials	2,714.64	1,962.52	-752.12	3,160.42	3,925.04	764.62	23,550.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	28.42	416.67	388.25	494.10	833.34	339.24	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	2,306.46	2,500.00	193.54	15,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4430-07-000	Contract-Pest Control	35.58	1,333.33	1,297.75	71.24	2,666.66	2,595.42	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	100.00	100.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	185.35	133.33	-52.02	333.63	266.66	-66.97	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,200.00	833.34	-366.66	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	666.67	666.67	0.00	1,333.34	1,333.34	8,000.00
4430-18-000	Contract-Alarm Monitoring	463.75	50.00	-413.75	478.75	100.00	-378.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
4430-99-000	Contract Costs-Other	308.75	0.00	-308.75	308.75	0.00	-308.75	0.00
4439-00-000	Total Contract Costs	1,021.85	5,125.01	4,103.16	5,192.93	10,250.02	5,057.09	61,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	9,618.18	13,957.03	4,338.85	20,566.44	27,914.06	7,347.62	167,484.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	222.57	231.17	8.60	756.48	462.34	-294.14	2,774.00
4510-10-000	Property Insurance	285.68	406.67	120.99	285.68	813.34	527.66	4,880.00
4510-20-000	Liability Insurance	131.18	117.92	-13.26	312.17	235.84	-76.33	1,415.00
4510-30-000	Workmen's Compensation	140.13	119.25	-20.88	261.67	238.50	-23.17	1,431.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	779.56	1,708.34	928.78	1,616.00	3,416.68	1,800.68	20,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,655.74	2,517.25	-138.49	5,326.49	5,034.50	-291.99	30,207.00
4899-00-000	TOTAL FINANCING EXPENSES	2,655.74	2,517.25	-138.49	5,326.49	5,034.50	-291.99	30,207.00
8000-00-000	TOTAL EXPENSES	30,824.08	38,141.37	7,317.29	64,815.18	76,282.74	11,467.56	457,696.00
9000-00-000	NET INCOME	30,327.42	20,941.62	9,385.80	39,807.92	41,883.24	-2,075.32	251,300.00

COMMUNITY GRANTS (VHSP, HMIS, COC)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	5,303.71	4,949.25	354.46	34,916.72	9,898.50	25,018.22	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	4,364.73	7,006.00	-2,641.27	4,364.73	14,012.00	-9,647.27	84,072.00
3410-61-200	COC Planning Grant	3,840.62	4,168.25	-327.63	3,840.62	8,336.50	-4,495.88	50,019.00
3499-00-000	TOTAL GRANT INCOME	13,509.06	16,123.50	-2,614.44	43,122.07	32,247.00	10,875.07	193,482.00
3999-00-000	TOTAL INCOME	13,509.06	16,123.50	-2,614.44	43,122.07	32,247.00	10,875.07	193,482.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,278.16	3,484.00	205.84	7,388.01	6,968.00	-420.01	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	906.40	1,215.25	308.85	2,100.26	2,430.50	330.24	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,582.66	3,731.75	149.09	6,754.46	7,463.50	709.04	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,411.68	1,249.33	-162.35	2,564.61	2,498.66	-65.95	14,992.00
4110-61-200	Salary-COC Planning Grant	3,669.24	3,452.67	-216.57	6,917.65	6,905.34	-12.31	41,432.00
4110-61-201	Adm Benefits-COC Planning	714.16	715.58	1.42	1,306.37	1,431.16	124.79	8,587.00
4110-99-000	Total Administrative Salaries	13,562.30	13,848.58	286.28	27,031.36	27,697.16	665.80	166,183.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4189-00-000	Total Other Admin Expenses	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	562.34	125.00	-437.34	562.34	250.00	-312.34	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	0.00	404.16	404.16	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	0.00	2,130.84	2,130.84	12,785.00
4190-60-202	Services (HMIS/SNAP)	155.50	757.42	601.92	195.50	1,514.84	1,319.34	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	717.84	2,149.92	1,432.08	757.84	4,299.84	3,542.00	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,280.14	16,123.50	1,843.36	27,789.20	32,247.00	4,457.80	193,482.00
8000-00-000	TOTAL EXPENSES	14,280.14	16,123.50	1,843.36	27,789.20	32,247.00	4,457.80	193,482.00
9000-00-000	NET INCOME	-771.08	0.00	-771.08	15,332.87	0.00	15,332.87	0.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MW5 and FSS Grant)								
Budget Comparison								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	671,583.00	591,992.92	79,590.08	1,343,166.00	1,183,985.84	159,180.16	7,103,915.00
3410-02-000	Section 8 Admin. Fee Income	53,808.00	52,501.92	1,306.08	102,435.00	105,003.84	-2,568.84	630,023.00
3410-03-000	Section 8 FSS Grant Income	1,832.46	5,512.50	-3,680.04	1,832.46	11,025.00	-9,192.54	66,150.00
3410-04-000	Port-In Admin Fees Earned	153.69	100.00	53.69	307.38	200.00	107.38	1,200.00
3410-06-000	Port In HAP Earned	4,451.00	2,500.00	1,951.00	8,289.00	5,000.00	3,289.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	731,828.15	652,607.34	79,220.81	1,456,029.84	1,305,214.68	150,815.16	7,831,288.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	2,099.12	958.33	1,140.79	2,398.62	1,916.66	481.96	11,500.00
3640-01-000	Fraud Recovery-ADM	2,099.12	958.33	1,140.79	2,398.62	1,916.66	481.96	11,500.00
3699-00-000	TOTAL OTHER INCOME	4,198.24	1,916.66	2,281.58	4,797.24	3,833.32	963.92	23,000.00
3999-00-000	TOTAL INCOME	736,026.39	654,524.00	81,502.39	1,460,827.08	1,309,048.00	151,779.08	7,854,288.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	29,781.67	33,237.59	3,455.92	52,240.86	66,475.18	14,234.32	398,851.00
4110-04-000	Employee Benefit Contribution-Admin	8,166.11	11,468.50	3,302.39	17,045.88	22,937.00	5,891.12	137,622.00
4110-20-400	Administrative Salaries-FSS	10,245.32	4,386.67	-5,858.65	18,845.85	8,773.34	-10,072.51	52,640.00
4110-21-400	Employee Benefits Contribution-FSS	2,931.66	1,042.50	-1,889.16	4,722.06	2,085.00	-2,637.06	12,510.00
4110-30-100	Administrative Salaries-MS5	0.00	0.00	0.00	4,398.98	0.00	-4,398.98	0.00
4110-30-101	Employee Benefits Contribution-MS5	0.00	0.00	0.00	1,133.15	0.00	-1,133.15	0.00
4110-99-000	Total Administrative Salaries	51,124.76	50,135.26	-989.50	98,386.78	100,270.52	1,883.74	601,623.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	385.00	166.67	-218.33	679.00	333.34	-345.66	2,000.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4131-00-000	Total Legal Expense	385.00	333.34	-51.66	679.00	666.68	-12.32	4,000.00
4140-00-000	Staff Training	0.00	833.33	833.33	129.00	1,666.66	1,537.66	10,000.00
4140-01-400	Staff Training-FSS	4,000.00	83.33	-3,916.67	4,000.00	166.66	-3,833.34	1,000.00
4150-00-000	Travel	1,175.40	666.67	-508.73	1,225.40	1,333.34	107.94	8,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
4172-00-000	Port Out Admin Fee Paid	220.45	166.67	-53.78	440.33	333.34	-106.99	2,000.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MW5 and FSS Grant)								
Budget Comparison								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	1,395.85	1,666.67	270.82	1,665.73	3,333.34	1,667.61	20,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4190-02-000	Publications	0.00	16.67	16.67	0.00	33.34	33.34	200.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4190-04-000	Office Supplies	344.52	41.67	-302.85	524.27	83.34	-440.93	500.00
4190-05-000	Fuel-Administrative	47.49	66.67	19.18	88.94	133.34	44.40	800.00
4190-06-000	Compliance	406.00	833.33	427.33	535.50	1,666.66	1,131.16	10,000.00
4190-07-000	Telephone & Internet	408.29	416.67	8.38	836.17	833.34	-2.83	5,000.00
4190-08-000	Postage	0.00	166.67	166.67	720.00	333.34	-386.66	2,000.00
4190-10-000	Copiers	170.12	125.00	-45.12	345.27	250.00	-95.27	1,500.00
4190-12-000	Software	211.38	2,500.00	2,288.62	277.18	5,000.00	4,722.82	30,000.00
4190-13-000	IT/Website Maintenance	553.66	416.67	-136.99	1,063.81	833.34	-230.47	5,000.00
4190-18-000	Small Office Equipment	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4190-22-000	Other Misc Admin Expenses	3,776.20	0.00	-3,776.20	3,988.47	0.00	-3,988.47	0.00
4191-00-000	Total Miscellaneous Admin Expenses	5,917.66	4,916.68	-1,000.98	8,379.61	9,833.36	1,453.75	59,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	62,823.27	57,968.61	-4,854.66	113,240.12	115,937.22	2,697.10	695,623.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4220-02-000	Tenant FSS Goal Incentives	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	610.43	0.00	-610.43	1,171.85	0.00	-1,171.85	0.00
4330-00-000	Gas	720.14	0.00	-720.14	1,281.96	0.00	-1,281.96	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,330.57	0.00	-1,330.57	2,453.81	0.00	-2,453.81	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	68.48	104.17	35.69	226.00	208.34	-17.66	1,250.00
4510-10-000	Property Insurance	21.02	16.67	-4.35	46.24	33.34	-12.90	200.00
4510-20-000	Liability Insurance	13.65	16.67	3.02	19.93	33.34	13.41	200.00
4510-30-000	Workmen's Compensation	498.23	616.67	118.44	1,053.85	1,233.34	179.49	7,400.00
4599-00-000	TOTAL GENERAL EXPENSES	601.38	754.18	152.80	1,346.02	1,508.36	162.34	9,050.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	655,733.00	576,676.25	-79,056.75	1,306,092.00	1,153,352.50	-152,739.50	6,920,115.00
4715-01-000	Tenant Utility Payments-Voucher	11,999.00	8,458.33	-3,540.67	25,639.00	16,916.66	-8,722.34	101,500.00
4715-02-000	Port Out HAP Payments	5,286.00	2,083.33	-3,202.67	10,420.00	4,166.66	-6,253.34	25,000.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MW5 and FSS Grant)								
Budget Comparison								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4715-04-000	Port-Out Other Expense	234.00	0.00	-234.00	234.00	0.00	-234.00	0.00
4715-07-000	Tenant FSS Goal Incentives	2,225.00	4,166.67	1,941.67	4,050.00	8,333.34	4,283.34	50,000.00
4715-08-000	Landlord Incentives	500.00	4,166.67	3,666.67	2,000.00	8,333.34	6,333.34	50,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	675,977.00	595,551.25	-80,425.75	1,348,435.00	1,191,102.50	-157,332.50	7,146,615.00
8000-00-000	TOTAL EXPENSES	740,732.22	654,524.04	-86,208.18	1,465,474.95	1,309,048.08	-156,426.87	7,854,288.00
9000-00-000	NET INCOME	-4,705.83	-0.04	-4,705.79	-4,647.87	-0.08	-4,647.79	0.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant) Statement of Revenues, Expenditures, and Changes in Fund Net Position January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	19,672.00	14,148.33	5,523.67	39,329.20	28,296.66	11,032.54	169,780.00
3112-00-000	50059 HAP Subsidy	23,445.00	26,275.50	-2,830.50	45,627.00	52,551.00	-6,924.00	315,306.00
3119-00-000	Total Rental Income	43,117.00	40,423.83	2,693.17	84,956.20	80,847.66	4,108.54	485,086.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	586.89	416.67	170.22	906.90	833.34	73.56	5,000.00
3120-03-000	Damages	108.00	541.67	-433.67	1,075.00	1,083.34	-8.34	6,500.00
3120-04-000	Late Charges	133.00	83.33	49.67	364.00	166.66	197.34	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
3129-00-000	Total Other Tenant Income	827.89	1,291.67	-463.78	2,345.90	2,583.34	-237.44	15,500.00
3199-00-000	TOTAL TENANT INCOME	43,944.89	41,715.50	2,229.39	87,302.10	83,431.00	3,871.10	500,586.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	0.00	13,053.50	-13,053.50	78,321.00
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	0.00	13,053.50	-13,053.50	78,321.00
3999-00-000	TOTAL INCOME	43,944.89	48,242.25	-4,297.36	87,302.10	96,484.50	-9,182.40	578,907.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,635.02	3,878.17	243.15	7,261.02	7,756.34	495.32	46,538.00
4110-04-000	Employee Benefit Contribution-Admin	1,413.97	1,466.17	52.20	2,757.73	2,932.34	174.61	17,594.00
4110-99-000	Total Administrative Salaries	5,048.99	5,344.34	295.35	10,018.75	10,688.68	669.93	64,132.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	128.00	41.67	-86.33	153.00	83.34	-69.66	500.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	33.34	33.34	200.00
4130-04-000	General Legal Expense	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
4131-00-000	Total Legal Expense	128.00	391.67	263.67	153.00	783.34	630.34	4,700.00
4140-00-000	Staff Training	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4150-00-000	Travel	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	208.34	208.34	0.00	416.68	416.68	2,500.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.33	8.33	0.00	16.66	16.66	100.00
4190-04-000	Office Supplies	0.00	41.67	41.67	50.22	83.34	33.12	500.00
4190-07-000	Telephone & Internet	350.38	250.00	-100.38	777.68	500.00	-277.68	3,000.00
4190-08-000	Postage	0.00	41.67	41.67	120.00	83.34	-36.66	500.00
4190-10-000	Copiers	34.86	41.67	6.81	74.59	83.34	8.75	500.00
4190-12-000	Software	0.00	300.00	300.00	14.10	600.00	585.90	3,600.00
4190-13-000	IT/Website Maintenance	107.16	125.00	17.84	201.66	250.00	48.34	1,500.00
4190-22-000	Other Misc Admin Expenses	237.00	83.33	-153.67	237.00	166.66	-70.34	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	729.40	891.67	162.27	1,475.25	1,783.34	308.09	10,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,906.39	6,919.35	1,012.96	11,647.00	13,838.70	2,191.70	83,032.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	3,659.02	4,553.33	894.31	3,659.02	9,106.66	5,447.64	54,640.00
4211-20-300	Tenant Services-Benefits	1,040.91	1,104.58	63.67	1,040.91	2,209.16	1,168.25	13,255.00
4220-01-000	Other Tenant Svcs.	3,583.68	1,833.33	-1,750.35	5,567.71	3,666.66	-1,901.05	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	310.14	472.17	162.03	398.64	944.34	545.70	5,666.00
4241-20-300	Tenant Services-Training	250.00	188.33	-61.67	250.00	376.66	126.66	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	8,843.75	8,360.07	-483.68	10,916.28	16,720.14	5,803.86	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	795.69	833.33	37.64	1,591.38	1,666.66	75.28	10,000.00
4320-00-000	Electricity	12,274.40	5,833.33	-6,441.07	22,313.57	11,666.66	-10,646.91	70,000.00
4390-00-000	Sewer & Trash	1,866.82	2,083.33	216.51	3,733.64	4,166.66	433.02	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	14,936.91	8,749.99	-6,186.92	27,638.59	17,499.98	-10,138.61	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,553.99	5,036.17	482.18	9,307.53	10,072.34	764.81	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,403.65	1,833.33	429.68	2,925.29	3,666.66	741.37	22,000.00
4419-00-000	Total General Maint Expense	5,957.64	6,869.50	911.86	12,232.82	13,739.00	1,506.18	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	50.00	50.00	300.00
4420-02-000	Supplies-Appliance	132.00	83.33	-48.67	132.00	166.66	34.66	1,000.00
4420-03-000	Supplies-Unit Turnover	144.50	125.00	-19.50	165.17	250.00	84.83	1,500.00
4420-04-000	Supplies-Electrical	1,290.90	416.67	-874.23	1,410.06	833.34	-576.72	5,000.00
4420-05-000	Supplies-Fuel & Parts	30.86	41.67	10.81	57.81	83.34	25.53	500.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant) Statement of Revenues, Expenditures, and Changes in Fund Net Position January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-06-000	Supplies-Janitorial/Cleaning	251.06	83.33	-167.73	442.24	166.66	-275.58	1,000.00
4420-07-000	Supplies-Maint/Repairs	230.95	666.67	435.72	386.97	1,333.34	946.37	8,000.00
4420-08-000	Supplies-Plumbing	221.84	125.00	-96.84	337.08	250.00	-87.08	1,500.00
4420-09-000	Tools and Equipment	971.79	41.67	-930.12	971.79	83.34	-888.45	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	87.25	83.34	-3.91	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4429-00-000	Total Materials	3,273.90	1,733.35	-1,540.55	3,990.37	3,466.70	-523.67	20,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	13.92	416.67	402.75	437.84	833.34	395.50	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4430-07-000	Contract-Pest Control	285.58	1,166.67	881.09	321.26	2,333.34	2,012.08	14,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	575.00	100.00	-475.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	185.35	133.33	-52.02	333.63	266.66	-66.97	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	1,500.00	416.66	-1,083.34	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,250.00	1,250.00	4,566.66	2,500.00	-2,066.66	15,000.00
4430-18-000	Contract-Alarm Monitoring	463.75	50.00	-413.75	478.75	100.00	-378.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
4430-99-000	Contract Costs-Other	700.00	0.00	-700.00	700.00	0.00	-700.00	0.00
4439-00-000	Total Contract Costs	1,648.60	4,625.00	2,976.40	8,913.14	9,250.00	336.86	55,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	10,880.14	13,227.85	2,347.71	25,136.33	26,455.70	1,319.37	158,734.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	306.36	306.08	-0.28	575.82	612.16	36.34	3,673.00
4510-10-000	Property Insurance	349.19	433.33	84.14	771.04	866.66	95.62	5,200.00
4510-20-000	Liability Insurance	158.49	216.67	58.18	379.74	433.34	53.60	2,600.00
4510-30-000	Workmen's Compensation	124.56	127.25	2.69	228.74	254.50	25.76	1,527.00
4599-00-000	TOTAL GENERAL EXPENSES	938.60	1,083.33	144.73	1,955.34	2,166.66	211.32	13,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	0.00	2,011.58	2,011.58	2,052.86	4,023.16	1,970.30	24,139.00
4899-00-000	TOTAL FINANCING EXPENSES	0.00	2,011.58	2,011.58	2,052.86	4,023.16	1,970.30	24,139.00
8000-00-000	TOTAL EXPENSES	41,505.79	40,352.17	-1,153.62	79,346.40	80,704.34	1,357.94	484,226.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	2,439.10	7,890.08	-5,450.98	7,955.70	15,780.16	-7,824.46	94,681.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		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	39,037.00	56,367.00	-17,330.00	77,687.10	112,734.00	-35,046.90	676,404.00
3112-06-000	PBV HAP Subsidy	144,949.00	131,523.00	13,426.00	290,774.00	263,046.00	27,728.00	1,578,276.00
3119-00-000	Total Rental Income	183,986.00	187,890.00	-3,904.00	368,461.10	375,780.00	-7,318.90	2,254,680.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	3,258.50	1,666.67	1,591.83	10,447.75	3,333.34	7,114.41	20,000.00
3120-04-000	Late Charges	755.00	833.33	-78.33	1,367.00	1,666.66	-299.66	10,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	0.00	16.66	-16.66	100.00
3120-07-000	Tenant Owed Utilities	100.00	125.00	-25.00	200.00	250.00	-50.00	1,500.00
3120-08-000	Workorders/Maint Charges	0.00	166.67	-166.67	0.00	333.34	-333.34	2,000.00
3129-00-000	Total Other Tenant Income	4,113.50	2,800.00	1,313.50	12,014.75	5,600.00	6,414.75	33,600.00
3199-00-000	TOTAL TENANT INCOME	188,099.50	190,690.00	-2,590.50	380,475.85	381,380.00	-904.15	2,288,280.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.00	166.67	-166.67	0.00	333.34	-333.34	2,000.00
3699-00-000	TOTAL OTHER INCOME	0.00	166.67	-166.67	0.00	333.34	-333.34	2,000.00
3999-00-000	TOTAL INCOME	188,099.50	190,856.67	-2,757.17	380,475.85	381,713.34	-1,237.49	2,290,280.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	30,419.99	33,344.42	2,924.43	61,343.68	66,688.84	5,345.16	400,133.00
4110-04-000	Employee Benefit Contribution-Admin	9,773.27	11,223.17	1,449.90	19,644.13	22,446.34	2,802.21	134,678.00
4110-99-000	Total Administrative Salaries	40,193.26	44,567.59	4,374.33	80,987.81	89,135.18	8,147.37	534,811.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	128.00	0.00	-128.00	128.00	0.00	-128.00	0.00
4130-04-000	General Legal Expense	206.50	1,250.00	1,043.50	206.50	2,500.00	2,293.50	15,000.00
4131-00-000	Total Legal Expense	334.50	1,250.00	915.50	334.50	2,500.00	2,165.50	15,000.00
4140-00-000	Staff Training	362.70	1,250.00	887.30	362.70	2,500.00	2,137.30	15,000.00
4150-00-000	Travel	1,763.88	1,250.00	-513.88	1,803.88	2,500.00	696.12	15,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
4189-00-000	Total Other Admin Expenses	1,763.88	1,458.33	-305.55	1,803.88	2,916.66	1,112.78	17,500.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	550.00	200.00	-350.00	1,200.00
4190-02-000	Publications	71.36	66.67	-4.69	71.36	133.34	61.98	800.00
4190-04-000	Office Supplies	749.14	333.33	-415.81	799.35	666.66	-132.69	4,000.00
4190-06-000	Compliance	50.00	83.33	33.33	50.00	166.66	116.66	1,000.00
4190-07-000	Telephone & Internet	481.29	550.00	68.71	1,028.20	1,100.00	71.80	6,600.00
4190-08-000	Postage	0.00	333.33	333.33	460.00	666.66	206.66	4,000.00
4190-10-000	Copiers	284.43	208.33	-76.10	403.37	416.66	13.29	2,500.00
4190-12-000	Software	224.38	1,833.33	1,608.95	1,126.83	3,666.66	2,539.83	22,000.00
4190-13-000	IT/Website Maintenance	553.66	416.67	-136.99	990.81	833.34	-157.47	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
4190-22-000	Other Misc Admin Expenses	-38.00	416.67	454.67	-38.00	833.34	871.34	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	2,376.26	4,591.66	2,215.40	5,441.92	9,183.32	3,741.40	55,100.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	45,030.60	53,117.58	8,086.98	88,930.81	106,235.16	17,304.35	637,411.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	29.93	250.00	220.07	49.88	500.00	450.12	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	29.93	250.00	220.07	49.88	500.00	450.12	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	2,929.61	2,666.67	-262.94	5,622.21	5,333.34	-288.87	32,000.00
4320-00-000	Electricity	1,643.95	833.33	-810.62	2,708.34	1,666.66	-1,041.68	10,000.00
4330-00-000	Gas	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4390-00-000	Sewer & Trash	3,383.07	3,333.33	-49.74	6,332.48	6,666.66	334.18	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,956.63	7,000.00	-956.63	14,663.03	14,000.00	-663.03	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	15,434.69	20,903.92	5,469.23	31,770.11	41,807.84	10,037.73	250,847.00
4410-05-000	Employee Benefit Contribution-Maint.	4,760.93	7,267.58	2,506.65	9,406.48	14,535.16	5,128.68	87,211.00
4419-00-000	Total General Maint Expense	20,195.62	28,171.50	7,975.88	41,176.59	56,343.00	15,166.41	338,058.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	1,027.20	166.67	-860.53	1,027.20	333.34	-693.86	2,000.00
4420-02-000	Supplies-Appliance	132.00	250.00	118.00	390.24	500.00	109.76	3,000.00
4420-03-000	Supplies-Unit Turnover	678.56	166.67	-511.89	1,487.45	333.34	-1,154.11	2,000.00
4420-04-000	Supplies-Electrical	2,282.32	833.33	-1,448.99	2,282.32	1,666.66	-615.66	10,000.00
4420-05-000	Supplies-Fuel & Parts	113.96	333.33	219.37	213.45	666.66	453.21	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	1,108.35	416.67	-691.68	1,461.47	833.34	-628.13	5,000.00
4420-07-000	Supplies-Maint/Repairs	1,912.05	1,666.67	-245.38	2,637.08	3,333.34	696.26	20,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-08-000	Supplies-Plumbing	1,378.51	416.67	-961.84	1,755.21	833.34	-921.87	5,000.00
4420-09-000	Tools and Equipment	466.41	333.33	-133.08	712.39	666.66	-45.73	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	133.34	133.34	800.00
4420-11-000	Supplies-HVAC	49.62	416.67	367.05	136.87	833.34	696.47	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
4429-00-000	Total Materials	9,148.98	5,483.35	-3,665.63	12,103.68	10,966.70	-1,136.98	65,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	0.00	333.33	333.33	272.56	666.66	394.10	4,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-07-000	Contract-Pest Control	71.16	500.00	428.84	142.52	1,000.00	857.48	6,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	466.20	166.66	-299.54	1,000.00
4430-09-000	Contract-Grounds	16,250.00	416.67	-15,833.33	21,045.00	833.34	-20,211.66	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	432.55	416.67	-15.88	833.59	833.34	-0.25	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
4430-12-000	Contract-Inspections	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
4430-13-000	Contract-HVAC	661.33	1,666.67	1,005.34	4,206.33	3,333.34	-872.99	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	105,000.00	20,000.00	-85,000.00	120,000.00
4430-99-000	Contract Costs-Other	187.00	0.00	-187.00	187.00	0.00	-187.00	0.00
4439-00-000	Total Contract Costs	17,602.04	15,583.32	-2,018.72	132,153.20	31,166.64	-100,986.56	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	46,946.64	49,238.17	2,291.53	185,433.47	98,476.34	-86,957.13	590,858.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	153.98	275.00	121.02	311.50	550.00	238.50	3,300.00
4510-10-000	Property Insurance	1,049.27	1,358.33	309.06	2,331.91	2,716.66	384.75	16,300.00
4510-20-000	Liability Insurance	465.34	608.33	142.99	1,053.79	1,216.66	162.87	7,300.00
4510-30-000	Workmen's Compensation	435.95	550.00	114.05	991.55	1,100.00	108.45	6,600.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,666.67	2,666.67	0.00	5,333.34	5,333.34	32,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,104.54	7,541.66	5,437.12	4,688.75	15,083.32	10,394.57	90,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,719.89	14,346.33	11,626.44	77,463.44	28,692.66	-48,770.78	172,156.00
4899-00-000	TOTAL FINANCING EXPENSES	2,719.89	14,346.33	11,626.44	77,463.44	28,692.66	-48,770.78	172,156.00
8000-00-000	TOTAL EXPENSES	104,788.23	131,493.74	26,705.51	371,229.38	262,987.48	-108,241.90	1,577,925.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	83,311.27	59,362.93	23,948.34	9,246.47	118,725.86	-109,479.39	712,355.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	10,874.00	10,919.75	-45.75	19,880.00	21,839.50	-1,959.50	131,037.00
3112-06-000	PBV HAP Subsidy	10,973.00	10,919.75	53.25	21,274.00	21,839.50	-565.50	131,037.00
3119-00-000	Total Rental Income	21,847.00	21,839.50	7.50	41,154.00	43,679.00	-2,525.00	262,074.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	161.75	150.00	11.75	277.51	300.00	-22.49	1,800.00
3120-03-000	Damages	0.00	208.33	-208.33	75.00	416.66	-341.66	2,500.00
3120-04-000	Late Charges	16.00	41.67	-25.67	76.00	83.34	-7.34	500.00
3120-08-000	Workorders/Maint Charges	0.00	100.00	-100.00	30.00	200.00	-170.00	1,200.00
3129-00-000	Total Other Tenant Income	177.75	500.00	-322.25	458.51	1,000.00	-541.49	6,000.00
3199-00-000	TOTAL TENANT INCOME	22,024.75	22,339.50	-314.75	41,612.51	44,679.00	-3,066.49	268,074.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	397.49	416.67	-19.18	801.08	833.34	-32.26	5,000.00
3699-00-000	TOTAL OTHER INCOME	397.49	416.67	-19.18	801.08	833.34	-32.26	5,000.00
3999-00-000	TOTAL INCOME	22,422.24	22,756.17	-333.93	42,413.59	45,512.34	-3,098.75	273,074.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,021.72	3,530.67	508.95	6,334.41	7,061.34	726.93	42,368.00
4110-04-000	Employee Benefit Contribution-Admin	1,081.77	1,214.83	133.06	2,150.06	2,429.66	279.60	14,578.00
4110-99-000	Total Administrative Salaries	4,103.49	4,745.50	642.01	8,484.47	9,491.00	1,006.53	56,946.00
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
4131-00-000	Total Legal Expense	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
4140-00-000	Staff Training	150.00	83.33	-66.67	275.00	166.66	-108.34	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
4173-00-000	Management Fee	1,066.36	1,000.00	-66.36	2,076.23	2,000.00	-76.23	12,000.00
4189-00-000	Total Other Admin Expenses	1,066.36	1,100.00	33.64	2,076.23	2,200.00	123.77	13,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	50.00	50.00	50.21	100.00	49.79	600.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-06-000	Compliance	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4190-07-000	Telephone & Internet	226.99	300.00	73.01	442.46	600.00	157.54	3,600.00
4190-08-000	Postage	1,350.00	41.67	-1,308.33	1,410.00	83.34	-1,326.66	500.00
4190-10-000	Copiers	57.90	83.33	25.43	122.68	166.66	43.98	1,000.00
4190-12-000	Software	0.00	166.67	166.67	7.05	333.34	326.29	2,000.00
4190-13-000	IT/Website Maintenance	53.58	83.33	29.75	100.83	166.66	65.83	1,000.00
4190-21-000	HCC Fees	0.00	666.67	666.67	0.00	1,333.34	1,333.34	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	12.00	83.34	71.34	500.00
4191-00-000	Total Miscellaneous Admin Expenses	1,694.47	1,558.34	-136.13	2,145.23	3,116.68	971.45	18,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,014.32	7,637.17	622.85	12,980.93	15,274.34	2,293.41	91,646.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	0.00	3,041.66	3,041.66	18,250.00
4220-01-000	Other Tenant Svcs.	478.00	125.00	-353.00	478.00	250.00	-228.00	1,500.00
4230-00-000	Tenant Services Contract Costs	0.00	0.00	0.00	-5.00	0.00	5.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	478.00	1,645.83	1,167.83	473.00	3,291.66	2,818.66	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	416.79	358.33	-58.46	833.58	716.66	-116.92	4,300.00
4320-00-000	Electricity	2,341.54	1,666.67	-674.87	4,246.30	3,333.34	-912.96	20,000.00
4330-00-000	Gas	216.70	200.00	-16.70	445.80	400.00	-45.80	2,400.00
4390-00-000	Sewer & Trash	903.30	916.67	13.37	1,806.60	1,833.34	26.74	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	3,878.33	3,141.67	-736.66	7,332.28	6,283.34	-1,048.94	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,491.25	1,565.25	74.00	2,972.18	3,130.50	158.32	18,783.00
4410-05-000	Employee Benefit Contribution-Maint.	474.68	655.50	180.82	843.96	1,311.00	467.04	7,866.00
4419-00-000	Total General Maint Expense	1,965.93	2,220.75	254.82	3,816.14	4,441.50	625.36	26,649.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	8.33	8.33	0.00	16.66	16.66	100.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4420-04-000	Supplies-Electrical	303.03	125.00	-178.03	303.03	250.00	-53.03	1,500.00
4420-05-000	Supplies-Fuel & Parts	11.87	16.67	4.80	22.23	33.34	11.11	200.00
4420-06-000	Supplies-Janitorial/Cleaning	106.18	50.00	-56.18	106.18	100.00	-6.18	600.00
4420-07-000	Supplies-Maint/Repairs	25.15	133.33	108.18	25.15	266.66	241.51	1,600.00
4420-08-000	Supplies-Plumbing	0.00	50.00	50.00	0.00	100.00	100.00	600.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	16.66	16.66	100.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - February 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-11-000	Supplies-HVAC	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4429-00-000	Total Materials	446.23	749.99	303.76	456.59	1,499.98	1,043.39	9,000.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	18.56	225.00	206.44	352.68	450.00	97.32	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	0.00	50.00	50.00	300.00
4430-07-000	Contract-Pest Control	71.16	166.67	95.51	142.52	333.34	190.82	2,000.00
4430-09-000	Contract-Grounds	0.00	0.00	0.00	1,125.00	0.00	-1,125.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	181.50	133.33	-48.17	326.70	266.66	-60.04	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-12-000	Contract-Inspections	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	1,455.00	416.66	-1,038.34	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
4430-18-000	Contract-Alarm Monitoring	256.99	50.00	-206.99	256.99	100.00	-156.99	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
4430-99-000	Contract Costs-Other	124.75	0.00	-124.75	124.75	0.00	-124.75	0.00
4439-00-000	Total Contract Costs	652.96	1,266.67	613.71	3,783.64	2,533.34	-1,250.30	15,200.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,065.12	4,237.41	1,172.29	8,056.37	8,474.82	418.45	50,849.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	17.54	15.00	-2.54	32.30	30.00	-2.30	180.00
4510-10-000	Property Insurance	507.94	465.42	-42.52	1,015.88	930.84	-85.04	5,585.00
4510-20-000	Liability Insurance	143.27	185.00	41.73	286.54	370.00	83.46	2,220.00
4510-30-000	Workmen's Compensation	46.71	51.25	4.54	98.80	102.50	3.70	615.00
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	87.50	44.99	85.02	175.00	89.98	1,050.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	757.97	1,012.50	254.53	1,518.54	2,025.00	506.46	12,150.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	2,730.00	2,730.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	2,730.00	2,730.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	16,558.74	19,039.58	2,480.84	33,091.12	38,079.16	4,988.04	228,475.00
9000-00-000	NET INCOME	5,863.50	3,716.59	2,146.91	9,322.47	7,433.18	1,889.29	44,599.00



JB

Accounts Payable Check Request

Date: 11/04/24

To: Blauch Brothers
911 Chicago Ave.
P.O. Box 1092
Harrisonburg, VA 22801

Account Number to Charge	Location: ACV, CST	Description	Amount
8612	CST	Overdue Payment of Blauch Service charges from 5/2/24 to 10/3/24	\$6,448.10

TOTAL: \$6,448.10 ✓

Requested by: abh

Comments:

CHECK # 11-06-24 \$6448.10 #13383.

CHECK MAILED ON: _____

Statement of Account

Blauch Brothers Inc
 911 Chicago Ave.
 P.O. Box 1092
 Harrisonburg, VA 22802
 540-434-2589

Arts Council Of The Valley
 311 S Main St
 Harrisonburg, VA 22801

*Andy
 Supervisor + Tech
 Unit 3 still down
 one unit had wrong
 filter in it,*

*Assessment 2
 hrs.*

Statement of Account as of 9-30-2024

<u>Invoice</u>	<u>Description</u>	<u>Date</u>	<u>Charges</u>	<u>Credits</u>
SM47343	Inv	05-02-2024	1,007.00	
SM48284	Inv	07-03-2024	925.00	
SM48357	Inv	07-03-2024	510.00	
SM48435	Inv	07-08-2024	500.00	
119694	Inv Finance charge	08-02-2024	15.11	
SM49011	Inv	08-20-2024	3,011.00	
SM49026	Inv	08-22-2024	420.75	
119792	Inv Finance charge	09-05-2024	15.11	
119867	Inv Finance charge	10-03-2024	44.13	
Statement Total			6,448.10*	.00*

*Assessment 2 hrs.
 repair unit
 unit 3 - 3.75 hours
 unit 3 not doing off
 unit 3 compressor
 breaker
 PM*

ATTENTION
90 DAYS PAST DUE

Current Amount	31-60 Days Amount	61-90 Days Amount	91-120 Days Amount	Over 120 Days Amount	Outstanding Amount
44.13	3,446.86	1,950.11		1,007.00	6,448.10

ARTS COUNCIL of the VALLEY 02/01

311 South Main Street
Harrisonburg, Virginia 22801
(540) 801-8779

ATLANTIC UNION BANK
HARRISONBURG, VA 22801
68-316/514

13383

11/06/2024

PAY TO THE ORDER OF Blauch Brothers, Inc.

\$ **6,448.10

Six thousand four hundred forty-eight and 10/100*****
DOLLARS

PROTECTED AGAINST FRAUD

Blauch Brothers, Inc.
P O Box 1092
Harrisonburg, VA 22801



MEMO COURSQ

Joseph Burden MP

⑈013383⑈ ⑆051403164⑆ 069001303⑈

ARTS COUNCIL of the VALLEY

11/06/2024

Blauch Brothers, Inc.

13383

Date	Type	Reference	Original Amount	Balance Due	Payment
11/04/2024	Bill	110424	6,448.10	6,448.10	6,448.10
			Check Amount		6,448.10

* Checking:Arts Cour COURSQ 6,448.10

ARTS COUNCIL of the VALLEY

11/06/2024

Blauch Brothers, Inc.

13383

Date	Type	Reference	Original Amount	Balance Due	Payment
11/04/2024	Bill	110424	6,448.10	6,448.10	6,448.10
			Check Amount		6,448.10

* Checking:Arts Cour COURSQ 6,448.10

PAYMENT RECORD



© 2021 INTUIT INC. # 1571 1-800-433-8810

Intuit® CheckLock™ Secure Check Details on Back

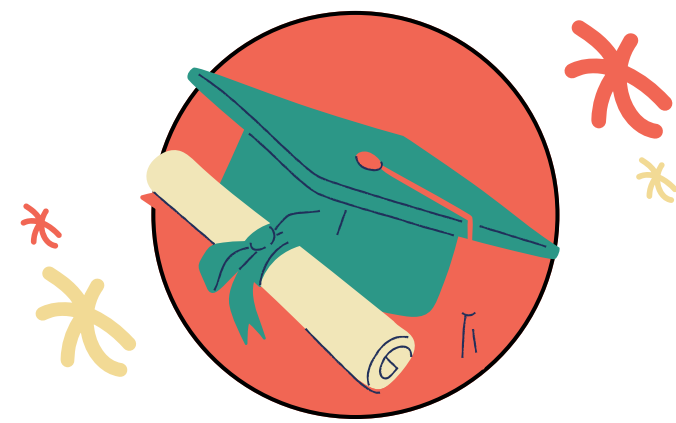


GREAT COMMUNITY GIVE

SPREAD THE WORD!

Help us by **promoting** our efforts to any interested family and friends. Stay active on our social media since we will push out messages you can share. Participation is designed to be as easy as possible. Just sharing our messages and information will help greatly.

SCHOLARSHIPS

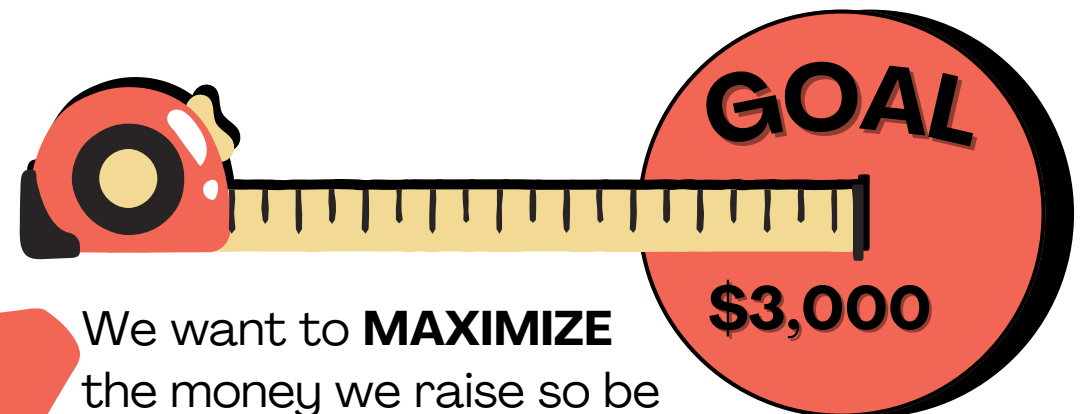


HRHA does amazing work because of the grants and funds we receive! All of the funds raised go **directly** to the scholarships that we offer to our residents. Every dollar goes towards changing someone's life.

DONATE!

While we can accept donations starting **April 3** ahead of the Give on **April 16**, only funds that come in online that day are counted for possible prizes. Any checks need to come after April 3 and before April 16 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 so be sure to check the next page for the **potential prizes** given out by the Community Foundation that we could earn just by giving strategically!

APRIL 16

MARK YOUR CALENDERS!

This is such an important day. Not only can you support HRHA but you can also support so many other nonprofits in our community that do so much for those who need it. If you can't support financially, you can spread the word and thank the nonprofits that help make Harrisonburg great.



GREAT COMMUNITY GIVE

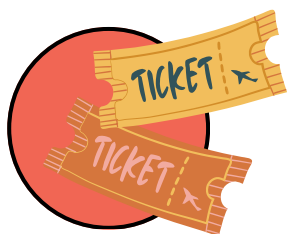
MATCHING FUNDS!

We are seeking partners who are willing to match funds and amplify the reach of our efforts. Your support will directly contribute to scholarships for our residents. We appreciate all the help we can get!



EARLY BIRD

We already got one prize! We made sure to register early to get the Early Bird Prize.



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 cash prize, which is \$500 this year. Reminder: Board members should give by 3:30pm.

EARLY GIVING

Prize is awarded based on a random drawing of all nonprofits that received a gift during Early Giving.



100% BOARD MEMBER GIVING

If 100% of our board makes a gift to the Give before 4 pm April 16, we have a chance at that \$1,000 cash prize. (Minimum donation is \$7.) GCG officials will randomly draw a nonprofit's name and check to see if all board members have given. If not, they draw another name and continue until an organization wins. Please make donations by 3:30 pm.

2024 Budget Overruns

Resolution # _____

Resolution to approve differences in budgeted expenses versus actual expenses for fiscal year ending 2024.

Programs with Budget Overruns

	Actual Expenses	Budgeted Expenses	Budget Overrun
Housing Choice Voucher Program	\$8,756,330	\$7,053,494	(\$1,072,836)
JR "Polly" Lineweaver Apts.	\$607,001	\$587,641	(\$19,361)
Component Units-Discreetly Presented (includes CVO, CVM, LAC, SHC)	\$366,317	\$317,255	(\$49,063)

Programs that were within Budgeted Expenses

Local Community Development (includes Lineweaver Annex Apartments and Bridgeport Building)	\$1,288,127	\$1,293,122	\$4996
Franklin Heights, LLC	\$1,900,510	\$2,132,216	\$231,706

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	1,272,423.78	1,333,867.80	-61,444.02
3112-00-000	50059 HAP Subsidy	276,486.00	307,930.00	-31,444.00
3112-06-000	PBV HAP Subsidy	1,938,745.47	1,761,223.40	177,522.07
3119-00-000	Total Rental Income	3,487,655.25	3,403,021.20	84,634.05
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	9,494.15	11,362.00	-1,867.85
3120-03-000	Damages	59,087.83	35,000.00	24,087.83
3120-04-000	Late Charges	13,746.40	10,300.00	3,446.40
3120-05-000	Legal Fees - Tenant	0.00	1,860.00	-1,860.00
3120-06-000	NSF Charges	100.00	100.00	0.00
3120-07-000	Tenant Owed Utilities	1,842.14	2,000.00	-157.86
3120-08-000	Workorders/Maint Charges	304.00	15,100.00	-14,796.00
3120-09-000	Misc.Tenant Income	3,460.00	0.00	3,460.00
3120-11-000	Collection Loss-Tenants	-2,984.74	0.00	-2,984.74
3129-00-000	Total Other Tenant Income	85,049.78	75,722.00	9,327.78
3199-00-000	TOTAL TENANT INCOME	3,572,705.03	3,478,743.20	93,961.83
3400-00-000	GRANT INCOME			
3410-01-000	Section 8 HAP Earned	7,549,802.00	6,024,288.00	1,525,514.00
3410-02-000	Section 8 Admin. Fee Income	641,057.00	600,398.00	40,659.00
3410-03-000	Section 8 FSS Grant Income	68,787.88	63,000.00	5,787.88
3410-04-000	Port-In Admin Fees Earned	623.21	0.00	623.21
3410-06-000	Port In HAP Earned	18,513.00	0.00	18,513.00
3410-20-300	Service Coordinator Grant (SC)	80,255.61	78,321.00	1,934.61
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	94,678.55	84,072.00	10,606.55
3410-61-200	COC Planning Grant	40,763.69	24,268.00	16,495.69
3415-00-000	Other Government Grants	70,000.00	95,000.00	-25,000.00
3499-00-000	TOTAL GRANT INCOME	8,623,871.94	7,028,738.00	1,595,133.94
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	3,327.25	2,500.00	827.25
3611-00-000	Investment Income - Restricted	6,614.34	3,000.00	3,614.34
3620-00-000	Management Fee Income	12,248.32	11,500.00	748.32
3621-00-000	Bond Application Fees	0.00	45,000.00	-45,000.00
3640-00-000	Fraud Recovery-HAP	7,426.48	7,000.00	426.48
3640-01-000	Fraud Recovery-ADM	7,426.48	7,000.00	426.48
3650-00-000	Miscellaneous Other Income	87,737.62	210,000.00	-122,262.38

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
3699-00-000	TOTAL OTHER INCOME	124,780.49	286,000.00	-161,219.51
3999-00-000	TOTAL INCOME	12,321,357.46	10,793,481.20	1,527,876.26
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	1,125,561.30	1,087,384.00	-38,177.30
4110-04-000	Employee Benefit Contribution-Admin	311,168.70	374,320.00	63,151.30
4110-20-400	Administrative Salaries-FSS	51,115.24	50,615.00	-500.24
4110-21-400	Employee Benefits Contribution-FSS	17,373.64	12,385.00	-4,988.64
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	35,489.83	53,749.00	18,259.17
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	12,436.87	2,642.00	-9,794.87
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	51,622.55	48,257.00	-3,365.55
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	15,605.18	11,516.00	-4,089.18
4110-61-200	Salary-COC Planning Grant	35,704.04	22,677.00	-13,027.04
4110-61-201	Adm Benefits-COC Planning	5,059.65	1,591.00	-3,468.65
4110-99-000	Total Administrative Salaries	1,661,137.00	1,665,136.00	3,999.00
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	800.94	2,100.00	1,299.06
4130-02-000	Criminal Background Checks	3,560.65	3,900.00	339.35
4130-04-000	General Legal Expense	44,185.94	36,500.00	-7,685.94
4131-00-000	Total Legal Expense	48,547.53	42,500.00	-6,047.53
4140-00-000	Staff Training	31,391.15	45,500.00	14,108.85
4140-01-400	Staff Training-FSS	299.00	0.00	-299.00
4140-50-100	Staff Training-VHSP	1,102.41	0.00	-1,102.41
4150-00-000	Travel	57,157.32	33,000.00	-24,157.32
4171-00-000	Auditing Fees	19,240.00	23,000.00	3,760.00
4172-00-000	Port Out Admin Fee Paid	1,658.22	3,200.00	1,541.78
4173-00-000	Management Fee	12,248.32	11,500.00	-748.32
4189-00-000	Total Other Admin Expenses	91,406.27	70,700.00	-20,706.27
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	5,661.50	5,680.00	18.50
4190-02-000	Publications	949.13	1,750.00	800.87
4190-03-000	Advertising	2,219.04	3,300.00	1,080.96
4190-04-000	Office Supplies	8,226.41	10,400.00	2,173.59
4190-05-000	Fuel-Administrative	859.56	900.00	40.44
4190-06-000	Compliance	14,745.58	16,220.00	1,474.42
4190-07-000	Telephone & Internet	25,415.88	26,500.00	1,084.12
4190-08-000	Postage	10,435.68	15,700.00	5,264.32
4190-09-000	Rent and Utility Adjustments	2,600.00	2,600.00	0.00
4190-10-000	Copiers	6,875.58	9,300.00	2,424.42
4190-12-000	Software	86,154.24	81,600.00	-4,554.24

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4190-13-000	IT/Website Maintenance	20,051.72	19,600.00	-451.72
4190-14-000	Community Donations	11,160.88	11,200.00	39.12
4190-18-000	Small Office Equipment	14,662.39	7,200.00	-7,462.39
4190-21-000	HCC Fees	7,175.91	7,500.00	324.09
4190-22-000	Other Misc Admin Expenses	383,580.96	17,600.00	-365,980.96
4190-50-100	Other Expenses-VHSP	2,867.48	3,000.00	132.52
4190-60-200	Equipment (HMIS/SNAP)	23,291.50	24,299.00	1,007.50
4190-60-202	Services (HMIS/SNAP)	4,159.32	0.00	-4,159.32
4191-00-000	Total Miscellaneous Admin Expenses	631,092.76	264,349.00	-366,743.76
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,463,873.71	2,088,185.00	-375,688.71
4200-00-000	TENANT SERVICES			
4210-00-000	Tenant Services Salaries	15,000.00	18,250.00	3,250.00
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	1,500.00	0.00	-1,500.00
4210-20-300	Tenant Services-Salaries	57,638.55	54,640.00	-2,998.55
4211-20-300	Tenant Services-Benefits	13,377.75	13,255.00	-122.75
4220-00-000	Tenant Services-FSS Forfeitures	825.05	0.00	-825.05
4220-01-000	Other Tenant Svcs.	58,909.67	46,000.00	-12,909.67
4220-03-000	Local Non-Traditional Expense	0.00	100,000.00	100,000.00
4240-20-300	Tenant Services-Other Direct Costs	5,052.48	5,666.00	613.52
4241-20-300	Tenant Services-Training	2,106.81	2,260.00	153.19
4242-20-300	Tenant Services-Supplies & Materials	693.26	1,000.00	306.74
4243-20-300	Tenant Services-Travel	1,386.76	1,500.00	113.24
4299-00-000	TOTAL TENANT SERVICES EXPENSES	156,490.33	242,571.00	86,080.67
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	62,722.16	57,300.00	-5,422.16
4320-00-000	Electricity	174,195.59	176,600.00	2,404.41
4330-00-000	Gas	5,063.21	8,000.00	2,936.79
4390-00-000	Sewer & Trash	76,133.45	101,000.00	24,866.55
4399-00-000	TOTAL UTILITY EXPENSES	318,114.41	342,900.00	24,785.59
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	367,909.28	375,220.00	7,310.72
4410-05-000	Employee Benefit Contribution-Maint.	114,396.65	127,951.00	13,554.35
4419-00-000	Total General Maint Expense	482,305.93	503,171.00	20,865.07
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	2,069.64	2,200.00	130.36
4420-02-000	Supplies-Appliance	8,182.63	3,900.00	-4,282.63
4420-03-000	Supplies-Unit Turnover	11,618.13	11,500.00	-118.13
4420-04-000	Supplies-Electrical	22,812.76	24,900.00	2,087.24
4420-05-000	Supplies-Fuel & Parts	4,861.13	5,200.00	338.87
4420-06-000	Supplies-Janitorial/Cleaning	8,475.01	8,600.00	124.99

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4420-07-000	Supplies-Maint/Repairs	38,731.13	34,300.00	-4,431.13
4420-08-000	Supplies-Plumbing	14,342.29	7,300.00	-7,042.29
4420-09-000	Tools and Equipment	5,792.91	4,500.00	-1,292.91
4420-10-000	Maintenance Paper/Supplies	0.00	2,200.00	2,200.00
4420-11-000	Supplies-HVAC	11,522.13	0.00	-11,522.13
4420-12-000	Supplies-Exterior Supplies	724.33	0.00	-724.33
4429-00-000	Total Materials	129,132.09	104,600.00	-24,532.09
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	-360.29	4,400.00	4,760.29
4430-03-000	Contract-Trash Collection	17,380.57	13,100.00	-4,280.57
4430-04-000	Contract-Snow Removal	4,630.00	4,880.00	250.00
4430-05-000	Contract-Unit Turnover	25,512.61	56,270.00	30,757.39
4430-06-000	Contract-Electrical	1,414.53	5,000.00	3,585.47
4430-07-000	Contract-Pest Control	34,696.16	36,900.00	2,203.84
4430-08-000	Contract-Floor Covering	3,007.06	5,000.00	1,992.94
4430-09-000	Contract-Grounds	11,295.00	11,200.00	-95.00
4430-10-000	Contract-Janitorial/Cleaning	16,965.42	9,800.00	-7,165.42
4430-11-000	Contract-Plumbing	5,080.61	4,500.00	-580.61
4430-12-000	Contract-Inspections	18,330.00	22,500.00	4,170.00
4430-13-000	Contract-HVAC	26,497.96	37,000.00	10,502.04
4430-14-000	Contract-Vehicle Maintenance	0.00	1,000.00	1,000.00
4430-15-000	Contract-Video Surveillance	816.00	93,000.00	92,184.00
4430-17-000	Contract-Elevator Maintenance	34,854.92	29,100.00	-5,754.92
4430-18-000	Contract-Alarm Monitoring	1,695.74	2,550.00	854.26
4430-19-000	Contract-Sprinkler Monitoring	5,560.00	7,200.00	1,640.00
4430-23-000	Contract-Consultants	4,560.00	0.00	-4,560.00
4430-99-000	Contract Costs-Other	21,555.97	2,000.00	-19,555.97
4439-00-000	Total Contract Costs	233,492.26	345,400.00	111,907.74
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	844,930.28	953,171.00	108,240.72
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	13,317.17	13,224.00	-93.17
4510-10-000	Property Insurance	29,172.27	31,711.00	2,538.73
4510-20-000	Liability Insurance	13,313.59	14,416.00	1,102.41
4510-30-000	Workmen's Compensation	20,451.61	22,359.00	1,907.39
4521-00-000	Misc. Taxes/Licenses/Insurance	59,574.28	30,024.00	-29,550.28
4570-00-000	Bad Debt-Tenant Rents	81,843.00	37,500.00	-44,343.00
4570-01-000	Bad Debt-Other	-4,099.17	0.00	4,099.17
4590-00-000	Other General Expense	113,898.01	0.00	-113,898.01
4599-00-000	TOTAL GENERAL EXPENSES	327,470.76	149,234.00	-178,236.76
4700-00-000	HOUSING ASSISTANCE PAYMENTS			
4715-00-000	Housing Assistance Payments	7,311,432.00	5,934,288.00	-1,377,144.00
4715-01-000	Tenant Utility Payments-Voucher	149,838.00	82,000.00	-67,838.00

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4715-02-000	Port Out HAP Payments	43,601.00	15,000.00	-28,601.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	2,199.00	0.00	-2,199.00
4715-07-000	Tenant FSS Goal Incentives	30,250.00	30,000.00	-250.00
4715-08-000	Landlord Incentives	15,052.73	60,000.00	44,947.27
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	7,552,372.73	6,121,288.00	-1,431,084.73
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	463,286.00	231,843.53	-231,442.47
4852-00-000	Interest Expense-Loan 2	70,000.00	70,000.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	533,286.00	301,843.53	-231,442.47
5000-00-000	NON-OPERATING ITEMS			
5100-01-000	Depreciation Expense	1,184,535.38	1,184,535.38	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	1,184,535.38	1,184,535.38	0.00
8000-00-000	TOTAL EXPENSES	13,381,073.60	11,383,727.91	-1,997,345.69
9000-00-000	NET INCOME	-1,059,716.14	-590,246.71	-469,469.43

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	464,117.94	476,077.00	-11,959.06
3112-06-000	PBV HAP Subsidy	263,806.47	308,880.00	-45,073.53
3119-00-000	Total Rental Income	727,924.41	784,957.00	-57,032.59
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	3,925.74	4,000.00	-74.26
3120-03-000	Damages	23,333.87	1,500.00	21,833.87
3120-04-000	Late Charges	618.40	1,000.00	-381.60
3120-08-000	Workorders/Maint Charges	178.00	3,500.00	-3,322.00
3120-09-000	Misc.Tenant Income	3,210.00	0.00	3,210.00
3129-00-000	Total Other Tenant Income	31,266.01	10,000.00	21,266.01
3199-00-000	TOTAL TENANT INCOME	759,190.42	794,957.00	-35,766.58
3400-00-000	GRANT INCOME			
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	94,678.55	84,072.00	10,606.55
3410-61-200	COC Planning Grant	40,763.69	24,268.00	16,495.69
3499-00-000	TOTAL GRANT INCOME	194,833.24	167,731.00	27,102.24
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	2,331.40	0.00	2,331.40
3620-00-000	Management Fee Income	12,248.32	11,500.00	748.32
3621-00-000	Bond Application Fees	0.00	45,000.00	-45,000.00
3650-00-000	Miscellaneous Other Income	55,443.32	210,000.00	-154,556.68
3699-00-000	TOTAL OTHER INCOME	70,023.04	266,500.00	-196,476.96
3999-00-000	TOTAL INCOME	1,024,046.70	1,229,188.00	-205,141.30
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	257,127.69	255,774.00	-1,353.69
4110-04-000	Employee Benefit Contribution-Admin	69,093.52	98,690.00	29,596.48
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	35,489.83	53,749.00	18,259.17
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	12,436.87	2,642.00	-9,794.87
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	51,622.55	48,257.00	-3,365.55
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	15,605.18	11,516.00	-4,089.18
4110-61-200	Salary-COC Planning Grant	35,704.04	22,677.00	-13,027.04

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4110-61-201	Adm Benefits-COC Planning	5,059.65	1,591.00	-3,468.65
4110-99-000	Total Administrative Salaries	482,139.33	494,896.00	12,756.67
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	419.00	800.00	381.00
4130-02-000	Criminal Background Checks	133.00	200.00	67.00
4130-04-000	General Legal Expense	17,292.71	16,500.00	-792.71
4131-00-000	Total Legal Expense	17,844.71	17,500.00	-344.71
4140-00-000	Staff Training	11,219.48	11,000.00	-219.48
4140-50-100	Staff Training-VHSP	1,102.41	0.00	-1,102.41
4150-00-000	Travel	31,498.00	11,000.00	-20,498.00
4171-00-000	Auditing Fees	6,250.00	8,500.00	2,250.00
4189-00-000	Total Other Admin Expenses	38,850.41	19,500.00	-19,350.41
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	2,062.46	2,200.00	137.54
4190-02-000	Publications	213.20	700.00	486.80
4190-03-000	Advertising	1,113.01	1,400.00	286.99
4190-04-000	Office Supplies	965.53	1,800.00	834.47
4190-06-000	Compliance	2,090.00	2,200.00	110.00
4190-07-000	Telephone & Internet	8,358.45	9,400.00	1,041.55
4190-08-000	Postage	2,094.10	2,000.00	-94.10
4190-10-000	Copiers	2,059.44	2,100.00	40.56
4190-12-000	Software	12,246.57	18,000.00	5,753.43
4190-13-000	IT/Website Maintenance	6,285.98	6,800.00	514.02
4190-14-000	Community Donations	11,160.88	11,200.00	39.12
4190-18-000	Small Office Equipment	131.74	3,000.00	2,868.26
4190-22-000	Other Misc Admin Expenses	6,338.52	5,300.00	-1,038.52
4190-50-100	Other Expenses-VHSP	2,867.48	3,000.00	132.52
4190-60-200	Equipment (HMIS/SNAP)	23,291.50	24,299.00	1,007.50
4190-60-202	Services (HMIS/SNAP)	4,159.32	0.00	-4,159.32
4191-00-000	Total Miscellaneous Admin Expenses	85,438.18	93,399.00	7,960.82
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	635,492.11	636,295.00	802.89
4200-00-000	TENANT SERVICES			
4220-01-000	Other Tenant Svcs.	21,520.65	20,000.00	-1,520.65
4299-00-000	TOTAL TENANT SERVICES EXPENSES	21,520.65	20,000.00	-1,520.65
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	11,130.12	11,000.00	-130.12
4320-00-000	Electricity	64,062.56	72,600.00	8,537.44
4330-00-000	Gas	0.00	1,600.00	1,600.00
4390-00-000	Sewer & Trash	18,009.23	25,000.00	6,990.77
4399-00-000	TOTAL UTILITY EXPENSES	93,201.91	110,200.00	16,998.09
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	90,711.48	95,799.00	5,087.52
4410-05-000	Employee Benefit Contribution-Maint.	29,003.33	32,965.00	3,961.67
4419-00-000	Total General Maint Expense	119,714.81	128,764.00	9,049.19
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	-1,231.40	300.00	1,531.40
4420-02-000	Supplies-Appliance	1,421.75	200.00	-1,221.75
4420-03-000	Supplies-Unit Turnover	5,035.14	3,500.00	-1,535.14
4420-04-000	Supplies-Electrical	4,155.16	6,300.00	2,144.84
4420-05-000	Supplies-Fuel & Parts	819.24	750.00	-69.24
4420-06-000	Supplies-Janitorial/Cleaning	1,598.27	3,000.00	1,401.73
4420-07-000	Supplies-Maint/Repairs	10,443.26	10,500.00	56.74
4420-08-000	Supplies-Plumbing	3,163.86	750.00	-2,413.86
4420-09-000	Tools and Equipment	696.28	500.00	-196.28
4420-10-000	Maintenance Paper/Supplies	0.00	800.00	800.00
4420-11-000	Supplies-HVAC	4,320.81	0.00	-4,320.81
4420-12-000	Supplies-Exterior Supplies	581.83	0.00	-581.83
4429-00-000	Total Materials	31,004.20	26,600.00	-4,404.20
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	0.00	1,800.00	1,800.00
4430-03-000	Contract-Trash Collection	5,521.71	4,700.00	-821.71
4430-04-000	Contract-Snow Removal	1,230.00	1,750.00	520.00
4430-05-000	Contract-Unit Turnover	18,111.51	22,000.00	3,888.49
4430-06-000	Contract-Electrical	-65.44	2,000.00	2,065.44
4430-07-000	Contract-Pest Control	11,114.58	13,800.00	2,685.42
4430-08-000	Contract-Floor Covering	0.00	1,000.00	1,000.00
4430-09-000	Contract-Grounds	0.00	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	2,822.24	2,600.00	-222.24
4430-11-000	Contract-Plumbing	2,187.30	500.00	-1,687.30
4430-12-000	Contract-Inspections	8,520.00	5,000.00	-3,520.00
4430-13-000	Contract-HVAC	5,030.92	8,000.00	2,969.08
4430-15-000	Contract-Video Surveillance	90.00	500.00	410.00
4430-17-000	Contract-Elevator Maintenance	13,929.60	14,100.00	170.40
4430-18-000	Contract-Alarm Monitoring	713.52	1,350.00	636.48
4430-19-000	Contract-Sprinkler Monitoring	3,160.00	5,000.00	1,840.00
4430-23-000	Contract-Consultants	4,560.00	0.00	-4,560.00
4430-99-000	Contract Costs-Other	12,066.03	2,000.00	-10,066.03
4439-00-000	Total Contract Costs	88,991.97	86,700.00	-2,291.97
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	239,710.98	242,064.00	2,353.02
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	4,743.47	3,856.00	-887.47
4510-10-000	Property Insurance	3,376.04	5,796.00	2,419.96
4510-20-000	Liability Insurance	2,316.41	2,781.00	464.59

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4510-30-000	Workmen's Compensation	5,684.22	6,509.00	824.78
4570-00-000	Bad Debt-Tenant Rents	20,631.95	5,000.00	-15,631.95
4599-00-000	TOTAL GENERAL EXPENSES	36,752.09	23,942.00	-12,810.09
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	61,786.65	60,959.00	-827.65
4899-00-000	TOTAL FINANCING EXPENSES	61,786.65	60,959.00	-827.65
5000-00-000	NON-OPERATING ITEMS			
5100-01-000	Depreciation Expense	199,662.47	199,662.47	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	199,662.47	199,662.47	0.00
8000-00-000	TOTAL EXPENSES	1,288,126.86	1,293,122.47	4,995.61
9000-00-000	NET INCOME	-264,080.16	-63,934.47	-200,145.69

HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS Grant				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3400-00-000	GRANT INCOME			
3410-01-000	Section 8 HAP Earned	7,549,802.00	6,024,288.00	1,525,514.00
3410-02-000	Section 8 Admin. Fee Income	641,057.00	600,398.00	40,659.00
3410-03-000	Section 8 FSS Grant Income	68,787.88	63,000.00	5,787.88
3410-04-000	Port-In Admin Fees Earned	623.21	0.00	623.21
3410-06-000	Port In HAP Earned	18,513.00	0.00	18,513.00
3499-00-000	TOTAL GRANT INCOME	8,278,783.09	6,687,686.00	1,591,097.09
3600-00-000	OTHER INCOME			
3640-00-000	Fraud Recovery-HAP	7,426.48	7,000.00	426.48
3640-01-000	Fraud Recovery-ADM	7,426.48	7,000.00	426.48
3699-00-000	TOTAL OTHER INCOME	14,852.96	14,000.00	852.96
3999-00-000	TOTAL INCOME	8,293,636.05	6,701,686.00	1,591,950.05
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	485,918.70	464,560.00	-21,358.70
4110-04-000	Employee Benefit Contribution-Admin	136,415.96	161,658.00	25,242.04
4110-20-400	Administrative Salaries-FSS	51,115.24	50,615.00	-500.24
4110-21-400	Employee Benefits Contribution-FSS	17,373.64	12,385.00	-4,988.64
4110-99-000	Total Administrative Salaries	690,823.54	689,218.00	-1,605.54
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	2,998.65	3,500.00	501.35
4130-04-000	General Legal Expense	1,464.94	2,000.00	535.06
4131-00-000	Total Legal Expense	4,463.59	5,500.00	1,036.41
4140-00-000	Staff Training	8,310.50	17,000.00	8,689.50
4140-01-400	Staff Training-FSS	299.00	0.00	-299.00
4150-00-000	Travel	8,740.78	10,000.00	1,259.22
4171-00-000	Auditing Fees	9,040.00	10,000.00	960.00
4172-00-000	Port Out Admin Fee Paid	1,658.22	3,200.00	1,541.78
4189-00-000	Total Other Admin Expenses	19,439.00	23,200.00	3,761.00
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	1,409.36	1,500.00	90.64
4190-02-000	Publications	103.19	150.00	46.81
4190-03-000	Advertising	997.39	900.00	-97.39
4190-04-000	Office Supplies	3,028.87	3,500.00	471.13
4190-05-000	Fuel-Administrative	859.56	900.00	40.44

HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS Grant				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4190-06-000	Compliance	9,705.78	8,850.00	-855.78
4190-07-000	Telephone & Internet	5,060.66	5,700.00	639.34
4190-08-000	Postage	5,840.55	6,700.00	859.45
4190-09-000	Rent and Utility Adjustments	2,600.00	2,600.00	0.00
4190-10-000	Copiers	2,275.59	3,000.00	724.41
4190-12-000	Software	42,181.92	38,000.00	-4,181.92
4190-13-000	IT/Website Maintenance	4,814.22	5,500.00	685.78
4190-18-000	Small Office Equipment	499.97	1,200.00	700.03
4190-22-000	Other Misc Admin Expenses	384,207.31	500.00	-383,707.31
4191-00-000	Total Miscellaneous Admin Expenses	463,584.37	79,000.00	-384,584.37
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,186,920.00	813,918.00	-373,002.00
4200-00-000	TENANT SERVICES			
4220-00-000	Tenant Services-FSS Forfeitures	825.05	0.00	-825.05
4220-01-000	Other Tenant Svcs.	4,519.54	3,000.00	-1,519.54
4220-03-000	Local Non-Traditional Expense	0.00	100,000.00	100,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	5,344.59	103,000.00	97,655.41
4300-00-000	UTILITY EXPENSES			
4320-00-000	Electricity	4,887.10	4,000.00	-887.10
4330-00-000	Gas	2,462.46	2,000.00	-462.46
4399-00-000	TOTAL UTILITY EXPENSES	7,349.56	6,000.00	-1,349.56
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	1,380.14	1,644.00	263.86
4510-10-000	Property Insurance	286.33	300.00	13.67
4510-20-000	Liability Insurance	126.04	200.00	73.96
4510-30-000	Workmen's Compensation	6,514.83	7,144.00	629.17
4570-00-000	Bad Debt-Tenant Rents	134.50	0.00	-134.50
4570-01-000	Bad Debt-Other	-4,099.17	0.00	4,099.17
4599-00-000	TOTAL GENERAL EXPENSES	4,342.67	9,288.00	4,945.33
4700-00-000	HOUSING ASSISTANCE PAYMENTS			
4715-00-000	Housing Assistance Payments	7,311,432.00	5,934,288.00	-1,377,144.00
4715-01-000	Tenant Utility Payments-Voucher	149,838.00	82,000.00	-67,838.00
4715-02-000	Port Out HAP Payments	43,601.00	15,000.00	-28,601.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	2,199.00	0.00	-2,199.00
4715-07-000	Tenant FSS Goal Incentives	30,250.00	30,000.00	-250.00
4715-08-000	Landlord Incentives	15,052.73	60,000.00	44,947.27
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	7,552,372.73	6,121,288.00	-1,431,084.73
8000-00-000	TOTAL EXPENSES	8,756,329.55	7,053,494.00	-1,702,835.55
9000-00-000	NET INCOME	-462,693.50	-351,808.00	-110,885.50

JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	196,870.15	165,809.00	31,061.15
3112-00-000	50059 HAP Subsidy	276,486.00	307,930.00	-31,444.00
3119-00-000	Total Rental Income	473,356.15	473,739.00	-382.85
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	3,925.84	5,562.00	-1,636.16
3120-03-000	Damages	4,856.29	6,000.00	-1,143.71
3120-04-000	Late Charges	1,040.00	1,000.00	40.00
3120-05-000	Legal Fees - Tenant	0.00	600.00	-600.00
3120-06-000	NSF Charges	75.00	0.00	75.00
3120-08-000	Workorders/Maint Charges	0.00	6,500.00	-6,500.00
3120-11-000	Collection Loss-Tenants	-1,481.57	0.00	-1,481.57
3129-00-000	Total Other Tenant Income	8,415.56	19,662.00	-11,246.44
3199-00-000	TOTAL TENANT INCOME	481,771.71	493,401.00	-11,629.29
3400-00-000	GRANT INCOME			
3410-20-300	Service Coordinator Grant (SC)	80,255.61	78,321.00	1,934.61
3499-00-000	TOTAL GRANT INCOME	80,255.61	78,321.00	1,934.61
3999-00-000	TOTAL INCOME	562,027.32	571,722.00	-9,694.68
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	43,288.58	41,795.00	-1,493.58
4110-04-000	Employee Benefit Contribution-Admin	13,664.41	14,266.00	601.59
4110-99-000	Total Administrative Salaries	56,952.99	56,061.00	-891.99
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	217.00	800.00	583.00
4130-02-000	Criminal Background Checks	166.50	200.00	33.50
4130-04-000	General Legal Expense	7,193.64	3,000.00	-4,193.64
4131-00-000	Total Legal Expense	7,577.14	4,000.00	-3,577.14
4140-00-000	Staff Training	738.67	1,000.00	261.33
4150-00-000	Travel	300.00	1,000.00	700.00
4171-00-000	Auditing Fees	1,750.00	2,000.00	250.00
4189-00-000	Total Other Admin Expenses	2,050.00	3,000.00	950.00
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	145.24	100.00	-45.24

JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4190-04-000	Office Supplies	187.58	500.00	312.42
4190-07-000	Telephone & Internet	3,937.75	2,800.00	-1,137.75
4190-08-000	Postage	540.84	500.00	-40.84
4190-10-000	Copiers	427.69	500.00	72.31
4190-12-000	Software	3,404.23	3,600.00	195.77
4190-13-000	IT/Website Maintenance	1,528.35	1,200.00	-328.35
4190-18-000	Small Office Equipment	99.00	0.00	-99.00
4190-22-000	Other Misc Admin Expenses	-1,797.86	800.00	2,597.86
4191-00-000	Total Miscellaneous Admin Expenses	8,472.82	10,000.00	1,527.18
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	75,791.62	74,061.00	-1,730.62
4200-00-000	TENANT SERVICES			
4210-20-300	Tenant Services-Salaries	57,638.55	54,640.00	-2,998.55
4211-20-300	Tenant Services-Benefits	13,377.75	13,255.00	-122.75
4220-01-000	Other Tenant Svcs.	19,905.43	20,000.00	94.57
4240-20-300	Tenant Services-Other Direct Costs	5,052.48	5,666.00	613.52
4241-20-300	Tenant Services-Training	2,106.81	2,260.00	153.19
4242-20-300	Tenant Services-Supplies & Materials	693.26	1,000.00	306.74
4243-20-300	Tenant Services-Travel	1,386.76	1,500.00	113.24
4299-00-000	TOTAL TENANT SERVICES EXPENSES	100,161.04	98,321.00	-1,840.04
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	10,480.23	10,000.00	-480.23
4320-00-000	Electricity	76,166.54	70,000.00	-6,166.54
4390-00-000	Sewer & Trash	18,500.80	25,000.00	6,499.20
4399-00-000	TOTAL UTILITY EXPENSES	105,147.57	105,000.00	-147.57
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	60,837.68	60,775.00	-62.68
4410-05-000	Employee Benefit Contribution-Maint.	20,025.77	22,044.00	2,018.23
4419-00-000	Total General Maint Expense	80,863.45	82,819.00	1,955.55
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	333.96	100.00	-233.96
4420-02-000	Supplies-Appliance	1,477.43	1,100.00	-377.43
4420-03-000	Supplies-Unit Turnover	917.54	2,300.00	1,382.46
4420-04-000	Supplies-Electrical	5,247.68	3,000.00	-2,247.68
4420-05-000	Supplies-Fuel & Parts	558.72	750.00	191.28
4420-06-000	Supplies-Janitorial/Cleaning	1,944.24	1,000.00	-944.24
4420-07-000	Supplies-Maint/Repairs	6,354.04	7,500.00	1,145.96
4420-08-000	Supplies-Plumbing	3,073.56	1,250.00	-1,823.56
4420-09-000	Tools and Equipment	392.86	500.00	107.14
4420-10-000	Maintenance Paper/Supplies	0.00	500.00	500.00
4420-11-000	Supplies-HVAC	3,880.94	0.00	-3,880.94

JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4420-12-000	Supplies-Exterior Supplies	142.50	0.00	-142.50
4429-00-000	Total Materials	24,323.47	18,000.00	-6,323.47
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	-1,548.94	1,600.00	3,148.94
4430-03-000	Contract-Trash Collection	4,828.27	2,700.00	-2,128.27
4430-04-000	Contract-Snow Removal	1,130.00	1,130.00	0.00
4430-05-000	Contract-Unit Turnover	880.66	13,270.00	12,389.34
4430-06-000	Contract-Electrical	633.40	2,000.00	1,366.60
4430-07-000	Contract-Pest Control	15,822.96	10,000.00	-5,822.96
4430-08-000	Contract-Floor Covering	1,761.32	0.00	-1,761.32
4430-09-000	Contract-Grounds	0.00	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	6,627.98	1,600.00	-5,027.98
4430-11-000	Contract-Plumbing	1,368.31	500.00	-868.31
4430-13-000	Contract-HVAC	2,963.14	5,000.00	2,036.86
4430-15-000	Contract-Video Surveillance	90.00	500.00	410.00
4430-17-000	Contract-Elevator Maintenance	20,925.32	15,000.00	-5,925.32
4430-18-000	Contract-Alarm Monitoring	180.00	600.00	420.00
4430-19-000	Contract-Sprinkler Monitoring	975.00	1,200.00	225.00
4430-99-000	Contract Costs-Other	7,249.94	0.00	-7,249.94
4439-00-000	Total Contract Costs	63,887.36	55,700.00	-8,187.36
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	169,074.28	156,519.00	-12,555.28
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	3,455.83	3,464.00	8.17
4510-10-000	Property Insurance	4,873.67	5,007.00	133.33
4510-20-000	Liability Insurance	2,443.40	2,273.00	-170.40
4510-30-000	Workmen's Compensation	1,440.50	1,786.00	345.50
4570-00-000	Bad Debt-Tenant Rents	9,979.35	5,000.00	-4,979.35
4599-00-000	TOTAL GENERAL EXPENSES	22,192.75	17,530.00	-4,662.75
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	25,824.42	27,400.00	1,575.58
4899-00-000	TOTAL FINANCING EXPENSES	25,824.42	27,400.00	1,575.58
5000-00-000	NON-OPERATING ITEMS			
5100-01-000	Depreciation Expense	108,809.52	108,809.52	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	108,809.52	108,809.52	0.00
8000-00-000	TOTAL EXPENSES	607,001.20	587,640.52	-19,360.68
9000-00-000	NET INCOME	-44,973.88	-15,918.52	-29,055.36

FRANKLIN HEIGHTS, LLC (incl. CDBG)-Component Units-Blended				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	498,438.69	570,271.20	-71,832.51
3112-06-000	PBV HAP Subsidy	1,555,078.00	1,330,632.80	224,445.20
3119-00-000	Total Rental Income	2,053,516.69	1,900,904.00	152,612.69
3120-00-000	Other Tenant Income			
3120-03-000	Damages	27,302.67	25,000.00	2,302.67
3120-04-000	Late Charges	11,586.00	8,000.00	3,586.00
3120-05-000	Legal Fees - Tenant	0.00	1,000.00	-1,000.00
3120-06-000	NSF Charges	25.00	100.00	-75.00
3120-07-000	Tenant Owed Utilities	1,842.14	2,000.00	-157.86
3120-08-000	Workorders/Maint Charges	0.00	3,900.00	-3,900.00
3120-11-000	Collection Loss-Tenants	-1,503.17	0.00	-1,503.17
3129-00-000	Total Other Tenant Income	39,252.64	40,000.00	-747.36
3199-00-000	TOTAL TENANT INCOME	2,092,769.33	1,940,904.00	151,865.33
3400-00-000	GRANT INCOME			
3415-00-000	Other Government Grants	70,000.00	95,000.00	-25,000.00
3499-00-000	TOTAL GRANT INCOME	70,000.00	95,000.00	-25,000.00
3600-00-000	OTHER INCOME			
3610-00-000	Investment Income - Unrestricted	995.85	2,500.00	-1,504.15
3699-00-000	TOTAL OTHER INCOME	995.85	2,500.00	-1,504.15
3999-00-000	TOTAL INCOME	2,163,765.18	2,038,404.00	125,361.18
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	301,220.54	287,727.00	-13,493.54
4110-04-000	Employee Benefit Contribution-Admin	81,144.82	88,018.00	6,873.18
4110-99-000	Total Administrative Salaries	382,365.36	375,745.00	-6,620.36
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	125.94	500.00	374.06
4130-02-000	Criminal Background Checks	241.50	0.00	-241.50
4130-04-000	General Legal Expense	13,242.93	15,000.00	1,757.07
4131-00-000	Total Legal Expense	13,610.37	15,500.00	1,889.63
4140-00-000	Staff Training	9,778.91	15,000.00	5,221.09
4150-00-000	Travel	16,039.92	10,000.00	-6,039.92

FRANKLIN HEIGHTS, LLC (incl. CDBG)-Component Units-Blended				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4171-00-000	Auditing Fees	2,200.00	2,500.00	300.00
4189-00-000	Total Other Admin Expenses	18,239.92	12,500.00	-5,739.92
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	2,044.44	1,200.00	-844.44
4190-02-000	Publications	632.74	800.00	167.26
4190-03-000	Advertising	108.64	1,000.00	891.36
4190-04-000	Office Supplies	3,974.40	4,000.00	25.60
4190-06-000	Compliance	361.30	2,500.00	2,138.70
4190-07-000	Telephone & Internet	5,896.91	5,000.00	-896.91
4190-08-000	Postage	1,649.77	6,000.00	4,350.23
4190-10-000	Copiers	1,568.64	2,500.00	931.36
4190-12-000	Software	26,259.43	20,000.00	-6,259.43
4190-13-000	IT/Website Maintenance	5,142.87	5,000.00	-142.87
4190-18-000	Small Office Equipment	3,481.69	3,000.00	-481.69
4190-22-000	Other Misc Admin Expenses	-3,594.66	10,000.00	13,594.66
4191-00-000	Total Miscellaneous Admin Expenses	47,526.17	61,000.00	13,473.83
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	471,520.73	479,745.00	8,224.27
4200-00-000	TENANT SERVICES			
4220-01-000	Other Tenant Svcs.	1,291.18	1,500.00	208.82
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,291.18	1,500.00	208.82
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	35,735.18	32,000.00	-3,735.18
4320-00-000	Electricity	8,854.61	10,000.00	1,145.39
4330-00-000	Gas	334.10	2,000.00	1,665.90
4390-00-000	Sewer & Trash	30,671.42	40,000.00	9,328.58
4399-00-000	TOTAL UTILITY EXPENSES	75,595.31	84,000.00	8,404.69
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	206,168.38	206,714.00	545.62
4410-05-000	Employee Benefit Contribution-Maint.	60,892.40	68,675.00	7,782.60
4419-00-000	Total General Maint Expense	267,060.78	275,389.00	8,328.22
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	2,933.32	1,700.00	-1,233.32
4420-02-000	Supplies-Appliance	3,570.71	2,500.00	-1,070.71
4420-03-000	Supplies-Unit Turnover	4,047.55	5,500.00	1,452.45
4420-04-000	Supplies-Electrical	10,274.92	15,000.00	4,725.08
4420-05-000	Supplies-Fuel & Parts	3,268.29	3,500.00	231.71
4420-06-000	Supplies-Janitorial/Cleaning	4,491.90	4,000.00	-491.90
4420-07-000	Supplies-Maint/Repairs	20,340.07	15,000.00	-5,340.07
4420-08-000	Supplies-Plumbing	6,100.43	5,000.00	-1,100.43
4420-09-000	Tools and Equipment	4,607.29	3,500.00	-1,107.29

FRANKLIN HEIGHTS, LLC (incl. CDBG)-Component Units-Blended				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4420-10-000	Maintenance Paper/Supplies	0.00	800.00	800.00
4420-11-000	Supplies-HVAC	1,086.90	0.00	-1,086.90
4429-00-000	Total Materials	60,721.38	56,500.00	-4,221.38
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	0.00	1,000.00	1,000.00
4430-03-000	Contract-Trash Collection	3,499.14	3,000.00	-499.14
4430-04-000	Contract-Snow Removal	270.00	1,000.00	730.00
4430-05-000	Contract-Unit Turnover	6,520.44	20,000.00	13,479.56
4430-06-000	Contract-Electrical	555.09	1,000.00	444.91
4430-07-000	Contract-Pest Control	3,945.81	12,000.00	8,054.19
4430-08-000	Contract-Floor Covering	691.20	4,000.00	3,308.80
4430-09-000	Contract-Grounds	11,295.00	10,000.00	-1,295.00
4430-10-000	Contract-Janitorial/Cleaning	4,638.80	4,000.00	-638.80
4430-11-000	Contract-Plumbing	835.00	3,000.00	2,165.00
4430-12-000	Contract-Inspections	8,110.00	14,000.00	5,890.00
4430-13-000	Contract-HVAC	11,371.78	20,000.00	8,628.22
4430-14-000	Contract-Vehicle Maintenance	0.00	1,000.00	1,000.00
4430-15-000	Contract-Video Surveillance	120.00	91,000.00	90,880.00
4430-99-000	Contract Costs-Other	2,240.00	0.00	-2,240.00
4439-00-000	Total Contract Costs	54,092.26	185,000.00	130,907.74
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	381,874.42	516,889.00	135,014.58
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	1,935.82	2,208.00	272.18
4510-10-000	Property Insurance	14,670.80	14,873.00	202.20
4510-20-000	Liability Insurance	6,734.04	6,592.00	-142.04
4510-30-000	Workmen's Compensation	6,202.16	6,250.00	47.84
4521-00-000	Misc. Taxes/Licenses/Insurance	32,784.01	30,000.00	-2,784.01
4570-00-000	Bad Debt-Tenant Rents	44,448.61	25,000.00	-19,448.61
4599-00-000	TOTAL GENERAL EXPENSES	106,775.44	84,923.00	-21,852.44
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	25,398.58	127,104.53	101,705.95
4852-00-000	Interest Expense-Loan 2	70,000.00	70,000.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	95,398.58	197,104.53	101,705.95
5000-00-000	NON-OPERATING ITEMS			
5100-01-000	Depreciation Expense	768,054.77	768,054.77	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	768,054.77	768,054.77	0.00
8000-00-000	TOTAL EXPENSES	1,900,510.43	2,132,216.30	231,705.87
9000-00-000	NET INCOME	263,254.75	-93,812.30	357,067.05

HOUSING PLUS HARRISONBURG OWNER LLC-Component Units-Blended				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4190-00-000	Miscellaneous Admin Expenses			
4190-22-000	Other Misc Admin Expenses	274.69	0.00	-274.69
4191-00-000	Total Miscellaneous Admin Expenses	274.69	0.00	-274.69
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	274.69	0.00	-274.69
4500-00-000	GENERAL EXPENSES			
4521-00-000	Misc. Taxes/Licenses/Insurance	26,073.19	0.00	-26,073.19
4590-00-000	Other General Expense	113,898.01	0.00	-113,898.01
4599-00-000	TOTAL GENERAL EXPENSES	139,971.20	0.00	-139,971.20
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	322,542.33	0.00	-322,542.33
4899-00-000	TOTAL FINANCING EXPENSES	322,542.33	0.00	-322,542.33
8000-00-000	TOTAL EXPENSES	462,788.22	0.00	-462,788.22
9000-00-000	NET INCOME	-462,788.22	0.00	-462,788.22

COMPONENT UNITS-DISCRETELY PRESENTED (CVM/CVO/LAC/SHC)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	112,997.00	121,710.60	-8,713.60
3112-06-000	PBV HAP Subsidy	119,861.00	121,710.60	-1,849.60
3119-00-000	Total Rental Income	232,858.00	243,421.20	-10,563.20
3120-00-000	Other Tenant Income			
3120-01-000	Laundry and Vending	1,642.57	1,800.00	-157.43
3120-03-000	Damages	3,595.00	2,500.00	1,095.00
3120-04-000	Late Charges	502.00	300.00	202.00
3120-05-000	Legal Fees - Tenant	0.00	260.00	-260.00
3120-08-000	Workorders/Maint Charges	126.00	1,200.00	-1,074.00
3120-09-000	Misc.Tenant Income	250.00	0.00	250.00
3129-00-000	Total Other Tenant Income	6,115.57	6,060.00	55.57
3199-00-000	TOTAL TENANT INCOME	238,973.57	249,481.20	-10,507.63
3600-00-000	OTHER INCOME			
3611-00-000	Investment Income - Restricted	6,614.34	3,000.00	3,614.34
3650-00-000	Miscellaneous Other Income	32,294.30	0.00	32,294.30
3699-00-000	TOTAL OTHER INCOME	38,908.64	3,000.00	35,908.64
3999-00-000	TOTAL INCOME	277,882.21	252,481.20	25,401.01
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE EXPENSES			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	38,005.79	37,528.00	-477.79
4110-04-000	Employee Benefit Contribution-Admin	10,849.99	11,688.00	838.01
4110-99-000	Total Administrative Salaries	48,855.78	49,216.00	360.22
4130-00-000	Legal Expense			
4130-01-000	Unlawful Detainers/Writs	39.00	0.00	-39.00
4130-02-000	Criminal Background Checks	21.00	0.00	-21.00
4130-04-000	General Legal Expense	4,991.72	0.00	-4,991.72
4131-00-000	Total Legal Expense	5,051.72	0.00	-5,051.72
4140-00-000	Staff Training	1,343.59	1,500.00	156.41
4150-00-000	Travel	578.62	1,000.00	421.38
4173-00-000	Management Fee	12,248.32	11,500.00	-748.32
4189-00-000	Total Other Admin Expenses	12,826.94	12,500.00	-326.94
4190-00-000	Miscellaneous Admin Expenses			
4190-01-000	Membership and Fees	0.00	680.00	680.00

COMPONENT UNITS-DISCRETELY PRESENTED (CVM/CVO/LAC/SHC)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4190-02-000	Publications	0.00	100.00	100.00
4190-04-000	Office Supplies	70.03	600.00	529.97
4190-06-000	Compliance	2,588.50	2,670.00	81.50
4190-07-000	Telephone & Internet	2,162.11	3,600.00	1,437.89
4190-08-000	Postage	310.42	500.00	189.58
4190-10-000	Copiers	544.22	1,200.00	655.78
4190-12-000	Software	2,062.09	2,000.00	-62.09
4190-13-000	IT/Website Maintenance	2,280.30	1,100.00	-1,180.30
4190-18-000	Small Office Equipment	10,449.99	0.00	-10,449.99
4190-21-000	HCC Fees	7,175.91	7,500.00	324.09
4190-22-000	Other Misc Admin Expenses	-1,847.04	1,000.00	2,847.04
4191-00-000	Total Miscellaneous Admin Expenses	25,796.53	20,950.00	-4,846.53
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	93,874.56	84,166.00	-9,708.56
4200-00-000	TENANT SERVICES			
4210-00-000	Tenant Services Salaries	15,000.00	18,250.00	3,250.00
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	1,500.00	0.00	-1,500.00
4220-01-000	Other Tenant Svcs.	11,672.87	1,500.00	-10,172.87
4299-00-000	TOTAL TENANT SERVICES EXPENSES	28,172.87	19,750.00	-8,422.87
4300-00-000	UTILITY EXPENSES			
4310-00-000	Water	5,376.63	4,300.00	-1,076.63
4320-00-000	Electricity	20,224.78	20,000.00	-224.78
4330-00-000	Gas	2,266.65	2,400.00	133.35
4390-00-000	Sewer & Trash	8,952.00	11,000.00	2,048.00
4399-00-000	TOTAL UTILITY EXPENSES	36,820.06	37,700.00	879.94
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			
4400-99-000	General Maint Expense			
4410-00-000	Maintenance Salaries	10,191.74	11,932.00	1,740.26
4410-05-000	Employee Benefit Contribution-Maint.	4,475.15	4,267.00	-208.15
4419-00-000	Total General Maint Expense	14,666.89	16,199.00	1,532.11
4420-00-000	Materials			
4420-01-000	Supplies-Grounds	33.76	100.00	66.24
4420-02-000	Supplies-Appliance	1,712.74	100.00	-1,612.74
4420-03-000	Supplies-Unit Turnover	1,617.90	200.00	-1,417.90
4420-04-000	Supplies-Electrical	3,135.00	600.00	-2,535.00
4420-05-000	Supplies-Fuel & Parts	214.88	200.00	-14.88
4420-06-000	Supplies-Janitorial/Cleaning	440.60	600.00	159.40
4420-07-000	Supplies-Maint/Repairs	1,593.76	1,300.00	-293.76
4420-08-000	Supplies-Plumbing	2,004.44	300.00	-1,704.44
4420-09-000	Tools and Equipment	96.48	0.00	-96.48
4420-10-000	Maintenance Paper/Supplies	0.00	100.00	100.00
4420-11-000	Supplies-HVAC	2,233.48	0.00	-2,233.48

COMPONENT UNITS-DISCRETELY PRESENTED (CVM/CVO/LAC/SHC)				
Statement of Revenues, Expenditures and Changes in Net Position				
December 31, 2024-End of Year				
		YTD Actual	YTD Budget	Variance
4429-00-000	Total Materials	13,083.04	3,500.00	-9,583.04
4430-00-000	Contract Costs			
4430-01-000	Contract-Routine Maintenance	1,188.65	0.00	-1,188.65
4430-03-000	Contract-Trash Collection	3,531.45	2,700.00	-831.45
4430-04-000	Contract-Snow Removal	2,000.00	1,000.00	-1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,000.00	1,000.00
4430-06-000	Contract-Electrical	291.48	0.00	-291.48
4430-07-000	Contract-Pest Control	3,812.81	1,100.00	-2,712.81
4430-08-000	Contract-Floor Covering	554.54	0.00	-554.54
4430-10-000	Contract-Janitorial/Cleaning	2,876.40	1,600.00	-1,276.40
4430-11-000	Contract-Plumbing	690.00	500.00	-190.00
4430-12-000	Contract-Inspections	1,700.00	3,500.00	1,800.00
4430-13-000	Contract-HVAC	7,132.12	4,000.00	-3,132.12
4430-15-000	Contract-Video Surveillance	516.00	1,000.00	484.00
4430-18-000	Contract-Alarm Monitoring	802.22	600.00	-202.22
4430-19-000	Contract-Sprinkler Monitoring	1,425.00	1,000.00	-425.00
4439-00-000	Total Contract Costs	26,520.67	18,000.00	-8,520.67
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	54,270.60	37,699.00	-16,571.60
4500-00-000	GENERAL EXPENSES			
4510-00-000	Insurance-Other	1,801.91	2,052.00	250.09
4510-10-000	Property Insurance	5,965.43	5,735.00	-230.43
4510-20-000	Liability Insurance	1,693.70	2,570.00	876.30
4510-30-000	Workmen's Compensation	609.90	670.00	60.10
4521-00-000	Misc. Taxes/Licenses/Insurance	717.08	24.00	-693.08
4570-00-000	Bad Debt-Tenant Rents	6,648.59	2,500.00	-4,148.59
4599-00-000	TOTAL GENERAL EXPENSES	17,436.61	13,551.00	-3,885.61
4800-00-000	FINANCING EXPENSE			
4851-00-000	Interest Expense-Loan 1	27,734.02	16,380.00	-11,354.02
4899-00-000	TOTAL FINANCING EXPENSES	27,734.02	16,380.00	-11,354.02
5000-00-000	NON-OPERATING ITEMS			
5100-01-000	Depreciation Expense	108,008.62	108,008.62	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	108,008.62	108,008.62	0.00
8000-00-000	TOTAL EXPENSES	366,317.34	317,254.62	-49,062.72
9000-00-000	NET INCOME	-88,435.13	-64,773.42	-23,661.71

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS
STATEMENT OF NET POSITION

December 31, 2024-End of Year

Current Balance

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	843,396.22
1111-99-000	Total Unrestricted Cash	843,396.22
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	222,457.40
1112-02-000	Cash Restricted-FSS Escrow	6.34
1112-03-000	Cash Restricted-HAP	-28,456.75
1112-99-000	Total Restricted Cash	194,006.99
1119-00-000	TOTAL CASH	1,037,403.21
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	290,650.30
1122-01-000	Allowance for Doubtful Accounts-Tenants	-143,255.65
1122-02-000	A/R - Tenant Payment Agreement (TPA) Fraud	33,459.05
1129-00-000	A/R -Other	161,128.65
1129-15-000	A/R - East Gay Street Project	32,256.00
1129-30-000	A/R - Permanent Supportive Housing-CV	70,533.43
1129-31-000	A/R - Commerce Village-Land Note	300,000.00
1129-32-000	A/R - JRPL VCC LOAN PIF	58,472.25
1129-33-000	A/R - Commerce Village II	338,591.01
1129-99-000	Allowance for Doubtful Accounts-Other	-33,459.05
1130-00-000	A/R Port Ins	4,613.89
1131-00-000	A/R Port In Suspense	-3,469.46
1135-01-000	A/R -50059 HAP	-1,199.00
1140-00-000	Notes and Loans Receivable-Current	10,000.00
1140-01-000	Mercy House, Inc. (Phalen)	30,000.00
1140-02-000	MLP-Doug & Twila Gregory/Valley Inn)	12,971.73
1140-03-000	Thompson, Katie - Homebuyers Assistance	2,910.00
1140-04-000	Musser, Melody - Homebuyers Assistance	3,247.61
1140-05-000	Matos Figueroa, Luis A - Homebuyers Assistance	2,354.72
1140-06-000	Hinkle Jeremy & Carolyn - Homebuyers Assistance	2,750.40
1140-08-000	Decena Montero, Nicole - Homebuyers Assistance	4,530.49
1140-09-000	Martinez, Maria-Homebuyers Assistance Program	5,613.84
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,182,700.21
1160-00-000	OTHER CURRENT ASSETS	
1162-20-000	Investments-Operating Reserves	133,474.50
1162-21-000	Investments-Replacement Reserves	82,127.98
1211-00-000	Prepaid Expenses and Other Assets	54,096.68
1211-01-000	Tax & Insurance Escrow	3,881.34
1260-00-000	Inventories-Materials	11,292.57

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS
STATEMENT OF NET POSITION

December 31, 2024-End of Year

Current Balance

1275-00-000	Allowance for Obsolete Inventories	-1,129.26
1291-00-000	Permanent Loan Costs	21,290.88
1292-00-000	Accum Amortization	-12,925.16
1295-00-000	Interprogram-Due From	321,073.52
1295-01-000	Interprogram-Due From Lineweaver Annex Corp	46,339.63
1295-02-000	Interprogram-Due From Shenandoah Housing Corp.	-13,874.43
1295-03-000	Interprogram-Due From Commerce Village Management	3,845.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	649,493.25
1300-00-000	TOTAL CURRENT ASSETS	2,869,596.67
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-04-000	Other Assets-Capital Leases	116,692.00
1400-05-000	Land	1,932,886.00
1400-06-000	Buildings	9,870,651.03
1400-07-000	Furniture and Equipment-Dwelling	13,278.11
1400-07-001	Furniture and Equipment-Ranges	92,276.03
1400-07-002	Furniture and Equipment-Refrigerators	132,100.71
1400-07-003	Furniture and Equipment-Surveillance Cameras	127,326.78
1400-07-004	Furniture and Equipment-Other	62,698.51
1400-08-000	Furniture and Equipment-Admin.	184,354.65
1400-08-001	Furniture and Equipment-Automotive	72,115.02
1400-08-002	Furniture and Equipment-Solar Panels	116,292.00
1400-08-003	Furniture and Equipment-Maintenance	39,185.01
1400-09-000	Leasehold Improvements	3,159,823.10
1400-10-000	Site Improvement	16,496,473.83
1400-11-000	Construction in Progress	8,726,393.92
1405-01-000	Accum Depreciation	-20,058,367.05
1420-00-000	TOTAL FIXED ASSETS	21,084,179.65
1499-00-000	TOTAL NONCURRENT ASSETS	21,084,179.65
1999-00-000	TOTAL ASSETS	23,953,776.32
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	61,636.87
2112-00-000	A/P HCV-Landlords & Tenants	-4,000.00
2114-00-000	Tenant Security Deposits	207,606.12
2114-03-000	Tenant Pet Deposits	11,242.00
2115-00-000	A/P Other	354,811.97
2115-20-000	A/P Liabilities-Developer's Fee	10,000.00
2115-21-000	A/P Liabilities-Construction Costs	70,533.43
2115-22-000	A/P Liabilities-Land Note	300,000.00
2115-24-000	A/P Liabilities-LAO-VCC Payoff	58,472.25

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY-ALL PROGRAMS
STATEMENT OF NET POSITION

December 31, 2024-End of Year

Current Balance

2116-02-000	A/P-Other Government-COH	109,755.15
2117-08-000	A/P-Flexible Spending Account	2,109.60
2119-90-000	Other Current Liabilities	45,000.00
2119-92-000	A/P-Community Garden	253.43
2130-00-000	Current Portion of LT Debt	290,325.38
2131-00-000	Accrued Interest Payable	169,974.18
2135-00-000	Accrued Wage & Payroll Taxes	47,241.40
2145-00-000	Interprogram-Due To	357,383.72
2240-00-000	Tenant Prepaid Rents	6,238.80
2260-00-000	Accrued Compensated Absences-Current	8,916.91
2299-00-000	TOTAL CURRENT LIABILITIES	2,107,501.21
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	83,588.55
2310-01-000	Note Payable - RD	8,908,793.72
2310-10-000	Loan Payable-Virginia Housing	750,000.00
2310-20-000	Loan Payable-DHCD/HOME	342,000.00
2310-21-000	Loan Payable-DHCD/PSH Grant	58,000.00
2350-00-000	Bonds Payable-UB/BOJ	3,244,428.85
2350-01-000	Bonds Payable-FH/HHR	1,480,000.00
2350-02-000	Bond Payable-FH/FH	1,750,000.00
2350-03-000	Bond Payable-FH(2021 Go-Bond Premium)	236,115.60
2399-00-000	TOTAL NONCURRENT LIABILITIES	16,852,926.72
2499-00-000	TOTAL LIABILITIES	18,960,427.93
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-03-000	Tax Credit Equity-HEFVA/CV	1,897,987.77
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,897,987.77
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Restrict Net Position (RNP)	-1,718.95
2808-00-000	TOTAL RESERVED FUND BALANCE	-1,718.95
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	3,097,079.57
2809-99-000	TOTAL RETAINED EARNINGS:	3,097,079.57
2899-00-000	TOTAL EQUITY	4,993,348.39
2999-00-000	TOTAL LIABILITIES AND EQUITY	23,953,776.32
9999-99-000	TOTAL OF ALL	0.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)**STATEMENT OF NET POSITION**

December 31, 2024-End of Year

Current Balance

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	2,289.62
1111-99-000	Total Unrestricted Cash	2,289.62
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	42,972.57
1112-99-000	Total Restricted Cash	42,972.57
1119-00-000	TOTAL CASH	45,262.19
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	77,067.74
1122-01-000	Allowance for Doubtful Accounts-Tenants	-46,595.30
1129-00-000	A/R -Other	116,128.65
1129-15-000	A/R - East Gay Street Project	32,256.00
1129-30-000	A/R - Permanent Supportive Housing-CV	70,533.43
1129-31-000	A/R - Commerce Village-Land Note	300,000.00
1129-32-000	A/R - JRPL VCC LOAN PIF	58,472.25
1129-33-000	A/R - Commerce Village II	338,591.01
1140-01-000	Mercy House, Inc. (Phalen)	30,000.00
1140-02-000	MLP-Doug & Twila Gregory/Valley Inn)	12,971.73
1140-03-000	Thompson, Katie - Homebuyers Assistance	2,910.00
1140-04-000	Musser, Melody - Homebuyers Assistance	3,247.61
1140-05-000	Matos Figueroa, Luis A - Homebuyers Assistance	2,354.72
1140-06-000	Hinkle Jeremy & Carolyn - Homebuyers Assistance	2,750.40
1140-08-000	Decena Montero, Nicole - Homebuyers Assistance	4,530.49
1140-09-000	Martinez, Maria-Homebuyers Assistance Program	5,613.84
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,010,832.57
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	8,802.57
1295-00-000	Interprogram-Due From	321,073.62
1295-01-000	Interprogram-Due From Lineweaver Annex Corp	46,339.63
1295-02-000	Interprogram-Due From Shenandoah Housing Corp.	-13,874.43
1295-03-000	Interprogram-Due From Commerce Village Management	3,845.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	366,186.39
1300-00-000	TOTAL CURRENT ASSETS	1,422,281.15
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-04-000	Other Assets-Capital Leases	116,600.00
1400-05-000	Land	507,242.04
1400-06-000	Buildings	2,644,054.45

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)**STATEMENT OF NET POSITION**

December 31, 2024-End of Year

Current Balance

1400-07-001	Furniture and Equipment-Ranges	15,887.96
1400-07-002	Furniture and Equipment-Refrigerators	22,891.46
1400-07-003	Furniture and Equipment-Surveillance Cameras	94,192.30
1400-07-004	Furniture and Equipment-Other	62,698.51
1400-08-000	Furniture and Equipment-Admin.	143,405.65
1400-08-001	Furniture and Equipment-Automotive	20,016.54
1400-10-000	Site Improvement	3,037,726.18
1400-11-000	Construction in Progress	200,000.00
1405-01-000	Accum Depreciation	-4,327,260.32
1420-00-000	TOTAL FIXED ASSETS	2,537,454.77
1499-00-000	TOTAL NONCURRENT ASSETS	2,537,454.77
1999-00-000	TOTAL ASSETS	3,959,735.92
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	18,580.58
2114-00-000	Tenant Security Deposits	38,403.83
2114-03-000	Tenant Pet Deposits	1,500.00
2117-08-000	A/P-Flexible Spending Account	2,109.60
2119-90-000	Other Current Liabilities	45,000.00
2119-92-000	A/P-Community Garden	253.43
2130-00-000	Current Portion of LT Debt	100,356.33
2135-00-000	Accrued Wage & Payroll Taxes	11,510.70
2145-00-000	Interprogram-Due To	0.00
2240-00-000	Tenant Prepaid Rents	1,807.00
2260-00-000	Accrued Compensated Absences-Current	1,754.38
2299-00-000	TOTAL CURRENT LIABILITIES	221,275.85
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	15,789.38
2350-00-000	Bonds Payable-UB/BOJ	1,447,943.08
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,463,732.46
2499-00-000	TOTAL LIABILITIES	1,685,008.31
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	2,274,727.61
2809-99-000	TOTAL RETAINED EARNINGS:	2,274,727.61
2899-00-000	TOTAL EQUITY	2,274,727.61

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)		
STATEMENT OF NET POSITION		
December 31, 2024-End of Year		
		Current Balance
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,959,735.92
9999-99-000	TOTAL OF ALL	0.00

HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS Grant
STATEMENT OF NET POSITION

December 31, 2024-End of Year

Current Balance

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	165,188.90
1111-99-000	Total Unrestricted Cash	165,188.90
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	6.34
1112-03-000	Cash Restricted-HAP	-28,456.75
1112-99-000	Total Restricted Cash	-28,450.41
1119-00-000	TOTAL CASH	136,738.49
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-02-000	A/R - Tenant Payment Agreement (TPA) Fraud	33,459.05
1129-99-000	Allowance for Doubtful Accounts-Other	-33,459.05
1130-00-000	A/R Port Ins	4,613.89
1131-00-000	A/R Port In Suspense	-3,469.46
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,144.43
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	4,347.70
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,347.70
1300-00-000	TOTAL CURRENT ASSETS	142,230.62
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	31,953.00
1405-01-000	Accum Depreciation	-31,953.00
1420-00-000	TOTAL FIXED ASSETS	0.00
1499-00-000	TOTAL NONCURRENT ASSETS	0.00
1999-00-000	TOTAL ASSETS	142,230.62
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	2,172.26
2112-00-000	A/P HCV-Landlords & Tenants	-4,000.00
2135-00-000	Accrued Wage & Payroll Taxes	16,280.78
2260-00-000	Accrued Compensated Absences-Current	2,972.40
2299-00-000	TOTAL CURRENT LIABILITIES	17,425.44
2300-00-000	NONCURRENT LIABILITIES:	

HOUSING CHOICE VOUCHER PROGRAM-MTW, MS5, FSS Grant**STATEMENT OF NET POSITION**

December 31, 2024-End of Year

Current Balance

2305-00-000	Accrued Compensated Absences-LT	29,723.98
2399-00-000	TOTAL NONCURRENT LIABILITIES	29,723.98
2499-00-000	TOTAL LIABILITIES	47,149.42
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Restrict Net Position (RNP)	-1,718.95
2808-00-000	TOTAL RESERVED FUND BALANCE	-1,718.95
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	96,800.15
2809-99-000	TOTAL RETAINED EARNINGS:	96,800.15
2899-00-000	TOTAL EQUITY	95,081.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	142,230.62
9999-99-000	TOTAL OF ALL	0.00

JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)**STATEMENT OF NET POSITION**

December 31, 2024-End of Year

Current Balance

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	43.00
1111-99-000	Total Unrestricted Cash	43.00
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	16,461.00
1112-99-000	Total Restricted Cash	16,461.00
1119-00-000	TOTAL CASH	16,504.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	64,139.42
1122-01-000	Allowance for Doubtful Accounts-Tenants	-29,358.78
1135-01-000	A/R -50059 HAP	-1,199.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	33,581.64
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	4,535.56
1299-00-000	TOTAL OTHER CURRENT ASSETS	4,535.56
1300-00-000	TOTAL CURRENT ASSETS	54,621.20
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	225,580.00
1400-06-000	Buildings	2,984,434.69
1400-07-001	Furniture and Equipment-Ranges	18,755.14
1400-07-002	Furniture and Equipment-Refrigerators	20,129.66
1400-08-001	Furniture and Equipment-Automotive	5,237.50
1400-08-002	Furniture and Equipment-Solar Panels	116,292.00
1400-10-000	Site Improvement	125,663.20
1405-01-000	Accum Depreciation	-2,782,832.35
1420-00-000	TOTAL FIXED ASSETS	713,259.84
1499-00-000	TOTAL NONCURRENT ASSETS	713,259.84
1999-00-000	TOTAL ASSETS	767,881.04
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	16,896.03
2114-00-000	Tenant Security Deposits	15,814.29
2114-03-000	Tenant Pet Deposits	770.00
2115-24-000	A/P Liabilities-LAO-VCC Payoff	58,472.25
2116-02-000	A/P-Other Government-COH	109,755.15

JR POLLY LINEWEAVER APARTMENTS (incl. SC Grant)		
STATEMENT OF NET POSITION		
December 31, 2024-End of Year		
		Current Balance
2130-00-000	Current Portion of LT Debt	94,605.03
2135-00-000	Accrued Wage & Payroll Taxes	2,570.03
2145-00-000	Interprogram-Due To	321,073.52
2240-00-000	Tenant Prepaid Rents	734.06
2260-00-000	Accrued Compensated Absences-Current	537.97
2299-00-000	TOTAL CURRENT LIABILITIES	621,228.33
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,205.73
2350-00-000	Bonds Payable-UB/BOJ	647,841.28
2399-00-000	TOTAL NONCURRENT LIABILITIES	653,047.01
2499-00-000	TOTAL LIABILITIES	1,274,275.34
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	-506,394.30
2809-99-000	TOTAL RETAINED EARNINGS:	-506,394.30
2899-00-000	TOTAL EQUITY	-506,394.30
2999-00-000	TOTAL LIABILITIES AND EQUITY	767,881.04
9999-99-000	TOTAL OF ALL	0.00

FRANKLIN HEIGHTS, LLC (incl. CDBG) and EPHO-Component Units-Blended
STATEMENT OF NET POSITION

December 31, 2024-End of Year

Current Balance

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	460,694.70
1111-99-000	Total Unrestricted Cash	460,694.70
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	142,397.83
1112-99-000	Total Restricted Cash	142,397.83
1119-00-000	TOTAL CASH	603,092.53
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	148,414.14
1122-01-000	Allowance for Doubtful Accounts-Tenants	-66,945.47
1140-00-000	Notes and Loans Receivable-Current	10,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	91,468.67
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	34,600.44
1260-00-000	Inventories-Materials	11,292.57
1275-00-000	Allowance for Obsolete Inventories	-1,129.26
1299-00-000	TOTAL OTHER CURRENT ASSETS	44,763.75
1300-00-000	TOTAL CURRENT ASSETS	739,324.95
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	900,063.96
1400-06-000	Buildings	4,242,161.89
1400-07-001	Furniture and Equipment-Ranges	44,689.13
1400-07-002	Furniture and Equipment-Refrigerators	61,962.74
1400-08-001	Furniture and Equipment-Automotive	46,860.98
1400-08-003	Furniture and Equipment-Maintenance	39,185.01
1400-10-000	Site Improvement	12,899,125.93
1400-11-000	Construction in Progress	8,526,393.92
1405-01-000	Accum Depreciation	-11,878,821.88
1420-00-000	TOTAL FIXED ASSETS	14,881,621.68
1499-00-000	TOTAL NONCURRENT ASSETS	14,881,621.68
1999-00-000	TOTAL ASSETS	15,620,946.63
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	

FRANKLIN HEIGHTS, LLC (incl. CDBG) and EPHO-Component Units-Blended
STATEMENT OF NET POSITION

December 31, 2024-End of Year

Current Balance

2111-00-000	A/P Vendors and Contractors	18,836.59
2114-00-000	Tenant Security Deposits	136,486.00
2114-03-000	Tenant Pet Deposits	8,372.00
2115-00-000	A/P Other	354,811.97
2130-00-000	Current Portion of LT Debt	95,364.02
2131-00-000	Accrued Interest Payable	69,104.16
2135-00-000	Accrued Wage & Payroll Taxes	15,432.95
2240-00-000	Tenant Prepaid Rents	3,058.74
2260-00-000	Accrued Compensated Absences-Current	3,184.74
2299-00-000	TOTAL CURRENT LIABILITIES	704,651.17
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	28,662.68
2310-01-000	Note Payable - RD	8,908,793.72
2350-00-000	Bonds Payable-UB/BOJ	1,148,644.49
2350-01-000	Bonds Payable-FH/HHR	1,480,000.00
2350-02-000	Bond Payable-FH/FH	1,750,000.00
2350-03-000	Bond Payable-FH(2021 Go-Bond Premium)	236,115.60
2399-00-000	TOTAL NONCURRENT LIABILITIES	13,552,216.49
2499-00-000	TOTAL LIABILITIES	14,256,867.66
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	1,364,078.97
2809-99-000	TOTAL RETAINED EARNINGS:	1,364,078.97
2899-00-000	TOTAL EQUITY	1,364,078.97
2999-00-000	TOTAL LIABILITIES AND EQUITY	15,620,946.63
9999-99-000	TOTAL OF ALL	0.00

COMPONENT UNITS-DISCRETELY PRESENTED (CVM/CVO/LAC/SHC)**STATEMENT OF NET POSITION**

December 31, 2024-End of Year

Current Balance

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Checking Account	215,180.00
1111-99-000	Total Unrestricted Cash	215,180.00
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	20,626.00
1112-99-000	Total Restricted Cash	20,626.00
1119-00-000	TOTAL CASH	235,806.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R - Tenants	1,029.00
1122-01-000	Allowance for Doubtful Accounts-Tenants	-356.10
1129-00-000	A/R -Other	45,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	45,672.90
1160-00-000	OTHER CURRENT ASSETS	
1162-20-000	Investments-Operating Reserves	133,474.50
1162-21-000	Investments-Replacement Reserves	82,127.98
1211-00-000	Prepaid Expenses and Other Assets	1,810.41
1211-01-000	Tax & Insurance Escrow	3,881.34
1291-00-000	Permanent Loan Costs	21,290.88
1292-00-000	Accum Amortization	-12,925.16
1299-00-000	TOTAL OTHER CURRENT ASSETS	229,659.95
1300-00-000	TOTAL CURRENT ASSETS	511,138.85
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-04-000	Other Assets-Capital Leases	92.00
1400-05-000	Land	300,000.00
1400-07-000	Furniture and Equipment-Dwelling	13,278.11
1400-07-001	Furniture and Equipment-Ranges	12,943.80
1400-07-002	Furniture and Equipment-Refrigerators	27,116.85
1400-07-003	Furniture and Equipment-Surveillance Cameras	33,134.48
1400-08-000	Furniture and Equipment-Admin.	8,996.00
1400-09-000	Leasehold Improvements	3,159,823.10
1400-10-000	Site Improvement	433,958.52
1405-01-000	Accum Depreciation	-1,037,499.50
1420-00-000	TOTAL FIXED ASSETS	2,951,843.36
1499-00-000	TOTAL NONCURRENT ASSETS	2,951,843.36
1999-00-000	TOTAL ASSETS	3,462,982.21

COMPONENT UNITS-DISCRETELY PRESENTED (CVM/CVO/LAC/SHC)**STATEMENT OF NET POSITION**

December 31, 2024-End of Year

Current Balance

		Current Balance
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	5,151.41
2114-00-000	Tenant Security Deposits	16,902.00
2114-03-000	Tenant Pet Deposits	600.00
2115-20-000	A/P Liabilities-Developer's Fee	10,000.00
2115-21-000	A/P Liabilities-Construction Costs	70,533.43
2115-22-000	A/P Liabilities-Land Note	300,000.00
2131-00-000	Accrued Interest Payable	100,870.02
2135-00-000	Accrued Wage & Payroll Taxes	1,446.94
2145-00-000	Interprogram-Due To	36,310.30
2240-00-000	Tenant Prepaid Rents	639.00
2260-00-000	Accrued Compensated Absences-Current	467.42
2299-00-000	TOTAL CURRENT LIABILITIES	542,920.52
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	4,206.78
2310-10-000	Loan Payable-Virginia Housing	750,000.00
2310-20-000	Loan Payable-DHCD/HOME	342,000.00
2310-21-000	Loan Payable-DHCD/PSH Grant	58,000.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,154,206.78
2499-00-000	TOTAL LIABILITIES	1,697,127.30
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL	
2802-03-000	Tax Credit Equity-HEFVA/CV	1,897,987.77
2805-99-000	TOTAL CONTRIBUTED CAPITAL	1,897,987.77
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Position (UNP)	-132,132.86
2809-99-000	TOTAL RETAINED EARNINGS:	-132,132.86
2899-00-000	TOTAL EQUITY	1,765,854.91
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,462,982.21
9999-99-000	TOTAL OF ALL	0.00

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

Housing Choice Voucher Program Monthly Report

Month: January 2025

Prepared by: Mary Walala

1. Summary:

The program remains fully compliant with HUD regulations even though we are facing challenges with market rent fluctuations and landlord participation. Unit rental prices continue to rise and while many landlords continue to work with us, we do not have many new landlords signing on to rent to voucher holders.

2. Voucher Utilization:

We have 768 out of 979 available vouchers currently leased up

Number of Vouchers Available (includes Ms5 and PBV):	979		
	Under Lease	Issued, Not Leased	Not Issued
Housing Choice Vouchers-MTW (Includes Project Based Vouchers):	708	8	165
Mainstream Vouchers:	60	2	36
Totals	768	10	201
Voucher Utilization Rate:	78%		

3. Waiting List:

Number of Applicants on All Waitlists:		4931
Below are application numbers by program/ property:		
Commerce Village	542	
Franklin Heights	1643	
Housing Choice Voucher	2578	
Lineweaver Annex	168	

Franklin Heights Waitlist Per Bedroom Size				
FH:1BR	FH:2BR	FH:3BR	FH:4BR	FH:5BR
734	463	339	94	13

- New Additions to Waitlist: 0

**A more detailed waitlist report will be provided quarterly.*

4. Financial Summary

- **Total Funding Received:**
 - HUD Disbursement for HCV and Mainstream Vouchers: \$720,210
- **Expenditures:**
 - Housing Assistance Payments (HAP): \$661,496
 - Administrative Costs: \$41,894
 - Landlord and FSS Incentives: \$3,325
- **Average Per Unit Cost (PUC):** \$920
- **Projected Surplus for all vouchers combined:** \$13,495 (see variance table below)

- **Variance:**

VARIANCE BY CATEGORY Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$671,583	\$661,496	\$10,087
Administrative Expense Payments	\$48,627	\$41,894	\$6,733
Landlord Incentives	\$0	\$1,500	-\$1,500
Family Self Sufficiency Program Incentives	\$0	\$1,825	-\$1,825
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$720,210	\$706,715	\$13,495

5. Housing Quality and Inspections

- **Inspections Completed:** 52
 - Units Passed Inspection: 23
 - Units Failing Inspection: 29
 - Common Violations:
 - Not having 10 year sealed lithium battery smoke detectors in NSPIRE required areas
 - Not having GFCI outlets in NSPIRE required areas
 - For HRHA properties - Missing smoke detectors, damage to unit
- **Re-inspections:**
 - Re-inspections Conducted:
 - 15 of the inspected units that failed are HRHA units and do not get re-inspected.
 - 3 private landlord units were re-inspected and passed
 - 11 property managers sent pictures of updates made responding to fail status.
 - Follow-up Success Rate: 92%

6. Program Compliance and Regulations

- **HUD Regulatory Compliance:** No significant issues or violations reported this month.
 - Upcoming HUD Monitoring Visit: None scheduled.
- **Fair Housing Compliance:**
 - All HCV program activities continue to follow fair housing guidelines.
 - No discrimination complaints or violations were reported this month.

7. Landlord Participation and Engagement

- **Landlord Recruitment Efforts:**
 - Total Landlords Participating: 209
- **Landlord Outreach Efforts:** We will be sending out a newsletter to all landlords to keep them updated on policies and procedures. We have also added available incentives to recertification letters that go out to landlords each month.

8. Challenges and Success

- **Market Conditions:**
 - Increased rental prices in the area have resulted in a higher-than-expected number of tenants exceeding the payment standards.
 - There is concern about program limitations in keeping up with market rents.
- **Staffing:**
 - There are no open positions on the team and no issues to report.
- **Technological Challenges:**

- While we continue to learn new capabilities within our software (Yardi), staff have significantly increased their knowledge of the software within this past year and are able to troubleshoot problems to find solutions for the most part.

9. Program Performance Metrics:

New Leases	New Admission	Transfer/ Change of Unit	Port-In	Property Total
Franklin Heights	1	0	0	1
Commerce Village	0	0	0	0
Lineweaver	1	0	0	1
Private Landlord	0	2	0	2
TYPE TOTAL	2	2	0	

Interim Certifications	Explanation of "Other" Certification:
Income Decrease	Interims were conducted to add household members, adjust family income, and to record hardship waivers.
Income Increase	
Household Change	
Owner-Led (rent change)	
Other	
TOTAL	20

End of Participation / Termination	Explanation of "Other" Certification:
Didn't Complete Annual	Tenants moved and did not report. Their program participation was ended.
Gave Up Voucher	
Voucher Expired	
Other	
TOTAL	

Conclusion

Overall, the Housing Choice Voucher program continues to perform well, with improvements in voucher utilization and landlord participation. However, challenges related to market conditions persist. We are taking proactive steps to address these concerns, including addressing rental price challenges through policy adjustments and closing waitlists for the foreseeable future.

MONTHLY REPORT – January 2025

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED:	Family Wellness Activities: 3
Employed: 16	Enrolled in ESL: 1	Financial Activities:0 Maintained work for 12 months: 1
Unemployed/Furlough: 13	Enrolled in Continuing Ed: 5	FSS Activities: Attend two event:0
Medical Leave/ Disability or Maternity Leave: 10 Elderly:3	Education Activities Goal Reward.	Homebuyer Activities:2 Associate Degree. GED.
New jobs this month:		Goal Rewards completed: 6

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 62	Enrolled in GED:	Family Wellness Activities: 1
Employed: 27	Enrolled in ESL: 1	Financial Activities: Employment. 1
Unemployed/Furlough: 34	Enrolled in Continuing Ed:(6)	FSS Activities:0 Drivers Licence.o

Employment	Education/Training	Goal Rewards
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward: 1	Homebuyer Activities:2
New job this month:		Total Goal Rewards completed:5

HARRISON HEIGHTS

Employment	Education/Training	Goal Rewards
In Program: 5	Enrolled in GED: 0	Family Wellness Activities:
Employed: 2	Enrolled in ESL:	Financial Activities:
Unemployed: 3	Enrolled in Continuing Ed:	FSS Activities
Medical Leave/ Disability or Maternity Leave: 0 Elderly.1	Education Activities Goal Reward: 0	Homebuyer Activities:
New jobs this months:		Total Goal Rewards completed:

Program Highlights

FSS saw 1 participant moved to homeownership. One participant graduated from the program. In collaboration with UNITED BANK FSS held a virtual Financial Resolution workshop. FSS helped a participant, who after graduating from high school did not want to go back to school, apply for FAFSA and enroll in an online college program. The CAB held its first

meeting of 2025 and elected new officers. An JMU student had started her internship with FSS.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

02/04/2025

HRHA Maintenance Report

January, 2025

Year to Date

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)	0	1	0	1
Commerce Village Operating(cvo)	0	15	15	0
Franklin Heights Operating(fho)	5	54	55	4
JR Polly Lineweaver(jrpl)	2	17	19	0
Lineweaver Annex Operating(lao)	0	38	37	1
Pleasant View(plesview)	0	2	2	0
Total	7	127	128	6

Work Orders Created This Year

Property	
Bridgeport	1
Commerce Village Operating(cvo)	15
Franklin Heights Operating(fho)	54
JR Polly Lineweaver(jrpl)	17
Lineweaver Annex Operating(lao)	38
Pleasant View(plesview)	2
Total	127

Unit turns

Property	Opening Balance	Created	Closed	Closing Balance
Commerce Village (cvo)				
Franklin Heights Operating(fho)	2	2	2	2
JR Polly Lineweaver(jrpl)	1	1	2	0
Lineweaver Annex Operating(lao)	0	1	1	0
Total	3	4	5	2

Unit turns this year

Property	
Commerce Village (cvo)	
Franklin Heights Operating(fho)	2
JR Polly Lineweaver(jrpl)	1
Lineweaver Annex Operating(lao)	1
Total	4

Emergency Work orders

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

Emergency Work orders this year

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

HRHA Maintenance Report - cont.

units off line due to maintenance issues 0

Contractors used this month:

New Directions	HVAC repair and maintenance
Brent Litten	Snow removal service

Comments on January

We had a time dealing with the snow. Clearing the sidewalks was particularly difficult this year partly because the city snowplows often left a large pile of snow at the end of the sidewalks at intersections where we then needed to clear extra snow for people to walk . This did not always get done due to the amount of snow that was left at the intersections . We need to look at the equipment needs for next year

We are moving the inventory system along, but it is not yet totally operational. It has been challengng to understand the Yardi system and then to implement the system.

The maintenance staff has done well at working together to move along the unit turms. We are having some success at getting units ready before we have tenants cleared to move in.

Submitted by: Duane Bontrager

BoxScore Summary

For Selected Properties

Date = 01/01/2025-01/31/2025

Availability																	
Code	Name	Avg. Sq Ft.	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	673	47	46	0	1	0	0	1	0	0	0	97.87	97.87	97.87	97.87
1b1b-FH	Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	714	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1bed-CV	Commerce Village	600	160	30	29	0	1	0	0	1	0	0	0	96.66	96.66	96.66	96.66
1bed-LA	Lineweaver Annex-one bedro	414	68	60	55	0	5	0	0	5	0	0	0	91.66	91.66	91.66	91.66
2b1b-FH	Franklin Heights-twobedroo	988	0	38	37	0	1	0	0	1	0	0	0	97.36	97.36	97.36	97.36
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	0	0	1	1	0	0	0	100.00	100.00	100.00	95.83
3b2b-FH	Franklin Heights-three bed	1,248	55	32	30	0	2	0	0	2	0	0	0	93.75	93.75	93.75	93.75
4b2b-FH	Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.61	84.61	84.61	84.61
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
	Total	650	190	280	267	0	12	0	1	13	0	0	0	95.71	95.71	95.71	95.35

Resident Activity

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

Conversion Ratios

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

BoxScore Summary

For Selected Properties

Date = 01/01/2025-01/31/2025

Not Specified	Not Specified	0	0	0	0	0	7	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
1b1b-FH	Franklin Heights-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV	Commerce Village	1	0	0	0	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	1	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heighths 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
waitjr0		0	0	0	0	0	48	0	0	0	34	1	100.00	0	100.00	33	0	0	100.00
	Total	1	0	0	2	0	55	0	0	0	37	4	400.00	0	400.00	33	0	0	400.00

Unit Availability

For Selected Properties

As Of = 01/31/2025

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effici	0	673	47	46	0	1	0	0	1	0	0	0	97.87	97.87	97.87	97.87
Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	714	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village	600	160	30	29	0	1	0	0	1	0	0	0	96.67	96.67	96.67	96.67
Lineweaver Annex-one bedro	414	68	60	55	0	5	0	0	5	0	0	0	91.67	91.67	91.67	91.67
Franklin Heights-twobedroo	988	0	38	37	0	1	0	0	1	0	0	0	97.37	97.37	97.37	97.37
Franklin Heights-three bed	977	0	24	23	0	0	0	1	1	0	0	0	100.00	100.00	100.00	95.83
Franklin Heights-three bed	1,248	55	32	30	0	2	0	0	2	0	0	0	93.75	93.75	93.75	93.75
Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.62	84.62	84.62	84.62
Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
Total	650	190	280	267	0	12	0	1	13	0	0	0	95.71	95.71	95.71	95.36

Commerce Village Program Management Summary Report

Month of: January

1. Occupancy as of January 2025

	VASH	HCV	Total
# of Leased Units	15	14	29
# of Move Ins		1	1
# of Move Outs		0	0
# of Evictions		0	0
# of Unlawful Detainers Filed			0

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
Current Month Rent/HAP Charged	19,307			
Amount Collected (Rent/HAP)	18,976			
Late Fees Applied 01-2025	1			
Late Fee Amount Billed	60.00			

1. Comment on accomplishments and/or challenges experienced during the month
- 2.

Have one resident who pays two months at a time so one month there will be a higher amount collected and the next month a lower amount collected than charged. There are only two account with a balance. First account is \$1 short and the second \$4 short. Each resident was told they could add the amount to the following months' rent.

JMU has reached out about the spring meal with a tentative date of April 18, 2025

Corresponding with Lonnie Wenger at CSB regarding filling the last unit. Waiting on criminal record and should be filled in February

Continuing with a minimum of one meal provided by Commerce Village a month. The food is provided by residents at CV and is cooked by Management and CSB worker.

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

Signed: *Sandra Lowther*

Date: 01/31/2025

Franklin Heights Program Management Summary Report

Month of: January 2025

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

	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5 bdrms	Total
# of Leased Units	18	37	54	11	4	125
# of Move Ins		1				
# of Move Outs			1			
# of Evictions						
# of Unlawful Detainers Filed						

2. Current Tenant Accounts Receivable

Current Total Owed	\$71,230.25			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	4,455.25	777.00	2,978.62	63,019.38
Current Month Rent/HAP charged	\$181,816.00			
Amount Collected (Rent/HAP)	\$188,923.05			
Late Fees Applied (date)	1/14/2025			
Late Fee Amount Billed (amount)	\$629.00			

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

<p>*still working through some mental health issues with a few tenants.</p> <p>*got several tenants to pay on their repayment agreements</p>
--

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

Signed: Christa Good Date: 2/7/25

JR Polly Lineweaver Program Management Summary Report

Month of:

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	46	13	60
# of Move Ins	1	0	1
# of Move Outs	0	0	0
# of Evictions	1		
# of Unlawful Detainers Filed	2		

2. Tenant Accounts Receivable

Current Total Owed	\$18,803.78			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$3,100	\$355	\$1,658	\$13,390
Current Month Rent/HAP Charged	\$41,645			
Amount Collected (Rent/HAP)	\$41,839.20			
Late Fees Applied (date)	01/07/2025			
Late Fee Amount Billed (amount)	\$102.			

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

Staff has one outstanding efficiency to fill. There are additional anticipated vacancies in February that we are trying to proactively fill. We continue to try and work with tenants who have balances to prevent evictions by setting up payment plans. Some tenants are working very hard to pay back their past balances and remain in their apartments.

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

Signed:  Date: 02/07/2025

Lineweaver Annex Program Management Summary Report

Month of: January 2025

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

	1 Bedroom
# of Leased Units	55
# of Move Ins	1
# of Move Outs	0
# of Evictions	0
# of Unlawful Detainers Filed	

2. Current Tenant Accounts Receivable

Current Total Owed	\$29,955.53			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$4,153.12	\$311	\$3,479	\$22,012.41
Current Month Rent/HAP Charged	\$40566			
Amount Collected (Rent/HAP)	42,322.22			
Late Fees Applied (date)	1/7/2025			
Late Fees Applied (amount)	\$183			

3. Comment on accomplishments and/or challenges experienced during the month (including resident services provided, delays in contract services, needs for support/welfare checks, etc.)

Staff are making progress on getting the vacancies filled and should be 100% occupied by the end of February 2025.

We continue to try and work with tenants who have balances to prevent evictions by setting up payment plans. Some tenants are working very hard to pay back their past balances and remain in their apartments.

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

Signed:  Date: 02/07/2025

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of January 31, 2025**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds	\$58,899.97
	Total	\$58,899.97
	AR Due from:	
	JR Polly Lineweaver Apartments	\$327,415.42
	Housing Choice Voucher Program	\$0.00
	Commerce Village, LLC	\$0.00
	Franklin Heights, LLC-Operating/Debt Servicing	\$0.00
	Commerce Village II	\$282,772.25
	EPHO/BTC	\$116,128.65
		\$726,316.32

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$141,439.33
	United Bank-FSS Escrow for participants	\$6.34
	Total	\$141,445.67

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$2,637.50
	Total	\$2,637.50

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$223,694.66
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$359,588.15
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Commerce Village, LLC

Cash:	First Bank & Trust	\$213,363.26
	Virginia Housing-Replacement Reserve Account	\$83,224.88
	Truist/BB&T-Operating Reseve Account	\$133,531.19

	<u>Grand Total</u>	<u>\$1,216,385.28</u>
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HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

February 2025

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY:

Staff are looking forward to attending the VAHCDO and HOTMA Conferences at the end of the month where we will learn more about the new HOTMA rules and guidelines among other things. Additionally, we are looking forward to engaging with one another in team building activities to increase effective communication within our team.

2. VOUCHER UTILIZATION:

We have 770 out of 979 available vouchers currently leased up.

Number of Vouchers Available (includes Ms5 and PBV):	979		
	Under Lease	Issued, Not Leased	Not Issued
Housing Choice Vouchers-MTW (Includes Project Based Vouchers):	718	9	154
Mainstream Vouchers:	52	0	46
Totals	770	9	200
Voucher Utilization Rate:	79%		

3. WAITING LISTS (a more detailed waitlist report will be provided quarterly):

Number of Applicants on All Waitlists:	4917
Below are application numbers by program/ property:	
Commerce Village	533
Franklin Heights	1646
Housing Choice Voucher-MTW	2578
Lineweaver Annex	160

4. FINANCIAL SUMMARY:

Total funding received from HUD for MTW and Mainstream Vouchers:	\$725,391.00
Housing Assistance Payments (MTW and Mainstream Vouchers):	\$674,683.00
Administrative Costs:	\$43,994.00
Landlord and Family Self Sufficiency Incentives	\$2,725.00
Average HAP cost per unit:	\$936.89
Projected Variance for All Vouchers Combined:	\$3,989.00

**** See Variance Table Below**

VARIANCE BY CATEGORY Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$ 671,583	\$ 674,683	\$ (3,100)
Administrative Expense Payments	\$ 53,808	\$ 43,994	\$ 9,814
Landlord Incentives	\$ -	\$ 500	\$ (500)
Family Self Sufficiency Program Incentives	\$ -	\$ 2,225	\$ (2,225)
Security Deposit Incentives	\$ -	\$ -	\$ -
TOTAL VARIANCE (all categories)	\$ 725,391	\$ 721,402	\$ 3,989

5. HOUSING QUALITY AND INSPECTIONS:

Number of Initial Inspections Completed:	28
Number of Units Passed:	13
Number of Units Failed:	15
Number of failed units that were re-inspected:	3
Number of re-inspected units that passed:	15
Number of Landlords who have made NSPIRE updates	100%

Common Violations:

Missing Smoke Detectors
GFCI outlets not installed
Loose handrails
..

Other:

11 of the 28 units were HRHA units, common problems are missing smoke detectors, non working stove burners, holes.

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

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

Fair Housing Compliance:

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

7. LANDLORD PARTICIPATION AND ENGAGEMENT:

We currently have 209 active landlords participating in our program

Landlord Outreach Efforts:

A newsletter for increasing communication with landlords is still being planned. We hope to start sending a monthly brief via email in April, 2025.

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

High rental prices in the area are still a concern;

Technology

We are still learning and making improvements utilizing the capacity of Yardi software. We do not believe we have explored the full potential of the software and are looking forward to learning more at different conferences and events.

9. PROGRAM PERFORMANCE METRICS:

New Leases	New Admission	Transfer/ Change of Unit	Port-In	Property Total
Franklin Heights	2	0	0	2
Commerce Village	0	0	0	0
Lineweaver	1	0	0	1
Private Landlord	0	0	0	0
TYPE TOTAL	3	0	0	

Interim Certifications		Explanation of "Other" Certification:
Income Decrease	5	Interims were conducted to add household members, adjust family income, and to record hardship waivers.
Income Increase	8	
Household Change	3	
Owner-Led (rent change)	33	
Other	4	
TOTAL	53	

End of Participation / Termination		Explanation of "Other" Certification:
Didn't Complete Annual	3	Tenants moved and did not report. Their program participation was ended.
Gave Up Voucher	0	
Voucher Expired	1	
Other	0	
TOTAL	4	

MONTHLY REPORT – February 2025

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 30	Enrolled in GED: 1	Family Wellness Activities: 4
Employed: 14	Enrolled in ESL: 1	Financial Activities:1 Employment. 0
Unemployed/Furlough: 16	Enrolled in Continuing Ed: 5	FSS Activities: Attend two event:0
Medical Leave/ Disability or Maternity Leave: 10 Elderly:3	Education Activities Goal Reward.	Homebuyer Activities:2 Bachelor Degree. 1
New jobs this month:		Goal Rewards completed: 7

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 62	Enrolled in GED:	Family Wellness Activities: 2
Employed: 27	Enrolled in ESL: 1	Financial Activities: Employment. 0 Education.1
Unemployed/Furlough: 34	Enrolled in Continuing Ed:(6)	FSS Activities:0 Drivers Licence.0

Employment	Education/Training	Goal Rewards
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward:	Homebuyer Activities:0
New job this month:		Total Goal Rewards completed:3

HARRISON HEIGHTS

Employment	Education/Training	Goal Rewards
In Program: 5	Enrolled in GED: 0	Family Wellness Activities:
Employed: 2	Enrolled in ESL:	Financial Activities:
Unemployed: 3	Enrolled in Continuing Ed	FSS Activities
Medical Leave/ Disability or Maternity Leave: 0 . Elderly.	Education Activities Goal Reward: 0	Homebuyer Activities:
New jobs this months:		Total Goal Rewards completed:

Program Highlights

FSS saw 1 participant graduated in college with a bachelor degree, One participant was referred to Skyline Literacy for GED. The FSS program had one new enrollment in the program. We collaborated with SERCAP to hold a very exciting and informative Homeownership Workshop. With the help from our Communications Specialist Intern from JMU, FSS updated the community resource guide on a wide array of topics, and we are sharing these updates as emails as well to our FSS participants.

FSS Coordinator:
Jacques Mushagasha & Victoria Hill

HRHA Maintenance Report

February, 2025

Year to Date

Work orders

Work Orders Created

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)	<u>1</u>	0	<u>1</u>	0
Commerce Village Operating(cvo)	0	<u>9</u>	<u>8</u>	<u>1</u>
Franklin Heights Operating(fho)	<u>4</u>	<u>39</u>	<u>39</u>	<u>4</u>
JR Polly Lineweaver(jrpl)	0	<u>23</u>	<u>20</u>	<u>3</u>
Lineweaver Annex Operating(lao)	<u>1</u>	<u>21</u>	<u>21</u>	<u>1</u>
Pleasant View(plesview)	0	<u>4</u>	<u>3</u>	<u>1</u>
Total	<u>6</u>	<u>96</u>	<u>92</u>	<u>10</u>

Property	
Bridgeport	1
Commerce Village Operating(cvo)	24
Franklin Heights Operating(fho)	93
JR Polly Lineweaver(jrpl)	40
Lineweaver Annex Operating(lao)	59
Pleasant View(plesview)	6
Total	223

Unit turns

Unit turns

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

Property	
Commerce Village (cvo)	0
Franklin Heights Operating(fho)	3
JR Polly Lineweaver(jrpl)	1
Lineweaver Annex Operating(lao)	2
Total	6

Emergency Work orders

Emergency Work orders

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

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

units off line due to maintenance issues 0

HRHA Maintenance Report - cont.

Contractors used this month:

Brent Litten - snow removal

Roanoke Valley Elevator Inspection Services

Comments on this month

Due to the recent snow and ice storms we had a lot of branches down that needed to be cleaned up. After a winter that had more snow than most recent winters, we are preparing for spring and getting the properties ready for spring and summer.

BoxScore Summary

For Selected Properties

Date = 02/01/2025-02/28/2025

Availability																	
Code	Name	Avg. Sq Ft.	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	701	47	47	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-FH	Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	743	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1bed-CV	Commerce Village	600	160	30	29	0	1	0	0	1	0	0	0	96.66	96.66	96.66	96.66
1bed-LA	Lineweaver Annex-one bedro	414	68	60	58	0	2	0	0	2	0	0	0	96.66	96.66	96.66	96.66
2b1b-FH	Franklin Heights-twobedroo	988	0	38	38	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
3b2b-FH	Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
4b2b-FH	Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.61	84.61	84.61	84.61
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
	Total	650	196	280	274	0	6	0	0	6	0	0	0	97.85	97.85	97.85	97.85

Resident Activity

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

Conversion Ratios

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

BoxScore Summary

For Selected Properties

Date = 02/01/2025-02/28/2025

Not Specified	Not Specified	0	0	0	0	0	1	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-FH	Franklin Heights-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV	Commerce Village	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	2	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	2	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heighths 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
waitjr0		0	0	0	0	0	36	0	0	0	1	0	0.00	0	0.00	1	0	0	0.00
	Total	0	0	0	5	0	37	0	0	0	2	1	100.00	0	100.00	1	0	0	100.00

Unit Availability

For Selected Properties

As Of = 02/28/2025

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effici	0	701	47	47	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	743	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village	600	160	30	29	0	1	0	0	1	0	0	0	96.67	96.67	96.67	96.67
Lineweaver Annex-one bedro	414	68	60	58	0	2	0	0	2	0	0	0	96.67	96.67	96.67	96.67
Franklin Heights-twobedroo	988	0	38	38	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.62	84.62	84.62	84.62
Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
Total	650	196	280	274	0	6	0	0	6	0	0	0	97.86	97.86	97.86	97.86

Commerce Village Program Management Summary Report

Month of: February 2025

1. Occupancy as of February 28, 2025

	VASH	HCV	Total
# of Leased Units	15	14	29
# of Move Ins		0	0
# of Move Outs		0	0
# of Evictions		0	0
# of Unlawful Detainers Filed			0

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	0	0	3	46
Current Month Rent/HAP Charged	19,199			
Amount Collected (Rent/HAP)	20,994			
Late Fees Applied 02-2025	1			
Late Fee Amount Billed	16			

1. Comment on accomplishments and/or challenges experienced during the month
 JMU has reached out about the spring meal with a tentative date of April 18, 2025

In communication with next applicant on CV wait list

Virginia Housing inspections scheduled for March 7, 2025

Vine & Fig New Community Project provides fresh vegetables every Wednesday

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

Signed: *Sandra Lowther*

Date: 02/26/2025

JR Polly Lineweaver Program Management Summary Report

Month of: February 2025

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	47	13	60
# of Move Ins	1	0	1
# of Move Outs	0	0	0
# of Evictions	0	0	0
# of Unlawful Detainers Filed	2	0	2

2. Tenant Accounts Receivable

Current Total Owed	\$13,636.07			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$2,873.00	\$2,147.00	\$1,193.00	\$7,423.07
Current Month Rent/HAP Charged	\$45,465.00			
Amount Collected (Rent/HAP)	\$49,471.70			
Late Fees Applied (date)	2/20/2025			
Late Fee Amount Billed (amount)	\$159.00			

3. Comment on accomplishments and/or challenges experienced during the month
Many tenants are making an effort to pay past balances on their accounts. Tenants are sad and apprehensive about having a new property manager in March 2025.

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

Signed:  Date: 03/10/2025

Lineweaver Annex Program Management Summary Report

Month of: February 2025

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

	1 Bedroom
# of Leased Units	59
# of Move Ins	0
# of Move Outs	0
# of Evictions	0
# of Unlawful Detainers Filed	0

2. Current Tenant Accounts Receivable

Current Total Owed	\$30,909.64			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$6,353.00	\$2,844.12	\$2,077.00	\$19,636.52
Current Month Rent/HAP Charged	\$65,445.00			
Amount Collected (Rent/HAP)	\$63,622.00			
Late Fees Applied (date)	2/20			
Late Fees Applied (amount)	\$137			

3. Comment on accomplishments and/or challenges experienced during the month (including resident services provided, delays in contract services, needs for support/welfare checks, etc.)

Many tenants are making back payments on amounts owed. Tenants are sad and apprehensive about having a new property manager in March 2025.

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

Signed: Jiffany J. Ri Date: 03/10/2025

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of February 28, 2025**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds	\$77,645.45
	Total	\$77,645.45
	AR Due from:	
	JR Polly Lineweaver Apartments	\$370,502.72
	Housing Choice Voucher Program	\$58,984.60
	Commerce Village, LLC	\$20,164.77
	Franklin Heights, LLC-Operating/Debt Servicing	\$35,335.99
	Commerce Village II	\$294,295.15
	EPHO/BTC	\$109,678.25
		\$888,961.48

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$198,290.43
	United Bank-FSS Escrow for participants	\$6.34
	Total	\$198,296.77

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$51,906.91
	Total	\$51,906.91

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$210,179.75
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$484,086.17
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Commerce Village, LLC

Cash:	First Bank & Trust	\$92,773.26
	Virginia Housing-Replacement Reserve Account	\$77,473.14
	Truist/BB&T-Operating Reseve Account	\$133,582.42

	<u>Grand Total</u>	<u>\$1,325,943.87</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of February 28, 2025**

	Cash Balance as of 1/31	Cash Balance as of 2/29
LOCAL COMMUNITY DEVELOPMENT		
First Bank & Trust	\$58,899.97	\$77,645.45
HOUSING CHOICE VOUCHER PROGRAM		
Truist-Checking	\$141,439.33	\$198,290.43
United Bank-FSS Escrow	\$6.34	\$6.34
J.R. POLLY LINEWEAVER APARTMENTS		
United Bank-Checking	\$2,637.50	\$51,906.91
ALL PROGRAMS-FH, LW, JRL, CVO		
United Bank-Security Dep.	\$223,694.66	\$210,179.75
COMPONENT UNITS		
Franklin Heights, LLC		
United Bank-Checking	\$359,588.15	\$484,086.17
Commerce Village LLC		
First Bank & Trust	\$213,363.26	\$92,773.26
VA Housing-Repl Reserve	\$83,224.88	\$77,473.14
Truist-Operating Reserve	\$133,531.19	\$133,582.42
Total	\$1,216,385.28	\$1,325,943.87