



Harrisonburg Redevelopment & Housing Authority

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January 10, 2025

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, January 15, 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
January 15, 2025

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
 - November 20, 2024
- IV. Financial Reports
 - November 2024
 - December 2024

Reports

- A. Executive Director
 - 1. City of Harrisonburg-Community Connection Program, Amy Snyder
Deputy City Manager
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
 - Addressing Homelessness and Affordable Housing
 - Improving Organizational Efficiency and Effectiveness
- C. Management Reports
 - 1. HRHA Owned Properties Utilization
 - 2. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
November 20, 2024

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, November 20, at 4:00 p.m.**

Those present were:

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

Also present were:

Michael G. Wong, Executive Director
Tiffany Runion, Deputy Director
Daniel Rose, 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.

Mr. Wong then presented the October 16th meeting minutes for consideration of approval. After discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion to approve the October minutes. The motion was unanimously approved.

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

Mr. Wong then presented resolution for the issuance of revenues bonds for the Beverly J. Searles Foundation for Multifamily Housing and facility in Harrisonburg Virginia. He related of the Authority previously issuing bonds for the project but due to the financial markets the developer was unable to finalize its financing and is requesting for the Authority to reapprove the bond issuance. He stated of no changes to the project scope with approximately 80 multifamily units being proposed. Chairperson Colman the open the floor for public comment. Hearing none, the resolution was approved on a motion by Commissioner Benjamin seconded by Commissioner Green. A roll call vote was taken:

Gil Colman, Chair	Aye
Kevin Coffman, Vice Chair	Aye
Luciano Benjamin, Commissioner	Aye

Shonda Green, Commissioner	Aye
Kenneth Kettler, Commissioner	Aye
Janet Awkward-Rogers, Commissioner	Absent
Amanda Leech, Commissioner	Aye

Mr. Wong then presented a resolution for the issuance of revenue bonds for the Beverly J. Searles Foundation for Senior Housing in Harrisonburg Virginia. He related of the project being delayed to financing issues with the developers requesting the Authority's re issuance of the revenue bonds. He stated of the project being substantially the same with proposed development of 84 age restricted units. Chairperson Colman the open the floor for public comment. Hearing none, the resolution was approved on a motion by Commissioner Benjamin seconded by Vice Chair Coffman. A roll call vote was taken:

Gil Colman, Chair	Aye
Kevin Coffman, Vice Chair	Aye
Luciano Benjamin, Commissioner	Aye
Shonda Green, Commissioner	Aye
Kenneth Kettler, Commissioner	Aye
Janet Awkward-Rogers, Commissioner	Absent
Amanda Leech, Commissioner	Aye

Mr. Wong then presented a term sheet from the City of Harrisonburg for the American Rescue Plan funds for the Commerce Village II project. He related of the terms including a 3% interest payment which is \$39,000 annual payment for 30 years. He expressed disappointment with the City's decision to not make the loan a grant and of some concerns due to the amount of debt servicing for the project. After a period of discussion Commissioner Benjamin seconded by Commissioner Kettler made the motion approving the term sheet. The motion was unanimously approved.

Commissioner Leech seconded by Commissioner Benjamin made the motion to go into closed session to discuss the performance and employment of specific local government personnel as authorized by section 2.2-3711(A)(1). A roll call vote was taken:

Gil Colman, Chair	Aye
Kevin Coffman, Vice Chair	Aye
Luciano Benjamin, Commissioner	Aye
Shonda Green, Commissioner	Aye
Kenneth Kettler, Commissioner	Aye
Janet Awkward-Rogers, Commissioner	Absent
Amanda Leech, Commissioner	Aye

Commissioner Benjamin seconded by Commissioner Leech made the motion to go out of closed session. A roll call vote was taken with respect to the just concluded closed session and to the best of each member's knowledge, only public business matters lawfully exempt from open meeting requirements under the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the Authority.

Gil Colman, Chair	Aye
Kevin Coffman, Vice Chair	Aye
Luciano Benjamin, Commissioner	Aye
Shonda Green, Commissioner	Aye
Kenneth Kettler, Commissioner	Aye
Janet Awkward-Rogers, Commissioner	Absent
Amanda Leech, Commissioner	Aye

Commissioner Benjamin seconded by Commissioner Kettler made the motion that an executive director’s performance review has been completed with Mr. Wong meeting all job expectations. The motion was unanimously approved.

Mr. Wong then presented the 2024 Set Off Debt and Inventory Write Off for consideration of approval. He related of the set off debt is determined by the amount and if the person is deceased and the inventory write off is established by the year the equipment item was purchased. After a period of discussion Commissioner Leech seconded by Vice Chair Coffman made the motion approving the 2024 setoff debt and inventory write off. The motion was unanimously approved.

Mr. Wong then presented the Shenandoah Housing Corporation and the Lineweaver Anne Corporation 990’s for consideration of approval. After discussion Commissioner Benjamin seconded by Vice Chair Coffman made the motion approving the 990’s. The motion was unanimously approved.

Mr. Wong then discussed cancellation of the December board meeting. He related of no pending agenda items. After a period of discussion, it was agreed that the meeting will be cancelled unless a need arises.

Mr. Wong then provided program updates. He related of continued problems with obtaining the BTC infrastructure financing. He stated of still awaiting a term sheet from United bank. Mr. Wong then requested approval to cost share in the property tax bill for BTC. After discussion Commissioner Benjamin seconded by Commissioner Kettler made the motion approving the cost sharing of the property tax. The motion was unanimously approved. Mr. Wong then provided an update on CVII. He related of being able to sign off on the construction contract on November 9th after receipt of the release of funding notice from HUD. He stated of the contractor starting the site work in the next two weeks.

Mr. Wong then presented the management and financial reports for approval. After discussion, Commissioner Benjamin seconded by Commissioner Leech made the motion approving the reports. The motion was unanimously approved.

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

Michael G. Wong
Executive Director

Gil Colman
Chair

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

January - November 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999 Revenue & Expenses							
3000-00-000 INCOME							
3100-00-000 TENANT INCOME							
3101-00-000 Rental Income							
3111-00-000 Tenant Rent	37,922.59	39,673.08	-1,750.49	425,725.72	436,403.88	-10,678.16	476,077.00
3112-06-000 PBV HAP Subsidy	22,244.00	25,740.00	-3,496.00	242,040.47	283,140.00	-41,099.53	308,880.00
3119-00-000 Total Rental Income	60,166.59	65,413.08	-5,246.49	667,766.19	719,543.88	-51,777.69	784,957.00
3120-00-000 Other Tenant Income							
3120-01-000 Laundry and Vending	308.12	333.33	-25.21	3,585.62	3,666.63	-81.01	4,000.00
3120-03-000 Damages	-139.00	125.00	-264.00	26,383.58	1,375.00	25,008.58	1,500.00
3120-04-000 Late Charges	21.00	83.33	-62.33	618.40	916.63	-298.23	1,000.00
3120-08-000 Workorders/Maint Charges	-6,673.00	291.67	-6,964.67	178.00	3,208.37	-3,030.37	3,500.00
3120-09-000 Misc.Tenant Income	0.00	0.00	0.00	3,210.00	0.00	3,210.00	0.00
3129-00-000 Total Other Tenant Income	-6,482.88	833.33	-7,316.21	33,975.60	9,166.63	24,808.97	10,000.00
3199-00-000 TOTAL TENANT INCOME	53,683.71	66,246.41	-12,562.70	701,741.79	728,710.51	-26,968.72	794,957.00
3400-00-000 GRANT INCOME							
3410-50-100 VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00	54,441.75	4,949.25	59,391.00
3410-60-200 Homelessness Assistance Grant (HMIS/SNAP)	22,280.26	7,006.00	15,274.26	81,876.50	77,066.00	4,810.50	84,072.00
3410-61-200 COC Planning Grant	0.00	2,022.33	-2,022.33	14,978.06	22,245.63	-7,267.57	24,268.00
3499-00-000 TOTAL GRANT INCOME	22,280.26	13,977.58	8,302.68	156,245.56	153,753.38	2,492.18	167,731.00
3600-00-000 OTHER INCOME							
3610-00-000 Investment Income - Unrestricted	276.34	0.00	276.34	2,044.08	0.00	2,044.08	0.00
3620-00-000 Management Fee Income	1,005.92	958.33	47.59	11,274.33	10,541.63	732.70	11,500.00
3621-00-000 Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	41,250.00	-41,250.00	45,000.00
3640-00-000 Fraud Recovery-HAP	-3,872.71	0.00	-3,872.71	-3,872.71	0.00	-3,872.71	0.00
3650-00-000 Miscellaneous Other Income	20,800.00	17,500.00	3,300.00	55,443.32	192,500.00	-137,056.68	210,000.00
3699-00-000 TOTAL OTHER INCOME	18,209.55	22,208.33	-3,998.78	64,889.02	244,291.63	-179,402.61	266,500.00
3999-00-000 TOTAL INCOME	94,173.52	102,432.32	-8,258.80	922,876.37	1,126,755.52	-203,879.15	1,229,188.00
4000-00-000 EXPENSES							
4100-00-000 ADMINISTRATIVE EXPENSES							
4100-99-000 Administrative Salaries							
4110-00-000 Administrative Salaries	27,501.13	21,314.50	-6,186.63	239,211.33	234,459.50	-4,751.83	255,774.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-04-000	Employee Benefit Contribution-Admin	6,139.71	8,224.16	2,084.45	63,550.78	90,465.76	26,914.98	98,690.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,661.55	4,479.08	-182.47	32,382.13	49,269.88	16,887.75	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,433.91	220.17	-1,213.74	11,003.35	2,421.87	-8,581.48	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	6,300.42	4,021.42	-2,279.00	48,222.27	44,235.62	-3,986.65	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI:	2,116.94	959.67	-1,157.27	14,700.77	10,556.37	-4,144.40	11,516.00
4110-61-200	Salary-COC Planning Grant	5,161.68	1,889.75	-3,271.93	31,862.92	20,787.25	-11,075.67	22,677.00
4110-61-201	Adm Benefits-COC Planning	393.84	132.58	-261.26	4,218.86	1,458.38	-2,760.48	1,591.00
4110-99-000	Total Administrative Salaries	53,709.18	41,241.33	-12,467.85	445,152.41	453,654.63	8,502.22	494,896.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-192.00	66.67	258.67	419.00	733.37	314.37	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	133.00	183.37	50.37	200.00
4130-04-000	General Legal Expense	2,464.07	1,375.00	-1,089.07	15,644.21	15,125.00	-519.21	16,500.00
4131-00-000	Total Legal Expense	2,272.07	1,458.34	-813.73	16,196.21	16,041.74	-154.47	17,500.00
4140-00-000	Staff Training	0.00	916.66	916.66	7,758.55	10,083.26	2,324.71	11,000.00
4140-50-100	Staff Training-VHSP	0.00	0.00	0.00	782.65	0.00	-782.65	0.00
4150-00-000	Travel	2,280.01	916.66	-1,363.35	26,134.06	10,083.26	-16,050.80	11,000.00
4171-00-000	Auditing Fees	0.00	708.34	708.34	0.00	7,791.74	7,791.74	8,500.00
4189-00-000	Total Other Admin Expenses	2,280.01	1,625.00	-655.01	26,916.71	17,875.00	-9,041.71	19,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	841.70	183.34	-658.36	2,062.46	2,016.74	-45.72	2,200.00
4190-02-000	Publications	0.00	58.34	58.34	213.20	641.74	428.54	700.00
4190-03-000	Advertising	0.00	116.67	116.67	1,113.01	1,283.37	170.36	1,400.00
4190-04-000	Office Supplies	327.59	150.00	-177.59	965.53	1,650.00	684.47	1,800.00
4190-06-000	Compliance	0.00	183.33	183.33	2,090.00	2,016.63	-73.37	2,200.00
4190-07-000	Telephone & Internet	771.79	783.33	11.54	8,043.90	8,616.63	572.73	9,400.00
4190-08-000	Postage	57.60	166.67	109.07	2,036.50	1,833.37	-203.13	2,000.00
4190-10-000	Copiers	249.08	175.00	-74.08	1,775.26	1,925.00	149.74	2,100.00
4190-12-000	Software	101.34	1,500.00	1,398.66	12,095.69	16,500.00	4,404.31	18,000.00
4190-13-000	IT/Website Maintenance	304.20	566.67	262.47	5,815.13	6,233.37	418.24	6,800.00
4190-14-000	Community Donations	0.00	933.33	933.33	11,160.88	10,266.63	-894.25	11,200.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	131.74	2,750.00	2,618.26	3,000.00
4190-22-000	Other Misc Admin Expenses	1,120.16	441.66	-678.50	4,132.03	4,858.26	726.23	5,300.00
4190-50-100	Other Expenses-VHSP	544.59	250.00	-294.59	2,867.48	2,750.00	-117.48	3,000.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	2,024.92	2,024.92	23,291.50	22,274.12	-1,017.38	24,299.00
4190-60-202	Services (HMIS/SNAP)	40.00	0.00	-40.00	4,119.32	0.00	-4,119.32	0.00
4191-00-000	Total Miscellaneous Admin Expenses	4,358.05	7,783.26	3,425.21	81,913.63	85,615.86	3,702.23	93,399.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	62,619.31	53,024.59	-9,594.72	577,937.51	583,270.49	5,332.98	636,295.00

4200-00-000 TENANT SERVICES

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

January - November 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4220-01-000 Other Tenant Svcs.	3,766.43	1,666.67	-2,099.76	19,532.53	18,333.37	-1,199.16	20,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	3,766.43	1,666.67	-2,099.76	19,532.53	18,333.37	-1,199.16	20,000.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	3,296.22	916.66	-2,379.56	9,090.76	10,083.26	992.50	11,000.00
4320-00-000 Electricity	4,190.14	6,050.00	1,859.86	51,735.32	66,550.00	14,814.68	72,600.00
4330-00-000 Gas	0.00	133.33	133.33	0.00	1,466.63	1,466.63	1,600.00
4390-00-000 Sewer & Trash	1,806.60	2,083.33	276.73	14,396.03	22,916.63	8,520.60	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	9,292.96	9,183.32	-109.64	75,222.11	101,016.52	25,794.41	110,200.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	10,548.06	7,983.25	-2,564.81	81,790.18	87,815.75	6,025.57	95,799.00
4410-05-000 Employee Benefit Contribution-Maint.	2,931.04	2,747.08	-183.96	26,362.48	30,217.88	3,855.40	32,965.00
4419-00-000 Total General Maint Expense	13,479.10	10,730.33	-2,748.77	108,152.66	118,033.63	9,880.97	128,764.00
4420-00-000 Materials							
4420-01-000 Supplies-Grounds	32.70	25.00	-7.70	-1,277.66	275.00	1,552.66	300.00
4420-02-000 Supplies-Appliance	26.59	16.67	-9.92	1,421.75	183.37	-1,238.38	200.00
4420-03-000 Supplies-Unit Turnover	1,120.97	291.67	-829.30	4,436.35	3,208.37	-1,227.98	3,500.00
4420-04-000 Supplies-Electrical	603.05	525.00	-78.05	3,535.44	5,775.00	2,239.56	6,300.00
4420-05-000 Supplies-Fuel & Parts	53.93	62.50	8.57	758.60	687.50	-71.10	750.00
4420-06-000 Supplies-Janitorial/Cleaning	79.21	250.00	170.79	1,312.67	2,750.00	1,437.33	3,000.00
4420-07-000 Supplies-Maint/Repairs	540.69	875.00	334.31	8,134.27	9,625.00	1,490.73	10,500.00
4420-08-000 Supplies-Plumbing	639.91	62.50	-577.41	2,974.33	687.50	-2,286.83	750.00
4420-09-000 Tools and Equipment	0.00	41.67	41.67	696.28	458.37	-237.91	500.00
4420-10-000 Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	733.37	733.37	800.00
4420-11-000 Supplies-HVAC	103.85	0.00	-103.85	4,320.81	0.00	-4,320.81	0.00
4420-12-000 Supplies-Exterior Supplies	0.00	0.00	0.00	581.83	0.00	-581.83	0.00
4429-00-000 Total Materials	3,200.90	2,216.68	-984.22	26,894.67	24,383.48	-2,511.19	26,600.00
4430-00-000 Contract Costs							
4430-01-000 Contract-Routine Maintenance	0.00	150.00	150.00	0.00	1,650.00	1,650.00	1,800.00
4430-03-000 Contract-Trash Collection	433.57	391.67	-41.90	4,945.29	4,308.37	-636.92	4,700.00
4430-04-000 Contract-Snow Removal	0.00	145.83	145.83	1,230.00	1,604.13	374.13	1,750.00
4430-05-000 Contract-Unit Turnover	1,370.00	1,833.33	463.33	14,924.39	20,166.63	5,242.24	22,000.00
4430-06-000 Contract-Electrical	0.00	166.67	166.67	-65.44	1,833.37	1,898.81	2,000.00
4430-07-000 Contract-Pest Control	170.23	1,150.00	979.77	10,524.12	12,650.00	2,125.88	13,800.00
4430-08-000 Contract-Floor Covering	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
4430-09-000 Contract-Grounds	0.00	50.00	50.00	0.00	550.00	550.00	600.00
4430-10-000 Contract-Janitorial/Cleaning	185.35	216.66	31.31	2,525.68	2,383.26	-142.42	2,600.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	363.84	458.37	94.53	500.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	2,520.00	4,583.37	2,063.37	5,000.00
4430-13-000	Contract-HVAC	0.00	666.67	666.67	3,575.17	7,333.37	3,758.20	8,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	90.00	458.37	368.37	500.00
4430-17-000	Contract-Elevator Maintenance	1,250.00	1,175.00	-75.00	13,929.60	12,925.00	-1,004.60	14,100.00
4430-18-000	Contract-Alarm Monitoring	65.76	112.50	46.74	647.76	1,237.50	589.74	1,350.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	416.67	416.67	3,160.00	4,583.37	1,423.37	5,000.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000	Contract Costs-Other	5,110.05	166.67	-4,943.38	12,066.03	1,833.37	-10,232.66	2,000.00
4439-00-000	Total Contract Costs	8,584.96	7,225.01	-1,359.95	74,996.44	79,475.11	4,478.67	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	25,264.96	20,172.02	-5,092.94	210,043.77	221,892.22	11,848.45	242,064.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	279.74	321.33	41.59	4,227.51	3,534.63	-692.88	3,856.00
4510-10-000	Property Insurance	444.76	483.00	38.24	3,271.96	5,313.00	2,041.04	5,796.00
4510-20-000	Liability Insurance	195.37	231.75	36.38	2,114.53	2,549.25	434.72	2,781.00
4510-30-000	Workmen's Compensation	453.67	542.42	88.75	5,215.43	5,966.62	751.19	6,509.00
4570-00-000	Bad Debt-Tenant Rents	8,222.96	416.67	-7,806.29	8,222.96	4,583.37	-3,639.59	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	9,596.50	1,995.17	-7,601.33	23,052.39	21,946.87	-1,105.52	23,942.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,143.30	5,079.91	-63.39	56,924.86	55,879.01	-1,045.85	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	5,143.30	5,079.91	-63.39	56,924.86	55,879.01	-1,045.85	60,959.00
8000-00-000	TOTAL EXPENSES	115,683.46	91,121.68	-24,561.78	962,713.17	1,002,338.48	39,625.31	1,093,460.00
9000-00-000	NET INCOME	-21,509.94	11,310.64	-32,820.58	-39,836.80	124,417.04	-164,253.84	135,728.00

BRIDGEPORT BUILDING

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	18,873.22	18,613.08	260.14	204,255.03	204,743.88	-488.85	223,357.00
3119-00-000	Total Rental Income	18,873.22	18,613.08	260.14	204,255.03	204,743.88	-488.85	223,357.00
3199-00-000	TOTAL TENANT INCOME	18,873.22	18,613.08	260.14	204,255.03	204,743.88	-488.85	223,357.00
3600-00-000	OTHER INCOME							
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	19,267.52	0.00	19,267.52	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	19,267.52	0.00	19,267.52	0.00
3999-00-000	TOTAL INCOME	18,873.22	18,613.08	260.14	223,522.55	204,743.88	18,778.67	223,357.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	125.00	125.00	2,607.00	1,375.00	-1,232.00	1,500.00
4131-00-000	Total Legal Expense	0.00	125.00	125.00	2,607.00	1,375.00	-1,232.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	54.09	50.00	-4.09	574.48	550.00	-24.48	600.00
4191-00-000	Total Miscellaneous Admin Expenses	54.09	50.00	-4.09	574.48	550.00	-24.48	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	54.09	175.00	120.91	3,181.48	1,925.00	-1,256.48	2,100.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	315.00	916.63	601.63	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	315.00	916.63	601.63	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	424.79	166.67	-258.12	433.35	1,833.37	1,400.02	2,000.00
4429-00-000	Total Materials	424.79	166.67	-258.12	433.35	1,833.37	1,400.02	2,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	62.50	62.50	655.00	687.50	32.50	750.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	-287.00	0.00	287.00	0.00
4430-07-000	Contract-Pest Control	68.09	66.67	-1.42	609.63	733.37	123.74	800.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-10-000	Contract-Janitorial/Cleaning	0.00	83.33	83.33	994.26	916.63	-77.63	1,000.00
4430-13-000	Contract-HVAC	0.00	166.67	166.67	1,255.02	1,833.37	578.35	2,000.00
4430-17-000	Contract-Elevator Maintenance	625.00	466.67	-158.33	5,312.60	5,133.37	-179.23	5,600.00
4430-18-000	Contract-Alarm Monitoring	23.00	0.00	-23.00	-122.00	0.00	122.00	0.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	316.67	316.67	2,185.00	3,483.37	1,298.37	3,800.00
4439-00-000	Total Contract Costs	716.09	1,162.51	446.42	10,602.51	12,787.61	2,185.10	13,950.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,140.88	1,329.18	188.30	11,035.86	14,620.98	3,585.12	15,950.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,442.42	2,404.33	-38.09	27,116.15	26,447.63	-668.52	28,852.00
4899-00-000	TOTAL FINANCING EXPENSES	2,442.42	2,404.33	-38.09	27,116.15	26,447.63	-668.52	28,852.00
8000-00-000	TOTAL EXPENSES	3,637.39	3,991.84	354.45	41,648.49	43,910.24	2,261.75	47,902.00
9000-00-000	NET INCOME	15,235.83	14,621.24	614.59	181,874.06	160,833.64	21,040.42	175,455.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	20,497.37	21,060.00	-562.63	221,948.69	231,660.00	-9,711.31	252,720.00
3112-06-000	PBV HAP Subsidy	22,244.00	25,740.00	-3,496.00	242,040.47	283,140.00	-41,099.53	308,880.00
3119-00-000	Total Rental Income	42,741.37	46,800.00	-4,058.63	463,989.16	514,800.00	-50,810.84	561,600.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	308.12	333.33	-25.21	3,585.62	3,666.63	-81.01	4,000.00
3120-03-000	Damages	-139.00	125.00	-264.00	5,273.58	1,375.00	3,898.58	1,500.00
3120-04-000	Late Charges	21.00	83.33	-62.33	659.00	916.63	-257.63	1,000.00
3120-08-000	Workorders/Maint Charges	-6,673.00	291.67	-6,964.67	-1,438.00	3,208.37	-4,646.37	3,500.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	3,210.00	0.00	3,210.00	0.00
3129-00-000	Total Other Tenant Income	-6,482.88	833.33	-7,316.21	11,290.20	9,166.63	2,123.57	10,000.00
3199-00-000	TOTAL TENANT INCOME	36,258.49	47,633.33	-11,374.84	475,279.36	523,966.63	-48,687.27	571,600.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	268.29	0.00	268.29	1,818.46	0.00	1,818.46	0.00
3640-00-000	Fraud Recovery-HAP	-3,872.71	0.00	-3,872.71	-3,872.71	0.00	-3,872.71	0.00
3699-00-000	TOTAL OTHER INCOME	-3,604.42	0.00	-3,604.42	-2,054.25	0.00	-2,054.25	0.00
3999-00-000	TOTAL INCOME	32,654.07	47,633.33	-14,979.26	473,225.11	523,966.63	-50,741.52	571,600.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	6,987.40	5,006.50	-1,980.90	55,827.96	55,071.50	-756.46	60,078.00
4110-04-000	Employee Benefit Contribution-Admin	1,774.70	1,546.83	-227.87	16,377.96	17,015.13	637.17	18,562.00
4110-99-000	Total Administrative Salaries	8,762.10	6,553.33	-2,208.77	72,205.92	72,086.63	-119.29	78,640.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-192.00	66.67	258.67	355.00	733.37	378.37	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	133.00	183.37	50.37	200.00
4130-04-000	General Legal Expense	378.75	416.67	37.92	378.75	4,583.37	4,204.62	5,000.00
4131-00-000	Total Legal Expense	186.75	500.01	313.26	866.75	5,500.11	4,633.36	6,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	806.47	916.63	110.16	1,000.00
4150-00-000	Travel	276.04	83.33	-192.71	685.46	916.63	231.17	1,000.00

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

January - November 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4171-00-000 Auditing Fees	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
4189-00-000 Total Other Admin Expenses	276.04	250.00	-26.04	685.46	2,750.00	2,064.54	3,000.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	16.67	16.67	199.66	183.37	-16.29	200.00
4190-02-000 Publications	0.00	16.67	16.67	0.00	183.37	183.37	200.00
4190-03-000 Advertising	0.00	16.67	16.67	0.00	183.37	183.37	200.00
4190-04-000 Office Supplies	0.00	25.00	25.00	303.02	275.00	-28.02	300.00
4190-06-000 Compliance	0.00	183.33	183.33	2,090.00	2,016.63	-73.37	2,200.00
4190-07-000 Telephone & Internet	239.19	233.33	-5.86	2,473.81	2,566.63	92.82	2,800.00
4190-08-000 Postage	16.20	41.67	25.47	612.12	458.37	-153.75	500.00
4190-10-000 Copiers	59.05	33.33	-25.72	419.40	366.63	-52.77	400.00
4190-12-000 Software	25.34	500.00	474.66	3,990.09	5,500.00	1,509.91	6,000.00
4190-13-000 IT/Website Maintenance	76.05	150.00	73.95	1,823.15	1,650.00	-173.15	1,800.00
4190-18-000 Small Office Equipment	0.00	41.67	41.67	0.00	458.37	458.37	500.00
4190-22-000 Other Misc Admin Expenses	0.00	83.33	83.33	1,319.49	916.63	-402.86	1,000.00
4191-00-000 Total Miscellaneous Admin Expenses	415.83	1,341.67	925.84	13,230.74	14,758.37	1,527.63	16,100.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	9,640.72	8,728.34	-912.38	87,795.34	96,011.74	8,216.40	104,740.00
4200-00-000 TENANT SERVICES							
4220-01-000 Other Tenant Svcs.	3,766.43	1,666.67	-2,099.76	19,532.53	18,333.37	-1,199.16	20,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	3,766.43	1,666.67	-2,099.76	19,532.53	18,333.37	-1,199.16	20,000.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	3,296.22	833.33	-2,462.89	8,775.76	9,166.63	390.87	10,000.00
4320-00-000 Electricity	3,976.46	5,833.33	1,856.87	50,310.44	64,166.63	13,856.19	70,000.00
4390-00-000 Sewer & Trash	1,806.60	2,083.33	276.73	14,396.03	22,916.63	8,520.60	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	9,079.28	8,749.99	-329.29	73,482.23	96,249.89	22,767.66	105,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	6,337.30	5,064.58	-1,272.72	50,489.06	55,710.38	5,221.32	60,775.00
4410-05-000 Employee Benefit Contribution-Maint.	2,029.88	1,837.00	-192.88	18,089.17	20,207.00	2,117.83	22,044.00
4419-00-000 Total General Maint Expense	8,367.18	6,901.58	-1,465.60	68,578.23	75,917.38	7,339.15	82,819.00
4420-00-000 Materials							
4420-01-000 Supplies-Grounds	32.70	25.00	-7.70	-1,369.23	275.00	1,644.23	300.00
4420-02-000 Supplies-Appliance	26.59	16.67	-9.92	1,319.20	183.37	-1,135.83	200.00
4420-03-000 Supplies-Unit Turnover	229.35	291.67	62.32	1,550.60	3,208.37	1,657.77	3,500.00
4420-04-000 Supplies-Electrical	434.44	500.00	65.56	3,354.21	5,500.00	2,145.79	6,000.00
4420-05-000 Supplies-Fuel & Parts	53.93	62.50	8.57	541.05	687.50	146.45	750.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-06-000	Supplies-Janitorial/Cleaning	74.63	83.33	8.70	1,301.99	916.63	-385.36	1,000.00
4420-07-000	Supplies-Maint/Repairs	74.67	625.00	550.33	6,820.72	6,875.00	54.28	7,500.00
4420-08-000	Supplies-Plumbing	639.91	62.50	-577.41	2,887.86	687.50	-2,200.36	750.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	696.28	458.37	-237.91	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	458.37	458.37	500.00
4420-11-000	Supplies-HVAC	103.85	0.00	-103.85	4,320.81	0.00	-4,320.81	0.00
4420-12-000	Supplies-Exterior Supplies	0.00	0.00	0.00	581.83	0.00	-581.83	0.00
4429-00-000	Total Materials	1,670.07	1,750.01	79.94	22,005.32	19,250.11	-2,755.21	21,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	0.00	1,650.00	1,650.00	1,800.00
4430-03-000	Contract-Trash Collection	433.57	391.67	-41.90	4,395.99	4,308.37	-87.62	4,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	575.00	916.63	341.63	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	13,554.39	20,166.63	6,612.24	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	172.40	1,833.37	1,660.97	2,000.00
4430-07-000	Contract-Pest Control	34.05	1,000.00	965.95	9,304.86	11,000.00	1,695.14	12,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	550.00	550.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	185.35	133.33	-52.02	1,531.42	1,466.63	-64.79	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	363.84	458.37	94.53	500.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	2,120.00	4,583.37	2,463.37	5,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,232.12	4,583.37	3,351.25	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	90.00	458.37	368.37	500.00
4430-17-000	Contract-Elevator Maintenance	625.00	708.33	83.33	8,617.00	7,791.63	-825.37	8,500.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	165.00	550.00	385.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	1,100.00	125.00	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	4,140.93	0.00	-4,140.93	0.00
4439-00-000	Total Contract Costs	1,292.97	5,666.67	4,373.70	51,797.95	62,333.37	10,535.42	68,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	11,330.22	14,318.26	2,988.04	142,381.50	157,500.86	15,119.36	171,819.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	184.46	221.33	36.87	3,435.08	2,434.63	-1,000.45	2,656.00
4510-10-000	Property Insurance	344.03	341.33	-2.70	2,228.65	3,754.63	1,525.98	4,096.00
4510-20-000	Liability Insurance	175.15	156.75	-18.40	1,745.65	1,724.25	-21.40	1,881.00
4510-30-000	Workmen's Compensation	117.62	167.42	49.80	1,488.68	1,841.62	352.94	2,009.00
4570-00-000	Bad Debt-Tenant Rents	8,222.96	416.67	-7,806.29	8,222.96	4,583.37	-3,639.59	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	9,044.22	1,303.50	-7,740.72	17,121.02	14,338.50	-2,782.52	15,642.00
4800-00-000	FINANCING EXPENSE							

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4851-00-000	Interest Expense-Loan 1	2,700.88	2,675.58	-25.30	29,808.71	29,431.38	-377.33	32,107.00
4899-00-000	TOTAL FINANCING EXPENSES	2,700.88	2,675.58	-25.30	29,808.71	29,431.38	-377.33	32,107.00
8000-00-000	TOTAL EXPENSES	45,561.75	37,442.34	-8,119.41	370,121.33	411,865.74	41,744.41	449,308.00
9000-00-000	NET INCOME	-12,907.68	10,190.99	-23,098.67	103,103.78	112,100.89	-8,997.11	122,292.00

COMMUNITY GRANTS

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00	54,441.75	4,949.25	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	22,280.26	7,006.00	15,274.26	81,876.50	77,066.00	4,810.50	84,072.00
3410-61-200	COC Planning Grant	0.00	2,022.33	-2,022.33	14,978.06	22,245.63	-7,267.57	24,268.00
3499-00-000	TOTAL GRANT INCOME	22,280.26	13,977.58	8,302.68	156,245.56	153,753.38	2,492.18	167,731.00
3999-00-000	TOTAL INCOME	22,280.26	13,977.58	8,302.68	156,245.56	153,753.38	2,492.18	167,731.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,661.55	4,479.08	-182.47	32,382.13	49,269.88	16,887.75	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,433.91	220.17	-1,213.74	11,003.35	2,421.87	-8,581.48	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	6,300.42	4,021.42	-2,279.00	48,222.27	44,235.62	-3,986.65	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI)	2,116.94	959.67	-1,157.27	14,700.77	10,556.37	-4,144.40	11,516.00
4110-61-200	Salary-COC Planning Grant	5,161.68	1,889.75	-3,271.93	31,862.92	20,787.25	-11,075.67	22,677.00
4110-61-201	Adm Benefits-COC Planning	393.84	132.58	-261.26	4,218.86	1,458.38	-2,760.48	1,591.00
4110-99-000	Total Administrative Salaries	20,068.34	11,702.67	-8,365.67	142,390.30	128,729.37	-13,660.93	140,432.00
4140-50-100	Staff Training-VHSP	0.00	0.00	0.00	782.65	0.00	-782.65	0.00
4189-00-000	Total Other Admin Expenses	0.00	0.00	0.00	782.65	0.00	-782.65	0.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	544.59	250.00	-294.59	2,867.48	2,750.00	-117.48	3,000.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	2,024.92	2,024.92	23,291.50	22,274.12	-1,017.38	24,299.00
4190-60-202	Services (HMIS/SNAP)	40.00	0.00	-40.00	4,119.32	0.00	-4,119.32	0.00
4191-00-000	Total Miscellaneous Admin Expenses	584.59	2,274.92	1,690.33	30,278.30	25,024.12	-5,254.18	27,299.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	20,652.93	13,977.59	-6,675.34	173,451.25	153,753.49	-19,697.76	167,731.00
8000-00-000	TOTAL EXPENSES	20,652.93	13,977.59	-6,675.34	173,451.25	153,753.49	-19,697.76	167,731.00
9000-00-000	NET INCOME	1,627.33	-0.01	1,627.34	-17,205.69	-0.11	-17,205.58	0.00

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

January - November 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	654,996.00	502,024.00	152,972.00	6,798,435.00	5,522,264.00	1,276,171.00	6,024,288.00
3410-02-000	Section 8 Admin. Fee Income	49,573.00	50,033.17	-460.17	593,984.00	550,364.87	43,619.13	600,398.00
3410-03-000	Section 8 FSS Grant Income	5,301.47	5,250.00	51.47	55,368.26	57,750.00	-2,381.74	63,000.00
3410-04-000	Port-In Admin Fees Earned	153.69	0.00	153.69	469.52	0.00	469.52	0.00
3410-06-000	Port In HAP Earned	3,838.00	0.00	3,838.00	14,675.00	0.00	14,675.00	0.00
3499-00-000	TOTAL GRANT INCOME	713,862.16	557,307.17	156,554.99	7,462,931.78	6,130,378.87	1,332,552.91	6,687,686.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	355.00	583.33	-228.33	7,403.98	6,416.63	987.35	7,000.00
3640-01-000	Fraud Recovery-ADM	355.00	583.33	-228.33	7,403.98	6,416.63	987.35	7,000.00
3699-00-000	TOTAL OTHER INCOME	710.00	1,166.66	-456.66	14,807.96	12,833.26	1,974.70	14,000.00
3999-00-000	TOTAL INCOME	714,572.16	558,473.83	156,098.33	7,477,739.74	6,143,212.13	1,334,527.61	6,701,686.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	54,540.49	38,713.33	-15,827.16	433,030.11	425,846.63	-7,183.48	464,560.00
4110-04-000	Employee Benefit Contribution-Admin	13,868.68	13,471.50	-397.18	124,370.49	148,186.50	23,816.01	161,658.00
4110-20-400	Administrative Salaries-FSS	5,840.22	4,217.92	-1,622.30	46,721.76	46,397.12	-324.64	50,615.00
4110-21-400	Employee Benefits Contribution-FSS	1,702.17	1,032.08	-670.09	15,889.89	11,352.88	-4,537.01	12,385.00
4110-99-000	Total Administrative Salaries	75,951.56	57,434.83	-18,516.73	620,012.25	631,783.13	11,770.88	689,218.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	86.00	291.67	205.67	2,758.65	3,208.37	449.72	3,500.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	676.25	1,833.37	1,157.12	2,000.00
4131-00-000	Total Legal Expense	86.00	458.34	372.34	3,434.90	5,041.74	1,606.84	5,500.00
4140-00-000	Staff Training	0.00	1,416.67	1,416.67	8,181.50	15,583.37	7,401.87	17,000.00
4140-01-400	Staff Training-FSS	0.00	0.00	0.00	299.00	0.00	-299.00	0.00
4150-00-000	Travel	0.00	833.33	833.33	8,740.78	9,166.63	425.85	10,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	9,166.63	9,166.63	10,000.00
4172-00-000	Port Out Admin Fee Paid	267.39	266.67	-0.72	1,438.34	2,933.37	1,495.03	3,200.00
4189-00-000	Total Other Admin Expenses	267.39	1,933.33	1,665.94	10,179.12	21,266.63	11,087.51	23,200.00

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

January - November 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	125.00	125.00	1,409.36	1,375.00	-34.36	1,500.00
4190-02-000	Publications	0.00	12.50	12.50	103.19	137.50	34.31	150.00
4190-03-000	Advertising	0.00	75.00	75.00	997.39	825.00	-172.39	900.00
4190-04-000	Office Supplies	0.00	291.67	291.67	2,947.17	3,208.37	261.20	3,500.00
4190-05-000	Fuel-Administrative	77.04	75.00	-2.04	772.94	825.00	52.06	900.00
4190-06-000	Compliance	584.00	737.50	153.50	7,445.78	8,112.50	666.72	8,850.00
4190-07-000	Telephone & Internet	393.97	475.00	81.03	4,414.62	5,225.00	810.38	5,700.00
4190-08-000	Postage	3,454.98	558.33	-2,896.65	5,775.75	6,141.63	365.88	6,700.00
4190-09-000	Rent and Utility Adjustments	0.00	0.00	0.00	2,600.00	2,600.00	0.00	2,600.00
4190-10-000	Copiers	250.97	250.00	-0.97	1,996.04	2,750.00	753.96	3,000.00
4190-12-000	Software	78.79	3,166.67	3,087.88	31,584.06	34,833.37	3,249.31	38,000.00
4190-13-000	IT/Website Maintenance	236.60	458.34	221.74	4,405.92	5,041.74	635.82	5,500.00
4190-18-000	Small Office Equipment	0.00	100.00	100.00	99.99	1,100.00	1,000.01	1,200.00
4190-22-000	Other Misc Admin Expenses	5,429.77	41.67	-5,388.10	377,002.90	458.37	-376,544.53	500.00
4191-00-000	Total Miscellaneous Admin Expenses	10,506.12	6,366.68	-4,139.44	441,555.11	72,633.48	-368,921.63	79,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	86,811.07	67,609.85	-19,201.22	1,083,661.88	746,308.35	-337,353.53	813,918.00
4200-00-000	TENANT SERVICES							
4220-00-000	Tenant Services-FSS Forfeitures	0.00	0.00	0.00	825.05	0.00	-825.05	0.00
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	4,299.54	2,750.00	-1,549.54	3,000.00
4220-03-000	Local Non-Traditional Expense	0.00	8,333.33	8,333.33	0.00	91,666.63	91,666.63	100,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	8,583.33	8,583.33	5,124.59	94,416.63	89,292.04	103,000.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	111.77	333.33	221.56	4,000.00	3,666.63	-333.37	4,000.00
4330-00-000	Gas	136.92	166.67	29.75	1,541.26	1,833.37	292.11	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	248.69	500.00	251.31	5,541.26	5,500.00	-41.26	6,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-06-000	Supplies-Janitorial/Cleaning	5.87	0.00	-5.87	5.87	0.00	-5.87	0.00
4429-00-000	Total Materials	5.87	0.00	-5.87	5.87	0.00	-5.87	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	5.87	0.00	-5.87	5.87	0.00	-5.87	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	152.44	137.00	-15.44	1,222.62	1,507.00	284.38	1,644.00
4510-10-000	Property Insurance	24.41	25.00	0.59	261.11	275.00	13.89	300.00

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

January - November 2024

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4510-20-000	Liability Insurance	6.08	16.67	10.59	119.76	183.37	63.61	200.00
4510-30-000	Workmen's Compensation	537.68	595.33	57.65	5,959.21	6,548.63	589.42	7,144.00
4570-00-000	Bad Debt-Tenant Rents	134.50	0.00	-134.50	134.50	0.00	-134.50	0.00
4599-00-000	TOTAL GENERAL EXPENSES	855.11	774.00	-81.11	7,697.20	8,514.00	816.80	9,288.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	648,836.00	494,524.00	-154,312.00	6,678,353.00	5,439,764.00	-1,238,589.00	5,934,288.00
4715-01-000	Tenant Utility Payments-Voucher	13,913.00	6,833.34	-7,079.66	135,993.00	75,166.74	-60,826.26	82,000.00
4715-02-000	Port Out HAP Payments	5,639.00	1,250.00	-4,389.00	39,900.00	13,750.00	-26,150.00	15,000.00
4715-07-000	Tenant FSS Goal Incentives	1,200.00	2,500.00	1,300.00	28,450.00	27,500.00	-950.00	30,000.00
4715-08-000	Landlord Incentives	1,000.00	5,000.00	4,000.00	17,001.73	55,000.00	37,998.27	60,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	670,588.00	510,107.34	-160,480.66	6,899,697.73	5,611,180.74	-1,288,516.99	6,121,288.00
8000-00-000	TOTAL EXPENSES	758,508.74	587,574.52	-170,934.22	8,001,728.53	6,465,919.72	-1,535,808.81	7,053,494.00
9000-00-000	NET INCOME	-43,936.58	-29,100.69	-14,835.89	-523,988.79	-322,707.59	-201,281.20	-351,808.00

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

January - November 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999 Revenue & Expenses							
3000-00-000 INCOME							
3100-00-000 TENANT INCOME							
3101-00-000 Rental Income							
3111-00-000 Tenant Rent	18,838.00	13,817.42	5,020.58	180,415.15	151,991.62	28,423.53	165,809.00
3112-00-000 50059 HAP Subsidy	23,378.00	25,660.83	-2,282.83	253,963.00	282,269.13	-28,306.13	307,930.00
3119-00-000 Total Rental Income	42,216.00	39,478.25	2,737.75	434,378.15	434,260.75	117.40	473,739.00
3120-00-000 Other Tenant Income							
3120-01-000 Laundry and Vending	308.14	463.50	-155.36	3,585.70	5,098.50	-1,512.80	5,562.00
3120-03-000 Damages	851.00	500.00	351.00	7,263.16	5,500.00	1,763.16	6,000.00
3120-04-000 Late Charges	225.00	83.33	141.67	809.00	916.63	-107.63	1,000.00
3120-05-000 Legal Fees - Tenant	0.00	50.00	-50.00	0.00	550.00	-550.00	600.00
3120-06-000 NSF Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
3120-08-000 Workorders/Maint Charges	0.00	541.67	-541.67	0.00	5,958.37	-5,958.37	6,500.00
3120-11-000 Collection Loss-Tenants	-1,481.57	0.00	-1,481.57	-1,481.57	0.00	-1,481.57	0.00
3129-00-000 Total Other Tenant Income	-97.43	1,638.50	-1,735.93	10,251.29	18,023.50	-7,772.21	19,662.00
3199-00-000 TOTAL TENANT INCOME	42,118.57	41,116.75	1,001.82	444,629.44	452,284.25	-7,654.81	493,401.00
3400-00-000 GRANT INCOME							
3410-20-300 Service Coordinator Grant (SC)	7,283.36	6,526.75	756.61	65,505.84	71,794.25	-6,288.41	78,321.00
3499-00-000 TOTAL GRANT INCOME	7,283.36	6,526.75	756.61	65,505.84	71,794.25	-6,288.41	78,321.00
3600-00-000 OTHER INCOME							
3640-00-000 Fraud Recovery-HAP	-2,548.87	0.00	-2,548.87	-2,548.87	0.00	-2,548.87	0.00
3699-00-000 TOTAL OTHER INCOME	-2,548.87	0.00	-2,548.87	-2,548.87	0.00	-2,548.87	0.00
3999-00-000 TOTAL INCOME	46,853.06	47,643.50	-790.44	507,586.41	524,078.50	-16,492.09	571,722.00
4000-00-000 EXPENSES							
4100-00-000 ADMINISTRATIVE EXPENSES							
4100-99-000 Administrative Salaries							
4110-00-000 Administrative Salaries	4,586.16	3,482.92	-1,103.24	36,406.32	38,312.12	1,905.80	41,795.00
4110-04-000 Employee Benefit Contribution-Admin	1,306.73	1,188.83	-117.90	12,473.90	13,077.13	603.23	14,266.00
4110-99-000 Total Administrative Salaries	5,892.89	4,671.75	-1,221.14	48,880.22	51,389.25	2,509.03	56,061.00
4130-00-000 Legal Expense							
4130-01-000 Unlawful Detainers/Writs	-128.00	66.67	194.67	665.00	733.37	68.37	800.00

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

January - November 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-02-000 Criminal Background Checks	70.00	16.67	-53.33	166.50	183.37	16.87	200.00
4130-04-000 General Legal Expense	0.00	250.00	250.00	7,193.64	2,750.00	-4,443.64	3,000.00
4131-00-000 Total Legal Expense	-58.00	333.34	391.34	8,025.14	3,666.74	-4,358.40	4,000.00
4140-00-000 Staff Training	0.00	83.33	83.33	302.62	916.63	614.01	1,000.00
4150-00-000 Travel	300.00	83.33	-216.67	300.00	916.63	616.63	1,000.00
4171-00-000 Auditing Fees	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
4189-00-000 Total Other Admin Expenses	300.00	250.00	-50.00	300.00	2,750.00	2,450.00	3,000.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	8.33	8.33	145.24	91.63	-53.61	100.00
4190-04-000 Office Supplies	0.00	41.67	41.67	187.58	458.37	270.79	500.00
4190-07-000 Telephone & Internet	335.33	233.33	-102.00	3,468.94	2,566.63	-902.31	2,800.00
4190-08-000 Postage	10.80	41.67	30.87	530.04	458.37	-71.67	500.00
4190-10-000 Copiers	47.59	41.67	-5.92	362.11	458.37	96.26	500.00
4190-12-000 Software	16.90	300.00	283.10	3,379.09	3,300.00	-79.09	3,600.00
4190-13-000 IT/Website Maintenance	50.70	100.00	49.30	1,447.35	1,100.00	-347.35	1,200.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4190-22-000 Other Misc Admin Expenses	0.00	66.67	66.67	-14.29	733.37	747.66	800.00
4191-00-000 Total Miscellaneous Admin Expenses	461.32	833.34	372.02	9,605.06	9,166.74	-438.32	10,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	6,596.21	6,171.76	-424.45	67,113.04	67,889.36	776.32	74,061.00
4200-00-000 TENANT SERVICES							
4210-20-300 Tenant Services-Salaries	4,570.37	4,553.33	-17.04	46,993.74	50,086.63	3,092.89	54,640.00
4211-20-300 Tenant Services-Benefits	1,057.68	1,104.58	46.90	11,025.57	12,150.38	1,124.81	13,255.00
4220-01-000 Other Tenant Svcs.	3,766.42	1,666.67	-2,099.75	17,854.13	18,333.37	479.24	20,000.00
4240-20-300 Tenant Services-Other Direct Costs	268.55	472.17	203.62	3,365.89	5,193.87	1,827.98	5,666.00
4241-20-300 Tenant Services-Training	0.00	188.33	188.33	2,106.81	2,071.63	-35.18	2,260.00
4242-20-300 Tenant Services-Supplies & Materials	0.00	83.33	83.33	693.26	916.63	223.37	1,000.00
4243-20-300 Tenant Services-Travel	0.00	125.00	125.00	1,386.76	1,375.00	-11.76	1,500.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	9,663.02	8,193.41	-1,469.61	83,426.16	90,127.51	6,701.35	98,321.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	3,250.42	833.33	-2,417.09	8,769.35	9,166.63	397.28	10,000.00
4320-00-000 Electricity	4,885.00	5,833.33	948.33	59,822.34	64,166.63	4,344.29	70,000.00
4390-00-000 Sewer & Trash	1,866.82	2,083.33	216.51	14,767.16	22,916.63	8,149.47	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	10,002.24	8,749.99	-1,252.25	83,358.85	96,249.89	12,891.04	105,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	6,745.03	5,064.58	-1,680.45	54,815.81	55,710.38	894.57	60,775.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4410-05-000	Employee Benefit Contribution-Maint.	2,067.53	1,837.00	-230.53	18,145.05	20,207.00	2,061.95	22,044.00
4419-00-000	Total General Maint Expense	8,812.56	6,901.58	-1,910.98	72,960.86	75,917.38	2,956.52	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	32.70	8.33	-24.37	333.96	91.63	-242.33	100.00
4420-02-000	Supplies-Appliance	199.90	91.67	-108.23	1,319.95	1,008.37	-311.58	1,100.00
4420-03-000	Supplies-Unit Turnover	213.53	191.67	-21.86	890.75	2,108.37	1,217.62	2,300.00
4420-04-000	Supplies-Electrical	437.37	250.00	-187.37	4,573.08	2,750.00	-1,823.08	3,000.00
4420-05-000	Supplies-Fuel & Parts	50.08	62.50	12.42	502.41	687.50	185.09	750.00
4420-06-000	Supplies-Janitorial/Cleaning	175.96	83.33	-92.63	1,435.54	916.63	-518.91	1,000.00
4420-07-000	Supplies-Maint/Repairs	103.82	625.00	521.18	5,319.68	6,875.00	1,555.32	7,500.00
4420-08-000	Supplies-Plumbing	426.55	104.17	-322.38	2,834.43	1,145.87	-1,688.56	1,250.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	392.86	458.37	65.51	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	458.37	458.37	500.00
4420-11-000	Supplies-HVAC	103.85	0.00	-103.85	3,793.69	0.00	-3,793.69	0.00
4420-12-000	Supplies-Exterior Supplies	0.00	0.00	0.00	142.50	0.00	-142.50	0.00
4429-00-000	Total Materials	1,743.76	1,500.01	-243.75	21,538.85	16,500.11	-5,038.74	18,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	133.33	133.33	-1,548.94	1,466.63	3,015.57	1,600.00
4430-03-000	Contract-Trash Collection	417.92	225.00	-192.92	4,258.80	2,475.00	-1,783.80	2,700.00
4430-04-000	Contract-Snow Removal	0.00	94.17	94.17	1,130.00	1,035.87	-94.13	1,130.00
4430-05-000	Contract-Unit Turnover	0.00	1,105.83	1,105.83	0.00	12,164.13	12,164.13	13,270.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	633.40	1,833.37	1,199.97	2,000.00
4430-07-000	Contract-Pest Control	34.05	833.33	799.28	15,754.86	9,166.63	-6,588.23	10,000.00
4430-08-000	Contract-Floor Covering	0.00	0.00	0.00	1,761.32	0.00	-1,761.32	0.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	550.00	550.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	185.35	133.33	-52.02	6,331.42	1,466.63	-4,864.79	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	677.83	458.37	-219.46	500.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	1,463.14	4,583.37	3,120.23	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	90.00	458.37	368.37	500.00
4430-17-000	Contract-Elevator Maintenance	550.00	1,250.00	700.00	18,213.50	13,750.00	-4,463.50	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	165.00	550.00	385.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	1,100.00	125.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	7,249.94	0.00	-7,249.94	0.00
4439-00-000	Total Contract Costs	1,202.32	4,641.67	3,439.35	57,155.27	51,058.37	-6,096.90	55,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	11,758.64	13,043.26	1,284.62	151,654.98	143,475.86	-8,179.12	156,519.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	268.50	288.67	20.17	3,186.37	3,175.37	-11.00	3,464.00
4510-10-000	Property Insurance	408.25	417.25	9.00	4,451.82	4,589.75	137.93	5,007.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4510-20-000	Liability Insurance	214.11	189.42	-24.69	2,222.15	2,083.62	-138.53	2,273.00
4510-30-000	Workmen's Compensation	100.81	148.83	48.02	1,336.32	1,637.13	300.81	1,786.00
4570-00-000	Bad Debt-Tenant Rents	6,707.95	416.67	-6,291.28	6,707.95	4,583.37	-2,124.58	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	7,699.62	1,460.84	-6,238.78	17,904.61	16,069.24	-1,835.37	17,530.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,089.78	2,283.33	193.55	23,820.75	25,116.63	1,295.88	27,400.00
4899-00-000	TOTAL FINANCING EXPENSES	2,089.78	2,283.33	193.55	23,820.75	25,116.63	1,295.88	27,400.00
8000-00-000	TOTAL EXPENSES	47,809.51	39,902.59	-7,906.92	427,278.39	438,928.49	11,650.10	478,831.00
9000-00-000	NET INCOME	-956.45	7,740.91	-8,697.36	80,308.02	85,150.01	-4,841.99	92,891.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	41,429.38	47,522.60	-6,093.22	457,303.69	522,748.60	-65,444.91	570,271.20
3112-06-000	PBV HAP Subsidy	144,663.00	110,886.07	33,776.93	1,410,108.00	1,219,746.77	190,361.23	1,330,632.80
3119-00-000	Total Rental Income	186,092.38	158,408.67	27,683.71	1,867,411.69	1,742,495.37	124,916.32	1,900,904.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	-2,001.98	2,083.33	-4,085.31	24,065.67	22,916.63	1,149.04	25,000.00
3120-04-000	Late Charges	1,109.00	666.67	442.33	10,598.00	7,333.37	3,264.63	8,000.00
3120-05-000	Legal Fees - Tenant	0.00	83.33	-83.33	0.00	916.63	-916.63	1,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	25.00	91.63	-66.63	100.00
3120-07-000	Tenant Owed Utilities	100.00	166.67	-66.67	1,742.14	1,833.37	-91.23	2,000.00
3120-08-000	Workorders/Maint Charges	0.00	325.00	-325.00	0.00	3,575.00	-3,575.00	3,900.00
3120-11-000	Collection Loss-Tenants	-1,814.09	0.00	-1,814.09	-1,503.17	0.00	-1,503.17	0.00
3129-00-000	Total Other Tenant Income	-2,607.07	3,333.33	-5,940.40	34,927.64	36,666.63	-1,738.99	40,000.00
3199-00-000	TOTAL TENANT INCOME	183,485.31	161,742.00	21,743.31	1,902,339.33	1,779,162.00	123,177.33	1,940,904.00
3400-00-000	GRANT INCOME							
3415-00-000	Other Government Grants	0.00	7,916.67	-7,916.67	70,000.00	87,083.37	-17,083.37	95,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	7,916.67	-7,916.67	70,000.00	87,083.37	-17,083.37	95,000.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.00	208.33	-208.33	995.85	2,291.63	-1,295.78	2,500.00
3699-00-000	TOTAL OTHER INCOME	0.00	208.33	-208.33	995.85	2,291.63	-1,295.78	2,500.00
3999-00-000	TOTAL INCOME	183,485.31	169,867.00	13,618.31	1,973,335.18	1,868,537.00	104,798.18	2,038,404.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	33,773.35	23,977.25	-9,796.10	268,301.57	263,749.75	-4,551.82	287,727.00
4110-04-000	Employee Benefit Contribution-Admin	7,933.80	7,334.83	-598.97	73,888.65	80,683.13	6,794.48	88,018.00
4110-99-000	Total Administrative Salaries	41,707.15	31,312.08	-10,395.07	342,190.22	344,432.88	2,242.66	375,745.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	41.67	-22.33	189.94	458.37	268.43	500.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-02-000	Criminal Background Checks	21.00	0.00	-21.00	220.50	0.00	-220.50	0.00
4130-04-000	General Legal Expense	0.00	1,250.00	1,250.00	10,193.85	13,750.00	3,556.15	15,000.00
4131-00-000	Total Legal Expense	85.00	1,291.67	1,206.67	10,604.29	14,208.37	3,604.08	15,500.00
4140-00-000	Staff Training	343.19	1,250.00	906.81	8,179.91	13,750.00	5,570.09	15,000.00
4150-00-000	Travel	3,274.97	833.33	-2,441.64	15,816.47	9,166.63	-6,649.84	10,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	2,291.63	2,291.63	2,500.00
4189-00-000	Total Other Admin Expenses	3,274.97	1,041.66	-2,233.31	15,816.47	11,458.26	-4,358.21	12,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	2,044.44	1,100.00	-944.44	1,200.00
4190-02-000	Publications	0.00	66.67	66.67	561.38	733.37	171.99	800.00
4190-03-000	Advertising	0.00	83.33	83.33	108.64	916.63	807.99	1,000.00
4190-04-000	Office Supplies	30.00	333.33	303.33	3,657.39	3,666.63	9.24	4,000.00
4190-06-000	Compliance	150.50	208.33	57.83	322.80	2,291.63	1,968.83	2,500.00
4190-07-000	Telephone & Internet	477.41	416.67	-60.74	5,191.22	4,583.37	-607.85	5,000.00
4190-08-000	Postage	54.40	500.00	445.60	1,608.37	5,500.00	3,891.63	6,000.00
4190-10-000	Copiers	189.87	208.33	18.46	1,355.80	2,291.63	935.83	2,500.00
4190-12-000	Software	76.01	1,666.67	1,590.66	24,283.76	18,333.37	-5,950.39	20,000.00
4190-13-000	IT/Website Maintenance	251.42	416.67	165.25	4,793.52	4,583.37	-210.15	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	3,481.69	2,750.00	-731.69	3,000.00
4190-22-000	Other Misc Admin Expenses	1,823.02	833.33	-989.69	-1,465.97	9,166.63	10,632.60	10,000.00
4191-00-000	Total Miscellaneous Admin Expenses	3,052.63	5,083.33	2,030.70	45,943.04	55,916.63	9,973.59	61,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	48,462.94	39,978.74	-8,484.20	422,733.93	439,766.14	17,032.21	479,745.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	205.40	125.00	-80.40	1,291.18	1,375.00	83.82	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	205.40	125.00	-80.40	1,291.18	1,375.00	83.82	1,500.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	7,688.06	2,666.67	-5,021.39	28,256.75	29,333.37	1,076.62	32,000.00
4320-00-000	Electricity	482.13	833.33	351.20	7,330.95	9,166.63	1,835.68	10,000.00
4330-00-000	Gas	0.00	166.67	166.67	334.10	1,833.37	1,499.27	2,000.00
4390-00-000	Sewer & Trash	3,136.36	3,333.33	196.97	24,563.71	36,666.63	12,102.92	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	11,306.55	7,000.00	-4,306.55	60,485.51	77,000.00	16,514.49	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	23,942.45	17,226.17	-6,716.28	186,937.92	189,487.87	2,549.95	206,714.00
4410-05-000	Employee Benefit Contribution-Maint.	5,999.90	5,722.92	-276.98	55,809.98	62,952.12	7,142.14	68,675.00
4419-00-000	Total General Maint Expense	29,942.35	22,949.09	-6,993.26	242,747.90	252,439.99	9,692.09	275,389.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	256.58	141.67	-114.91	2,146.42	1,558.37	-588.05	1,700.00
4420-02-000	Supplies-Appliance	199.90	208.33	8.43	3,132.86	2,291.63	-841.23	2,500.00
4420-03-000	Supplies-Unit Turnover	1,300.52	458.33	-842.19	3,074.17	5,041.63	1,967.46	5,500.00
4420-04-000	Supplies-Electrical	946.42	1,250.00	303.58	10,255.02	13,750.00	3,494.98	15,000.00
4420-05-000	Supplies-Fuel & Parts	253.26	291.67	38.41	3,060.39	3,208.37	147.98	3,500.00
4420-06-000	Supplies-Janitorial/Cleaning	548.88	333.33	-215.55	4,069.86	3,666.63	-403.23	4,000.00
4420-07-000	Supplies-Maint/Repairs	667.10	1,250.00	582.90	18,916.32	13,750.00	-5,166.32	15,000.00
4420-08-000	Supplies-Plumbing	308.04	416.67	108.63	5,510.75	4,583.37	-927.38	5,000.00
4420-09-000	Tools and Equipment	0.00	291.67	291.67	4,247.55	3,208.37	-1,039.18	3,500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	733.37	733.37	800.00
4420-11-000	Supplies-HVAC	207.70	0.00	-207.70	999.65	0.00	-999.65	0.00
4429-00-000	Total Materials	4,688.40	4,708.34	19.94	55,412.99	51,791.74	-3,621.25	56,500.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
4430-03-000	Contract-Trash Collection	375.22	250.00	-125.22	3,199.54	2,750.00	-449.54	3,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	270.00	916.63	646.63	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,666.67	1,666.67	6,520.44	18,333.37	11,812.93	20,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	555.09	916.63	361.54	1,000.00
4430-07-000	Contract-Pest Control	1,268.09	1,000.00	-268.09	3,809.63	11,000.00	7,190.37	12,000.00
4430-08-000	Contract-Floor Covering	0.00	333.33	333.33	225.00	3,666.63	3,441.63	4,000.00
4430-09-000	Contract-Grounds	0.00	833.33	833.33	0.00	9,166.63	9,166.63	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	432.55	333.33	-99.22	4,036.72	3,666.63	-370.09	4,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	835.00	2,750.00	1,915.00	3,000.00
4430-12-000	Contract-Inspections	950.00	1,166.67	216.67	7,910.00	12,833.37	4,923.37	14,000.00
4430-13-000	Contract-HVAC	1,273.01	1,666.67	393.66	7,826.78	18,333.37	10,506.59	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	7,583.33	7,583.33	120.00	83,416.63	83,296.63	91,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,240.00	0.00	-2,240.00	0.00
4439-00-000	Total Contract Costs	4,298.87	15,416.65	11,117.78	37,548.20	169,583.15	132,034.95	185,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	38,929.62	43,074.08	4,144.46	335,709.09	473,814.88	138,105.79	516,889.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	152.44	184.00	31.56	1,778.30	2,024.00	245.70	2,208.00
4510-10-000	Property Insurance	1,241.26	1,239.42	-1.84	13,388.16	13,633.62	245.46	14,873.00
4510-20-000	Liability Insurance	569.47	549.33	-20.14	6,145.59	6,042.63	-102.96	6,592.00
4510-30-000	Workmen's Compensation	537.68	520.83	-16.85	5,646.56	5,729.13	82.57	6,250.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,500.00	2,500.00	15,942.35	27,500.00	11,557.65	30,000.00
4570-00-000	Bad Debt-Tenant Rents	29,680.76	2,083.33	-27,597.43	29,680.76	22,916.63	-6,764.13	25,000.00

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4599-00-000	TOTAL GENERAL EXPENSES	32,181.61	7,076.91	-25,104.70	72,581.72	77,846.01	5,264.29	84,923.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,855.46	10,592.04	7,736.58	124,920.21	116,512.44	-8,407.77	127,104.53
4852-00-000	Interest Expense-Loan 2	0.00	5,833.33	5,833.33	70,000.00	64,166.63	-5,833.37	70,000.00
4899-00-000	TOTAL FINANCING EXPENSES	2,855.46	16,425.37	13,569.91	194,920.21	180,679.07	-14,241.14	197,104.53
8000-00-000	TOTAL EXPENSES	133,941.58	113,680.10	-20,261.48	1,087,721.64	1,250,481.10	162,759.46	1,364,161.53
9000-00-000	NET INCOME	49,543.73	56,186.90	-6,643.17	885,613.54	618,055.90	267,557.64	674,242.47

COMMERCE VILLAGE LLC

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

January - November 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	8,973.00	10,142.55	-1,169.55	104,024.00	111,568.05	-7,544.05	121,710.60
3112-06-000	PBV HAP Subsidy	10,151.00	10,142.55	8.45	109,710.00	111,568.05	-1,858.05	121,710.60
3119-00-000	Total Rental Income	19,124.00	20,285.10	-1,161.10	213,734.00	223,136.10	-9,402.10	243,421.20
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	101.13	150.00	-48.87	1,530.07	1,650.00	-119.93	1,800.00
3120-03-000	Damages	0.00	208.33	-208.33	3,567.00	2,291.63	1,275.37	2,500.00
3120-04-000	Late Charges	97.00	25.00	72.00	502.00	275.00	227.00	300.00
3120-05-000	Legal Fees - Tenant	0.00	21.67	-21.67	0.00	238.37	-238.37	260.00
3120-08-000	Workorders/Maint Charges	0.00	100.00	-100.00	126.00	1,100.00	-974.00	1,200.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
3129-00-000	Total Other Tenant Income	198.13	505.00	-306.87	5,975.07	5,555.00	420.07	6,060.00
3199-00-000	TOTAL TENANT INCOME	19,322.13	20,790.10	-1,467.97	219,709.07	228,691.10	-8,982.03	249,481.20
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	465.53	250.00	215.53	6,180.95	2,750.00	3,430.95	3,000.00
3699-00-000	TOTAL OTHER INCOME	465.53	250.00	215.53	6,180.95	2,750.00	3,430.95	3,000.00
3999-00-000	TOTAL INCOME	19,787.66	21,040.10	-1,252.44	225,890.02	231,441.10	-5,551.08	252,481.20
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,330.14	3,127.33	-1,202.81	34,641.12	34,400.63	-240.49	37,528.00
4110-04-000	Employee Benefit Contribution-Admin	1,060.74	974.00	-86.74	9,940.31	10,714.00	773.69	11,688.00
4110-99-000	Total Administrative Salaries	5,390.88	4,101.33	-1,289.55	44,581.43	45,114.63	533.20	49,216.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	0.00	0.00	39.00	0.00	-39.00	0.00
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	21.00	0.00	-21.00	0.00
4130-04-000	General Legal Expense	0.00	0.00	0.00	4,991.72	0.00	-4,991.72	0.00
4131-00-000	Total Legal Expense	0.00	0.00	0.00	5,051.72	0.00	-5,051.72	0.00
4140-00-000	Staff Training	-25.00	125.00	150.00	922.21	1,375.00	452.79	1,500.00
4150-00-000	Travel	475.54	83.33	-392.21	578.62	916.63	338.01	1,000.00

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

January - November 2024

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4173-00-000 Management Fee	1,005.92	958.33	-47.59	11,274.33	10,541.63	-732.70	11,500.00
4189-00-000 Total Other Admin Expenses	1,481.46	1,041.66	-439.80	11,852.95	11,458.26	-394.69	12,500.00
4190-00-000 Miscellaneous Admin Expenses							
4190-01-000 Membership and Fees	0.00	8.33	8.33	0.00	91.63	91.63	100.00
4190-02-000 Publications	0.00	8.33	8.33	0.00	91.63	91.63	100.00
4190-04-000 Office Supplies	0.00	50.00	50.00	70.03	550.00	479.97	600.00
4190-06-000 Compliance	38.50	125.00	86.50	1,438.50	1,375.00	-63.50	1,500.00
4190-07-000 Telephone & Internet	202.10	300.00	97.90	1,939.22	3,300.00	1,360.78	3,600.00
4190-08-000 Postage	5.40	41.67	36.27	305.02	458.37	153.35	500.00
4190-10-000 Copiers	45.29	100.00	54.71	451.60	1,100.00	648.40	1,200.00
4190-12-000 Software	8.44	166.67	158.23	1,689.52	1,833.37	143.85	2,000.00
4190-13-000 IT/Website Maintenance	25.35	91.67	66.32	1,759.80	1,008.37	-751.43	1,100.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	99.99	0.00	-99.99	0.00
4190-21-000 HCC Fees	0.00	625.00	625.00	7,175.91	6,875.00	-300.91	7,500.00
4190-22-000 Other Misc Admin Expenses	915.00	83.33	-831.67	-904.04	916.63	1,820.67	1,000.00
4191-00-000 Total Miscellaneous Admin Expenses	1,240.08	1,600.00	359.92	14,025.55	17,600.00	3,574.45	19,200.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	8,087.42	6,867.99	-1,219.43	76,433.86	75,547.89	-885.97	82,416.00
4200-00-000 TENANT SERVICES							
4210-00-000 Tenant Services Salaries	0.00	1,520.83	1,520.83	10,000.00	16,729.13	6,729.13	18,250.00
4210-01-000 Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0.00	1,500.00	0.00	-1,500.00	0.00
4220-01-000 Other Tenant Svcs.	62.48	125.00	62.52	1,347.68	1,375.00	27.32	1,500.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	62.48	1,645.83	1,583.35	12,847.68	18,104.13	5,256.45	19,750.00
4300-00-000 UTILITY EXPENSES							
4310-00-000 Water	1,710.67	358.33	-1,352.34	4,536.30	3,941.63	-594.67	4,300.00
4320-00-000 Electricity	1,465.51	1,666.67	201.16	16,781.51	18,333.37	1,551.86	20,000.00
4330-00-000 Gas	176.94	200.00	23.06	1,822.88	2,200.00	377.12	2,400.00
4390-00-000 Sewer & Trash	903.30	916.67	13.37	7,145.40	10,083.37	2,937.97	11,000.00
4399-00-000 TOTAL UTILITY EXPENSES	4,256.42	3,141.67	-1,114.75	30,286.09	34,558.37	4,272.28	37,700.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000 General Maint Expense							
4410-00-000 Maintenance Salaries	1,095.49	994.33	-101.16	8,830.28	10,937.63	2,107.35	11,932.00
4410-05-000 Employee Benefit Contribution-Maint.	472.44	355.58	-116.86	4,063.49	3,911.38	-152.11	4,267.00
4419-00-000 Total General Maint Expense	1,567.93	1,349.91	-218.02	12,893.77	14,849.01	1,955.24	16,199.00
4420-00-000 Materials							
4420-01-000 Supplies-Grounds	15.60	8.33	-7.27	33.76	91.63	57.87	100.00
4420-02-000 Supplies-Appliance	170.50	8.33	-162.17	1,552.68	91.63	-1,461.05	100.00

COMMERCE VILLAGE LLC
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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-03-000	Supplies-Unit Turnover	404.76	16.67	-388.09	1,389.94	183.37	-1,206.57	200.00
4420-04-000	Supplies-Electrical	0.00	50.00	50.00	3,122.62	550.00	-2,572.62	600.00
4420-05-000	Supplies-Fuel & Parts	19.26	16.67	-2.59	193.23	183.37	-9.86	200.00
4420-06-000	Supplies-Janitorial/Cleaning	76.76	50.00	-26.76	440.60	550.00	109.40	600.00
4420-07-000	Supplies-Maint/Repairs	31.56	108.33	76.77	1,493.76	1,191.63	-302.13	1,300.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	1,975.06	275.00	-1,700.06	300.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	96.48	0.00	-96.48	0.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	91.63	91.63	100.00
4420-11-000	Supplies-HVAC	0.00	0.00	0.00	2,233.48	0.00	-2,233.48	0.00
4429-00-000	Total Materials	718.44	291.66	-426.78	12,531.61	3,208.26	-9,323.35	3,500.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	0.00	0.00	1,188.65	0.00	-1,188.65	0.00
4430-03-000	Contract-Trash Collection	324.26	225.00	-99.26	3,167.95	2,475.00	-692.95	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	2,000.00	916.63	-1,083.37	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	291.48	0.00	-291.48	0.00
4430-07-000	Contract-Pest Control	68.09	91.67	23.58	3,676.63	1,008.37	-2,668.26	1,100.00
4430-08-000	Contract-Floor Covering	0.00	0.00	0.00	554.54	0.00	-554.54	0.00
4430-10-000	Contract-Janitorial/Cleaning	181.50	133.33	-48.17	2,586.00	1,466.63	-1,119.37	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	690.00	458.37	-231.63	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	1,600.00	3,208.37	1,608.37	3,500.00
4430-13-000	Contract-HVAC	3,055.00	333.33	-2,721.67	5,677.12	3,666.63	-2,010.49	4,000.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	802.22	550.00	-252.22	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	1,425.00	916.63	-508.37	1,000.00
4439-00-000	Total Contract Costs	3,628.85	1,499.99	-2,128.86	23,659.59	16,499.89	-7,159.70	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	5,915.22	3,141.56	-2,773.66	49,084.97	34,557.16	-14,527.81	37,699.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	14.29	21.00	6.71	187.51	231.00	43.49	252.00
4510-10-000	Property Insurance	507.94	477.92	-30.02	5,457.49	5,257.12	-200.37	5,735.00
4510-20-000	Liability Insurance	143.27	214.17	70.90	1,550.43	2,355.87	805.44	2,570.00
4510-30-000	Workmen's Compensation	50.41	55.83	5.42	557.81	614.13	56.32	670.00
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	2.00	-40.51	674.57	22.00	-652.57	24.00
4570-00-000	Bad Debt-Tenant Rents	8,647.00	208.33	-8,438.67	8,647.00	2,291.63	-6,355.37	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	9,405.42	979.25	-8,426.17	17,074.81	10,771.75	-6,303.06	11,751.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	15,015.00	15,015.00	0.00	16,380.00

COMMERCE VILLAGE LLC
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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	15,015.00	15,015.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	29,091.96	17,141.30	-11,950.66	200,742.41	188,554.30	-12,188.11	205,696.00
9000-00-000	NET INCOME	-9,304.30	3,898.80	-13,203.10	25,147.61	42,886.80	-17,739.19	46,785.20

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)
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January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	39,880.22	39,673.12	207.10	465,605.94	476,077.00	-10,471.06	476,077.00
3112-06-000	PBV HAP Subsidy	21,766.00	25,740.00	-3,974.00	263,806.47	308,880.00	-45,073.53	308,880.00
3119-00-000	Total Rental Income	61,646.22	65,413.12	-3,766.90	729,412.41	784,957.00	-55,544.59	784,957.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	340.12	333.37	6.75	3,925.74	4,000.00	-74.26	4,000.00
3120-03-000	Damages	823.00	125.00	698.00	27,206.58	1,500.00	25,706.58	1,500.00
3120-04-000	Late Charges	0.00	83.37	-83.37	618.40	1,000.00	-381.60	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	291.63	-291.63	178.00	3,500.00	-3,322.00	3,500.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	3,210.00	0.00	3,210.00	0.00
3129-00-000	Total Other Tenant Income	1,163.12	833.37	329.75	35,138.72	10,000.00	25,138.72	10,000.00
3199-00-000	TOTAL TENANT INCOME	62,809.34	66,246.49	-3,437.15	764,551.13	794,957.00	-30,405.87	794,957.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00	59,391.00	0.00	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	17,483.96	7,006.00	10,477.96	99,360.46	84,072.00	15,288.46	84,072.00
3410-61-200	COC Planning Grant	21,103.72	2,022.37	19,081.35	36,081.78	24,268.00	11,813.78	24,268.00
3499-00-000	TOTAL GRANT INCOME	38,587.68	13,977.62	24,610.06	194,833.24	167,731.00	27,102.24	167,731.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	287.32	0.00	287.32	2,331.40	0.00	2,331.40	0.00
3620-00-000	Management Fee Income	973.99	958.37	15.62	12,248.32	11,500.00	748.32	11,500.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	45,000.00	-45,000.00	45,000.00
3640-00-000	Fraud Recovery-HAP	0.00	0.00	0.00	-3,872.71	0.00	-3,872.71	0.00
3650-00-000	Miscellaneous Other Income	0.00	17,500.00	-17,500.00	55,443.32	210,000.00	-154,556.68	210,000.00
3699-00-000	TOTAL OTHER INCOME	1,261.31	22,208.37	-20,947.06	66,150.33	266,500.00	-200,349.67	266,500.00
3999-00-000	TOTAL INCOME	102,658.33	102,432.48	225.85	1,025,534.70	1,229,188.00	-203,653.30	1,229,188.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	21,852.61	21,314.50	-538.11	261,063.94	255,774.00	-5,289.94	255,774.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)
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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-04-000	Employee Benefit Contribution-Admin	5,542.74	8,224.24	2,681.50	69,093.52	98,690.00	29,596.48	98,690.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,107.70	4,479.12	1,371.42	35,489.83	53,749.00	18,259.17	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,433.52	220.13	-1,213.39	12,436.87	2,642.00	-9,794.87	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,400.28	4,021.38	621.10	51,622.55	48,257.00	-3,365.55	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	904.41	959.63	55.22	15,605.18	11,516.00	-4,089.18	11,516.00
4110-61-200	Salary-COC Planning Grant	3,841.12	1,889.75	-1,951.37	35,704.04	22,677.00	-13,027.04	22,677.00
4110-61-201	Adm Benefits-COC Planning	840.79	132.62	-708.17	5,059.65	1,591.00	-3,468.65	1,591.00
4110-99-000	Total Administrative Salaries	40,923.17	41,241.37	318.20	486,075.58	494,896.00	8,820.42	494,896.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	66.63	66.63	419.00	800.00	381.00	800.00
4130-02-000	Criminal Background Checks	0.00	16.63	16.63	133.00	200.00	67.00	200.00
4130-04-000	General Legal Expense	1,648.50	1,375.00	-273.50	17,292.71	16,500.00	-792.71	16,500.00
4131-00-000	Total Legal Expense	1,648.50	1,458.26	-190.24	17,844.71	17,500.00	-344.71	17,500.00
4140-00-000	Staff Training	3,460.93	916.74	-2,544.19	11,219.48	11,000.00	-219.48	11,000.00
4140-50-100	Staff Training-VHSP	319.76	0.00	-319.76	1,102.41	0.00	-1,102.41	0.00
4150-00-000	Travel	3,593.83	916.74	-2,677.09	29,727.89	11,000.00	-18,727.89	11,000.00
4171-00-000	Auditing Fees	6,250.00	708.26	-5,541.74	6,250.00	8,500.00	2,250.00	8,500.00
4189-00-000	Total Other Admin Expenses	10,163.59	1,625.00	-8,538.59	37,080.30	19,500.00	-17,580.30	19,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	183.26	183.26	2,062.46	2,200.00	137.54	2,200.00
4190-02-000	Publications	0.00	58.26	58.26	213.20	700.00	486.80	700.00
4190-03-000	Advertising	0.00	116.63	116.63	1,113.01	1,400.00	286.99	1,400.00
4190-04-000	Office Supplies	0.00	150.00	150.00	965.53	1,800.00	834.47	1,800.00
4190-06-000	Compliance	0.00	183.37	183.37	2,090.00	2,200.00	110.00	2,200.00
4190-07-000	Telephone & Internet	65.02	783.37	718.35	8,108.92	9,400.00	1,291.08	9,400.00
4190-08-000	Postage	57.60	166.63	109.03	2,094.10	2,000.00	-94.10	2,000.00
4190-10-000	Copiers	178.94	175.00	-3.94	1,954.20	2,100.00	145.80	2,100.00
4190-12-000	Software	66.28	1,500.00	1,433.72	12,161.97	18,000.00	5,838.03	18,000.00
4190-13-000	IT/Website Maintenance	470.85	566.63	95.78	6,285.98	6,800.00	514.02	6,800.00
4190-14-000	Community Donations	0.00	933.37	933.37	11,160.88	11,200.00	39.12	11,200.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	131.74	3,000.00	2,868.26	3,000.00
4190-22-000	Other Misc Admin Expenses	4,037.08	441.74	-3,595.34	8,169.11	5,300.00	-2,869.11	5,300.00
4190-50-100	Other Expenses-VHSP	0.00	250.00	250.00	2,867.48	3,000.00	132.52	3,000.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	2,024.88	2,024.88	23,291.50	24,299.00	1,007.50	24,299.00
4190-60-202	Services (HMIS/SNAP)	40.00	0.00	-40.00	4,159.32	0.00	-4,159.32	0.00
4191-00-000	Total Miscellaneous Admin Expenses	4,915.77	7,783.14	2,867.37	86,829.40	93,399.00	6,569.60	93,399.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	61,111.96	53,024.51	-8,087.45	639,049.47	636,295.00	-2,754.47	636,295.00
4200-00-000	TENANT SERVICES							

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)
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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4220-01-000	Other Tenant Svcs.	242.48	1,666.63	1,424.15	19,775.01	20,000.00	224.99	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	242.48	1,666.63	1,424.15	19,775.01	20,000.00	224.99	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,268.93	916.74	-352.19	10,359.69	11,000.00	640.31	11,000.00
4320-00-000	Electricity	4,746.44	6,050.00	1,303.56	56,481.76	72,600.00	16,118.24	72,600.00
4330-00-000	Gas	0.00	133.37	133.37	0.00	1,600.00	1,600.00	1,600.00
4390-00-000	Sewer & Trash	1,806.60	2,083.37	276.77	16,202.63	25,000.00	8,797.37	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,821.97	9,183.48	1,361.51	83,044.08	110,200.00	27,155.92	110,200.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	8,393.38	7,983.25	-410.13	90,183.56	95,799.00	5,615.44	95,799.00
4410-05-000	Employee Benefit Contribution-Maint.	2,640.85	2,747.12	106.27	29,003.33	32,965.00	3,961.67	32,965.00
4419-00-000	Total General Maint Expense	11,034.23	10,730.37	-303.86	119,186.89	128,764.00	9,577.11	128,764.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	20.88	25.00	4.12	-1,256.78	300.00	1,556.78	300.00
4420-02-000	Supplies-Appliance	0.00	16.63	16.63	1,421.75	200.00	-1,221.75	200.00
4420-03-000	Supplies-Unit Turnover	549.47	291.63	-257.84	4,985.82	3,500.00	-1,485.82	3,500.00
4420-04-000	Supplies-Electrical	500.56	525.00	24.44	4,036.00	6,300.00	2,264.00	6,300.00
4420-05-000	Supplies-Fuel & Parts	31.62	62.50	30.88	790.22	750.00	-40.22	750.00
4420-06-000	Supplies-Janitorial/Cleaning	142.62	250.00	107.38	1,455.29	3,000.00	1,544.71	3,000.00
4420-07-000	Supplies-Maint/Repairs	2,213.17	875.00	-1,338.17	10,347.44	10,500.00	152.56	10,500.00
4420-08-000	Supplies-Plumbing	135.83	62.50	-73.33	3,110.16	750.00	-2,360.16	750.00
4420-09-000	Tools and Equipment	0.00	41.63	41.63	696.28	500.00	-196.28	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.63	66.63	0.00	800.00	800.00	800.00
4420-11-000	Supplies-HVAC	0.00	0.00	0.00	4,320.81	0.00	-4,320.81	0.00
4420-12-000	Supplies-Exterior Supplies	0.00	0.00	0.00	581.83	0.00	-581.83	0.00
4429-00-000	Total Materials	3,594.15	2,216.52	-1,377.63	30,488.82	26,600.00	-3,888.82	26,600.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	0.00	1,800.00	1,800.00	1,800.00
4430-03-000	Contract-Trash Collection	534.66	391.63	-143.03	5,479.95	4,700.00	-779.95	4,700.00
4430-04-000	Contract-Snow Removal	0.00	145.87	145.87	1,230.00	1,750.00	520.00	1,750.00
4430-05-000	Contract-Unit Turnover	880.66	1,833.37	952.71	15,805.05	22,000.00	6,194.95	22,000.00
4430-06-000	Contract-Electrical	0.00	166.63	166.63	-65.44	2,000.00	2,065.44	2,000.00
4430-07-000	Contract-Pest Control	590.46	1,150.00	559.54	11,114.58	13,800.00	2,685.42	13,800.00
4430-08-000	Contract-Floor Covering	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	600.00	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	148.28	216.74	68.46	2,673.96	2,600.00	-73.96	2,600.00

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

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-11-000	Contract-Plumbing	1,823.46	41.63	-1,781.83	2,187.30	500.00	-1,687.30	500.00
4430-12-000	Contract-Inspections	6,000.00	416.63	-5,583.37	8,520.00	5,000.00	-3,520.00	5,000.00
4430-13-000	Contract-HVAC	0.00	666.63	666.63	3,575.17	8,000.00	4,424.83	8,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.63	41.63	90.00	500.00	410.00	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,175.00	1,175.00	13,929.60	14,100.00	170.40	14,100.00
4430-18-000	Contract-Alarm Monitoring	65.76	112.50	46.74	713.52	1,350.00	636.48	1,350.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	416.63	416.63	3,160.00	5,000.00	1,840.00	5,000.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000	Contract Costs-Other	0.00	166.63	166.63	12,066.03	2,000.00	-10,066.03	2,000.00
4439-00-000	Total Contract Costs	10,043.28	7,224.89	-2,818.39	85,039.72	86,700.00	1,660.28	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	24,671.66	20,171.78	-4,499.88	234,715.43	242,064.00	7,348.57	242,064.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	515.96	321.37	-194.59	4,743.47	3,856.00	-887.47	3,856.00
4510-10-000	Property Insurance	104.08	483.00	378.92	3,376.04	5,796.00	2,419.96	5,796.00
4510-20-000	Liability Insurance	201.88	231.75	29.87	2,316.41	2,781.00	464.59	2,781.00
4510-30-000	Workmen's Compensation	468.79	542.38	73.59	5,684.22	6,509.00	824.78	6,509.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.63	416.63	8,222.96	5,000.00	-3,222.96	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,290.71	1,995.13	704.42	24,343.10	23,942.00	-401.10	23,942.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,317.55	5,079.99	-237.56	62,242.41	60,959.00	-1,283.41	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	5,317.55	5,079.99	-237.56	62,242.41	60,959.00	-1,283.41	60,959.00
8000-00-000	TOTAL EXPENSES	100,456.33	91,121.52	-9,334.81	1,063,169.50	1,093,460.00	30,290.50	1,093,460.00
9000-00-000	NET INCOME	2,202.00	11,310.96	-9,108.96	-37,634.80	135,728.00	-173,362.80	135,728.00

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

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	18,873.22	18,613.12	260.10	223,128.25	223,357.00	-228.75	223,357.00
3119-00-000	Total Rental Income	18,873.22	18,613.12	260.10	223,128.25	223,357.00	-228.75	223,357.00
3199-00-000	TOTAL TENANT INCOME	18,873.22	18,613.12	260.10	223,128.25	223,357.00	-228.75	223,357.00
3600-00-000	OTHER INCOME							
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	19,267.52	0.00	19,267.52	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	19,267.52	0.00	19,267.52	0.00
3999-00-000	TOTAL INCOME	18,873.22	18,613.12	260.10	242,395.77	223,357.00	19,038.77	223,357.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	125.00	125.00	2,607.00	1,500.00	-1,107.00	1,500.00
4131-00-000	Total Legal Expense	0.00	125.00	125.00	2,607.00	1,500.00	-1,107.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	54.09	50.00	-4.09	628.57	600.00	-28.57	600.00
4190-22-000	Other Misc Admin Expenses	-12.16	0.00	12.16	-12.16	0.00	12.16	0.00
4191-00-000	Total Miscellaneous Admin Expenses	41.93	50.00	8.07	616.41	600.00	-16.41	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41.93	175.00	133.07	3,223.41	2,100.00	-1,123.41	2,100.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	315.00	83.37	-231.63	630.00	1,000.00	370.00	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	315.00	83.37	-231.63	630.00	1,000.00	370.00	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	166.63	166.63	433.35	2,000.00	1,566.65	2,000.00
4429-00-000	Total Materials	0.00	166.63	166.63	433.35	2,000.00	1,566.65	2,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	62.50	62.50	655.00	750.00	95.00	750.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	-287.00	0.00	287.00	0.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-07-000	Contract-Pest Control	136.18	66.63	-69.55	745.81	800.00	54.19	800.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	83.37	83.37	994.26	1,000.00	5.74	1,000.00
4430-13-000	Contract-HVAC	0.00	166.63	166.63	1,255.02	2,000.00	744.98	2,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	466.63	466.63	5,312.60	5,600.00	287.40	5,600.00
4430-18-000	Contract-Alarm Monitoring	23.00	0.00	-23.00	-99.00	0.00	99.00	0.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	316.63	316.63	2,185.00	3,800.00	1,615.00	3,800.00
4439-00-000	Total Contract Costs	159.18	1,162.39	1,003.21	10,761.69	13,950.00	3,188.31	13,950.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	159.18	1,329.02	1,169.84	11,195.04	15,950.00	4,754.96	15,950.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,442.42	2,404.37	-38.05	29,558.57	28,852.00	-706.57	28,852.00
4899-00-000	TOTAL FINANCING EXPENSES	2,442.42	2,404.37	-38.05	29,558.57	28,852.00	-706.57	28,852.00
8000-00-000	TOTAL EXPENSES	2,958.53	3,991.76	1,033.23	44,607.02	47,902.00	3,294.98	47,902.00
9000-00-000	NET INCOME	15,914.69	14,621.36	1,293.33	197,788.75	175,455.00	22,333.75	175,455.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	19,559.00	21,060.00	-1,501.00	241,507.69	252,720.00	-11,212.31	252,720.00
3112-06-000	PBV HAP Subsidy	21,766.00	25,740.00	-3,974.00	263,806.47	308,880.00	-45,073.53	308,880.00
3119-00-000	Total Rental Income	41,325.00	46,800.00	-5,475.00	505,314.16	561,600.00	-56,285.84	561,600.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	340.12	333.37	6.75	3,925.74	4,000.00	-74.26	4,000.00
3120-03-000	Damages	823.00	125.00	698.00	6,096.58	1,500.00	4,596.58	1,500.00
3120-04-000	Late Charges	0.00	83.37	-83.37	659.00	1,000.00	-341.00	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	291.63	-291.63	-1,438.00	3,500.00	-4,938.00	3,500.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	3,210.00	0.00	3,210.00	0.00
3129-00-000	Total Other Tenant Income	1,163.12	833.37	329.75	12,453.32	10,000.00	2,453.32	10,000.00
3199-00-000	TOTAL TENANT INCOME	42,488.12	47,633.37	-5,145.25	517,767.48	571,600.00	-53,832.52	571,600.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	279.61	0.00	279.61	2,098.07	0.00	2,098.07	0.00
3640-00-000	Fraud Recovery-HAP	0.00	0.00	0.00	-3,872.71	0.00	-3,872.71	0.00
3699-00-000	TOTAL OTHER INCOME	279.61	0.00	279.61	-1,774.64	0.00	-1,774.64	0.00
3999-00-000	TOTAL INCOME	42,767.73	47,633.37	-4,865.64	515,992.84	571,600.00	-55,607.16	571,600.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	5,238.00	5,006.50	-231.50	61,065.96	60,078.00	-987.96	60,078.00
4110-04-000	Employee Benefit Contribution-Admin	1,548.69	1,546.87	-1.82	17,926.65	18,562.00	635.35	18,562.00
4110-99-000	Total Administrative Salaries	6,786.69	6,553.37	-233.32	78,992.61	78,640.00	-352.61	78,640.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	66.63	66.63	355.00	800.00	445.00	800.00
4130-02-000	Criminal Background Checks	0.00	16.63	16.63	133.00	200.00	67.00	200.00
4130-04-000	General Legal Expense	506.00	416.63	-89.37	884.75	5,000.00	4,115.25	5,000.00
4131-00-000	Total Legal Expense	506.00	499.89	-6.11	1,372.75	6,000.00	4,627.25	6,000.00
4140-00-000	Staff Training	0.00	83.37	83.37	806.47	1,000.00	193.53	1,000.00
4150-00-000	Travel	0.00	83.37	83.37	685.46	1,000.00	314.54	1,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4171-00-000	Auditing Fees	1,250.00	166.63	-1,083.37	1,250.00	2,000.00	750.00	2,000.00
4189-00-000	Total Other Admin Expenses	1,250.00	250.00	-1,000.00	1,935.46	3,000.00	1,064.54	3,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.63	16.63	199.66	200.00	0.34	200.00
4190-02-000	Publications	0.00	16.63	16.63	0.00	200.00	200.00	200.00
4190-03-000	Advertising	0.00	16.63	16.63	0.00	200.00	200.00	200.00
4190-04-000	Office Supplies	0.00	25.00	25.00	303.02	300.00	-3.02	300.00
4190-06-000	Compliance	0.00	183.37	183.37	2,090.00	2,200.00	110.00	2,200.00
4190-07-000	Telephone & Internet	242.04	233.37	-8.67	2,715.85	2,800.00	84.15	2,800.00
4190-08-000	Postage	16.20	41.63	25.43	628.32	500.00	-128.32	500.00
4190-10-000	Copiers	43.02	33.37	-9.65	462.42	400.00	-62.42	400.00
4190-12-000	Software	16.58	500.00	483.42	4,006.67	6,000.00	1,993.33	6,000.00
4190-13-000	IT/Website Maintenance	121.50	150.00	28.50	1,944.65	1,800.00	-144.65	1,800.00
4190-18-000	Small Office Equipment	0.00	41.63	41.63	0.00	500.00	500.00	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.37	83.37	1,319.49	1,000.00	-319.49	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	439.34	1,341.63	902.29	13,670.08	16,100.00	2,429.92	16,100.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,982.03	8,728.26	-253.77	96,777.37	104,740.00	7,962.63	104,740.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	242.48	1,666.63	1,424.15	19,775.01	20,000.00	224.99	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	242.48	1,666.63	1,424.15	19,775.01	20,000.00	224.99	20,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	953.93	833.37	-120.56	9,729.69	10,000.00	270.31	10,000.00
4320-00-000	Electricity	4,634.35	5,833.37	1,199.02	54,944.79	70,000.00	15,055.21	70,000.00
4390-00-000	Sewer & Trash	1,806.60	2,083.37	276.77	16,202.63	25,000.00	8,797.37	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,394.88	8,750.11	1,355.23	80,877.11	105,000.00	24,122.89	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	5,058.32	5,064.62	6.30	55,547.38	60,775.00	5,227.62	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	1,838.28	1,837.00	-1.28	19,927.45	22,044.00	2,116.55	22,044.00
4419-00-000	Total General Maint Expense	6,896.60	6,901.62	5.02	75,474.83	82,819.00	7,344.17	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	-1,369.23	300.00	1,669.23	300.00
4420-02-000	Supplies-Appliance	0.00	16.63	16.63	1,319.20	200.00	-1,119.20	200.00
4420-03-000	Supplies-Unit Turnover	345.48	291.63	-53.85	1,896.08	3,500.00	1,603.92	3,500.00
4420-04-000	Supplies-Electrical	493.26	500.00	6.74	3,847.47	6,000.00	2,152.53	6,000.00
4420-05-000	Supplies-Fuel & Parts	31.62	62.50	30.88	572.67	750.00	177.33	750.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-06-000	Supplies-Janitorial/Cleaning	142.62	83.37	-59.25	1,444.61	1,000.00	-444.61	1,000.00
4420-07-000	Supplies-Maint/Repairs	1,892.07	625.00	-1,267.07	8,712.79	7,500.00	-1,212.79	7,500.00
4420-08-000	Supplies-Plumbing	135.83	62.50	-73.33	3,023.69	750.00	-2,273.69	750.00
4420-09-000	Tools and Equipment	0.00	41.63	41.63	696.28	500.00	-196.28	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.63	41.63	0.00	500.00	500.00	500.00
4420-11-000	Supplies-HVAC	0.00	0.00	0.00	4,320.81	0.00	-4,320.81	0.00
4420-12-000	Supplies-Exterior Supplies	0.00	0.00	0.00	581.83	0.00	-581.83	0.00
4429-00-000	Total Materials	3,040.88	1,749.89	-1,290.99	25,046.20	21,000.00	-4,046.20	21,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	150.00	150.00	0.00	1,800.00	1,800.00	1,800.00
4430-03-000	Contract-Trash Collection	534.66	391.63	-143.03	4,930.65	4,700.00	-230.65	4,700.00
4430-04-000	Contract-Snow Removal	0.00	83.37	83.37	575.00	1,000.00	425.00	1,000.00
4430-05-000	Contract-Unit Turnover	880.66	1,833.37	952.71	14,435.05	22,000.00	7,564.95	22,000.00
4430-06-000	Contract-Electrical	0.00	166.63	166.63	172.40	2,000.00	1,827.60	2,000.00
4430-07-000	Contract-Pest Control	318.10	1,000.00	681.90	9,622.96	12,000.00	2,377.04	12,000.00
4430-08-000	Contract-Floor Covering	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	600.00	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	148.28	133.37	-14.91	1,679.70	1,600.00	-79.70	1,600.00
4430-11-000	Contract-Plumbing	1,823.46	41.63	-1,781.83	2,187.30	500.00	-1,687.30	500.00
4430-12-000	Contract-Inspections	6,000.00	416.63	-5,583.37	8,120.00	5,000.00	-3,120.00	5,000.00
4430-13-000	Contract-HVAC	0.00	416.63	416.63	1,232.12	5,000.00	3,767.88	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.63	41.63	90.00	500.00	410.00	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	708.37	708.37	8,617.00	8,500.00	-117.00	8,500.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	180.00	600.00	420.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	1,200.00	225.00	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	4,560.00	0.00	-4,560.00	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	4,140.93	0.00	-4,140.93	0.00
4439-00-000	Total Contract Costs	9,720.16	5,666.63	-4,053.53	61,518.11	68,000.00	6,481.89	68,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	19,657.64	14,318.14	-5,339.50	162,039.14	171,819.00	9,779.86	171,819.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	533.91	221.37	-312.54	3,968.99	2,656.00	-1,312.99	2,656.00
4510-10-000	Property Insurance	0.00	341.37	341.37	2,228.65	4,096.00	1,867.35	4,096.00
4510-20-000	Liability Insurance	180.99	156.75	-24.24	1,926.64	1,881.00	-45.64	1,881.00
4510-30-000	Workmen's Compensation	121.54	167.38	45.84	1,610.22	2,009.00	398.78	2,009.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.63	416.63	8,222.96	5,000.00	-3,222.96	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	836.44	1,303.50	467.06	17,957.46	15,642.00	-2,315.46	15,642.00
4800-00-000	FINANCING EXPENSE							

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4851-00-000	Interest Expense-Loan 1	2,875.13	2,675.62	-199.51	32,683.84	32,107.00	-576.84	32,107.00
4899-00-000	TOTAL FINANCING EXPENSES	2,875.13	2,675.62	-199.51	32,683.84	32,107.00	-576.84	32,107.00
8000-00-000	TOTAL EXPENSES	39,988.60	37,442.26	-2,546.34	410,109.93	449,308.00	39,198.07	449,308.00
9000-00-000	NET INCOME	2,779.13	10,191.11	-7,411.98	105,882.91	122,292.00	-16,409.09	122,292.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00	59,391.00	0.00	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	17,483.96	7,006.00	10,477.96	99,360.46	84,072.00	15,288.46	84,072.00
3410-61-200	COC Planning Grant	21,103.72	2,022.37	19,081.35	36,081.78	24,268.00	11,813.78	24,268.00
3499-00-000	TOTAL GRANT INCOME	38,587.68	13,977.62	24,610.06	194,833.24	167,731.00	27,102.24	167,731.00
3999-00-000	TOTAL INCOME	38,587.68	13,977.62	24,610.06	194,833.24	167,731.00	27,102.24	167,731.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,107.70	4,479.12	1,371.42	35,489.83	53,749.00	18,259.17	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,433.52	220.13	-1,213.39	12,436.87	2,642.00	-9,794.87	2,642.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,400.28	4,021.38	621.10	51,622.55	48,257.00	-3,365.55	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	904.41	959.63	55.22	15,605.18	11,516.00	-4,089.18	11,516.00
4110-61-200	Salary-COC Planning Grant	3,841.12	1,889.75	-1,951.37	35,704.04	22,677.00	-13,027.04	22,677.00
4110-61-201	Adm Benefits-COC Planning	840.79	132.62	-708.17	5,059.65	1,591.00	-3,468.65	1,591.00
4110-99-000	Total Administrative Salaries	13,527.82	11,702.63	-1,825.19	155,918.12	140,432.00	-15,486.12	140,432.00
4140-50-100	Staff Training-VHSP	319.76	0.00	-319.76	1,102.41	0.00	-1,102.41	0.00
4189-00-000	Total Other Admin Expenses	319.76	0.00	-319.76	1,102.41	0.00	-1,102.41	0.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	0.00	250.00	250.00	2,867.48	3,000.00	132.52	3,000.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	2,024.88	2,024.88	23,291.50	24,299.00	1,007.50	24,299.00
4190-60-202	Services (HMIS/SNAP)	40.00	0.00	-40.00	4,159.32	0.00	-4,159.32	0.00
4191-00-000	Total Miscellaneous Admin Expenses	40.00	2,274.88	2,234.88	30,318.30	27,299.00	-3,019.30	27,299.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,887.58	13,977.51	89.93	187,338.83	167,731.00	-19,607.83	167,731.00
8000-00-000	TOTAL EXPENSES	13,887.58	13,977.51	89.93	187,338.83	167,731.00	-19,607.83	167,731.00
9000-00-000	NET INCOME	24,700.10	0.11	24,699.99	7,494.41	0.00	7,494.41	0.00

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

January - December 2024

		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	751,367.00	502,024.00	249,343.00	7,549,802.00	6,024,288.00	1,525,514.00	6,024,288.00
3410-02-000	Section 8 Admin. Fee Income	47,073.00	50,033.13	-2,960.13	641,057.00	600,398.00	40,659.00	600,398.00
3410-03-000	Section 8 FSS Grant Income	13,419.62	5,250.00	8,169.62	68,787.88	63,000.00	5,787.88	63,000.00
3410-04-000	Port-In Admin Fees Earned	153.69	0.00	153.69	623.21	0.00	623.21	0.00
3410-06-000	Port In HAP Earned	3,838.00	0.00	3,838.00	18,513.00	0.00	18,513.00	0.00
3499-00-000	TOTAL GRANT INCOME	815,851.31	557,307.13	258,544.18	8,278,783.09	6,687,686.00	1,591,097.09	6,687,686.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	22.50	583.37	-560.87	7,426.48	7,000.00	426.48	7,000.00
3640-01-000	Fraud Recovery-ADM	22.50	583.37	-560.87	7,426.48	7,000.00	426.48	7,000.00
3699-00-000	TOTAL OTHER INCOME	45.00	1,166.74	-1,121.74	14,852.96	14,000.00	852.96	14,000.00
3999-00-000	TOTAL INCOME	815,896.31	558,473.87	257,422.44	8,293,636.05	6,701,686.00	1,591,950.05	6,701,686.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	41,659.32	38,713.37	-2,945.95	474,689.43	464,560.00	-10,129.43	464,560.00
4110-04-000	Employee Benefit Contribution-Admin	12,045.47	13,471.50	1,426.03	136,415.96	161,658.00	25,242.04	161,658.00
4110-20-400	Administrative Salaries-FSS	4,393.48	4,217.88	-175.60	51,115.24	50,615.00	-500.24	50,615.00
4110-21-400	Employee Benefits Contribution-FSS	1,483.75	1,032.12	-451.63	17,373.64	12,385.00	-4,988.64	12,385.00
4110-99-000	Total Administrative Salaries	59,582.02	57,434.87	-2,147.15	679,594.27	689,218.00	9,623.73	689,218.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	72.00	291.63	219.63	2,830.65	3,500.00	669.35	3,500.00
4130-04-000	General Legal Expense	788.69	166.63	-622.06	1,464.94	2,000.00	535.06	2,000.00
4131-00-000	Total Legal Expense	860.69	458.26	-402.43	4,295.59	5,500.00	1,204.41	5,500.00
4140-00-000	Staff Training	0.00	1,416.63	1,416.63	8,181.50	17,000.00	8,818.50	17,000.00
4140-01-400	Staff Training-FSS	0.00	0.00	0.00	299.00	0.00	-299.00	0.00
4150-00-000	Travel	0.00	833.37	833.37	8,740.78	10,000.00	1,259.22	10,000.00
4171-00-000	Auditing Fees	9,040.00	833.37	-8,206.63	9,040.00	10,000.00	960.00	10,000.00
4172-00-000	Port Out Admin Fee Paid	219.88	266.63	46.75	1,658.22	3,200.00	1,541.78	3,200.00
4189-00-000	Total Other Admin Expenses	9,259.88	1,933.37	-7,326.51	19,439.00	23,200.00	3,761.00	23,200.00
4190-00-000	Miscellaneous Admin Expenses							

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

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-01-000	Membership and Fees	0.00	125.00	125.00	1,409.36	1,500.00	90.64	1,500.00
4190-02-000	Publications	0.00	12.50	12.50	103.19	150.00	46.81	150.00
4190-03-000	Advertising	0.00	75.00	75.00	997.39	900.00	-97.39	900.00
4190-04-000	Office Supplies	0.00	291.63	291.63	2,947.17	3,500.00	552.83	3,500.00
4190-05-000	Fuel-Administrative	45.17	75.00	29.83	818.11	900.00	81.89	900.00
4190-06-000	Compliance	2,004.50	737.50	-1,267.00	9,450.28	8,850.00	-600.28	8,850.00
4190-07-000	Telephone & Internet	441.08	475.00	33.92	4,855.70	5,700.00	844.30	5,700.00
4190-08-000	Postage	64.80	558.37	493.57	5,840.55	6,700.00	859.45	6,700.00
4190-09-000	Rent and Utility Adjustments	0.00	0.00	0.00	2,600.00	2,600.00	0.00	2,600.00
4190-10-000	Copiers	176.94	250.00	73.06	2,172.98	3,000.00	827.02	3,000.00
4190-12-000	Software	10,532.06	3,166.63	-7,365.43	42,116.12	38,000.00	-4,116.12	38,000.00
4190-13-000	IT/Website Maintenance	408.30	458.26	49.96	4,814.22	5,500.00	685.78	5,500.00
4190-18-000	Small Office Equipment	399.98	100.00	-299.98	499.97	1,200.00	700.03	1,200.00
4190-22-000	Other Misc Admin Expenses	-4,681.46	41.63	4,723.09	372,321.44	500.00	-371,821.44	500.00
4191-00-000	Total Miscellaneous Admin Expenses	9,391.37	6,366.52	-3,024.85	450,946.48	79,000.00	-371,946.48	79,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	79,093.96	67,609.65	-11,484.31	1,162,755.84	813,918.00	-348,837.84	813,918.00
4200-00-000	TENANT SERVICES							
4220-00-000	Tenant Services-FSS Forfeitures	0.00	0.00	0.00	825.05	0.00	-825.05	0.00
4220-01-000	Other Tenant Svcs.	220.00	250.00	30.00	4,519.54	3,000.00	-1,519.54	3,000.00
4220-03-000	Local Non-Traditional Expense	0.00	8,333.37	8,333.37	0.00	100,000.00	100,000.00	100,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	220.00	8,583.37	8,363.37	5,344.59	103,000.00	97,655.41	103,000.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	325.68	333.37	7.69	4,325.68	4,000.00	-325.68	4,000.00
4330-00-000	Gas	359.38	166.63	-192.75	1,900.64	2,000.00	99.36	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	685.06	500.00	-185.06	6,226.32	6,000.00	-226.32	6,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	5.87	0.00	-5.87	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	5.87	0.00	-5.87	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	5.87	0.00	-5.87	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	157.52	137.00	-20.52	1,380.14	1,644.00	263.86	1,644.00
4510-10-000	Property Insurance	25.22	25.00	-0.22	286.33	300.00	13.67	300.00
4510-20-000	Liability Insurance	6.28	16.63	10.35	126.04	200.00	73.96	200.00
4510-30-000	Workmen's Compensation	555.62	595.37	39.75	6,514.83	7,144.00	629.17	7,144.00

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

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	134.50	0.00	-134.50	0.00
4599-00-000	TOTAL GENERAL EXPENSES	744.64	774.00	29.36	8,441.84	9,288.00	846.16	9,288.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	648,231.00	494,524.00	-153,707.00	7,326,584.00	5,934,288.00	-1,392,296.00	5,934,288.00
4715-01-000	Tenant Utility Payments-Voucher	13,140.00	6,833.26	-6,306.74	149,133.00	82,000.00	-67,133.00	82,000.00
4715-02-000	Port Out HAP Payments	5,134.00	1,250.00	-3,884.00	45,034.00	15,000.00	-30,034.00	15,000.00
4715-07-000	Tenant FSS Goal Incentives	1,550.00	2,500.00	950.00	30,000.00	30,000.00	0.00	30,000.00
4715-08-000	Landlord Incentives	500.00	5,000.00	4,500.00	17,501.73	60,000.00	42,498.27	60,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	668,555.00	510,107.26	-158,447.74	7,568,252.73	6,121,288.00	-1,446,964.73	6,121,288.00
8000-00-000	TOTAL EXPENSES	749,298.66	587,574.28	-161,724.38	8,751,027.19	7,053,494.00	-1,697,533.19	7,053,494.00
9000-00-000	NET INCOME	66,597.65	-29,100.41	95,698.06	-457,391.14	-351,808.00	-105,583.14	-351,808.00

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

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	16,455.00	13,817.38	2,637.62	196,870.15	165,809.00	31,061.15	165,809.00
3112-00-000	50059 HAP Subsidy	22,523.00	25,660.87	-3,137.87	276,486.00	307,930.00	-31,444.00	307,930.00
3119-00-000	Total Rental Income	38,978.00	39,478.25	-500.25	473,356.15	473,739.00	-382.85	473,739.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	340.14	463.50	-123.36	3,925.84	5,562.00	-1,636.16	5,562.00
3120-03-000	Damages	142.00	500.00	-358.00	7,405.16	6,000.00	1,405.16	6,000.00
3120-04-000	Late Charges	231.00	83.37	147.63	1,040.00	1,000.00	40.00	1,000.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	0.00	600.00	-600.00	600.00
3120-06-000	NSF Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	541.63	-541.63	0.00	6,500.00	-6,500.00	6,500.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	-1,481.57	0.00	-1,481.57	0.00
3129-00-000	Total Other Tenant Income	713.14	1,638.50	-925.36	10,964.43	19,662.00	-8,697.57	19,662.00
3199-00-000	TOTAL TENANT INCOME	39,691.14	41,116.75	-1,425.61	484,320.58	493,401.00	-9,080.42	493,401.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	14,749.77	6,526.75	8,223.02	80,255.61	78,321.00	1,934.61	78,321.00
3499-00-000	TOTAL GRANT INCOME	14,749.77	6,526.75	8,223.02	80,255.61	78,321.00	1,934.61	78,321.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	0.00	0.00	0.00	-2,548.87	0.00	-2,548.87	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	-2,548.87	0.00	-2,548.87	0.00
3999-00-000	TOTAL INCOME	54,440.91	47,643.50	6,797.41	562,027.32	571,722.00	-9,694.68	571,722.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,587.44	3,482.88	-104.56	39,993.76	41,795.00	1,801.24	41,795.00
4110-04-000	Employee Benefit Contribution-Admin	1,190.51	1,188.87	-1.64	13,664.41	14,266.00	601.59	14,266.00
4110-99-000	Total Administrative Salaries	4,777.95	4,671.75	-106.20	53,658.17	56,061.00	2,402.83	56,061.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-448.00	66.63	514.63	217.00	800.00	583.00	800.00

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

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-02-000	Criminal Background Checks	0.00	16.63	16.63	166.50	200.00	33.50	200.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	7,193.64	3,000.00	-4,193.64	3,000.00
4131-00-000	Total Legal Expense	-448.00	333.26	781.26	7,577.14	4,000.00	-3,577.14	4,000.00
4140-00-000	Staff Training	436.05	83.37	-352.68	738.67	1,000.00	261.33	1,000.00
4150-00-000	Travel	0.00	83.37	83.37	300.00	1,000.00	700.00	1,000.00
4171-00-000	Auditing Fees	1,750.00	166.63	-1,583.37	1,750.00	2,000.00	250.00	2,000.00
4189-00-000	Total Other Admin Expenses	1,750.00	250.00	-1,500.00	2,050.00	3,000.00	950.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.37	8.37	145.24	100.00	-45.24	100.00
4190-04-000	Office Supplies	0.00	41.63	41.63	187.58	500.00	312.42	500.00
4190-07-000	Telephone & Internet	427.22	233.37	-193.85	3,896.16	2,800.00	-1,096.16	2,800.00
4190-08-000	Postage	10.80	41.63	30.83	540.84	500.00	-40.84	500.00
4190-10-000	Copiers	37.30	41.63	4.33	399.41	500.00	100.59	500.00
4190-12-000	Software	11.04	300.00	288.96	3,390.13	3,600.00	209.87	3,600.00
4190-13-000	IT/Website Maintenance	81.00	100.00	19.00	1,528.35	1,200.00	-328.35	1,200.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4190-22-000	Other Misc Admin Expenses	52.00	66.63	14.63	-1,797.86	800.00	2,597.86	800.00
4191-00-000	Total Miscellaneous Admin Expenses	619.36	833.26	213.90	8,388.85	10,000.00	1,611.15	10,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,135.36	6,171.64	-963.72	72,412.83	74,061.00	1,648.17	74,061.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	10,644.81	4,553.37	-6,091.44	57,638.55	54,640.00	-2,998.55	54,640.00
4211-20-300	Tenant Services-Benefits	2,352.18	1,104.62	-1,247.56	13,377.75	13,255.00	-122.75	13,255.00
4220-01-000	Other Tenant Svcs.	239.48	1,666.63	1,427.15	18,093.61	20,000.00	1,906.39	20,000.00
4240-20-300	Tenant Services-Other Direct Costs	1,752.78	472.13	-1,280.65	5,118.67	5,666.00	547.33	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.37	188.37	2,106.81	2,260.00	153.19	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.37	83.37	693.26	1,000.00	306.74	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	1,386.76	1,500.00	113.24	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	14,989.25	8,193.49	-6,795.76	98,415.41	98,321.00	-94.41	98,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	915.19	833.37	-81.82	9,684.54	10,000.00	315.46	10,000.00
4320-00-000	Electricity	6,305.03	5,833.37	-471.66	66,127.37	70,000.00	3,872.63	70,000.00
4390-00-000	Sewer & Trash	1,866.82	2,083.37	216.55	16,633.98	25,000.00	8,366.02	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	9,087.04	8,750.11	-336.93	92,445.89	105,000.00	12,554.11	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	5,597.35	5,064.62	-532.73	60,413.16	60,775.00	361.84	60,775.00

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

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4410-05-000	Employee Benefit Contribution-Maint.	1,880.72	1,837.00	-43.72	20,025.77	22,044.00	2,018.23	22,044.00
4419-00-000	Total General Maint Expense	7,478.07	6,901.62	-576.45	80,438.93	82,819.00	2,380.07	82,819.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	8.37	8.37	333.96	100.00	-233.96	100.00
4420-02-000	Supplies-Appliance	157.48	91.63	-65.85	1,477.43	1,100.00	-377.43	1,100.00
4420-03-000	Supplies-Unit Turnover	6.12	191.63	185.51	896.87	2,300.00	1,403.13	2,300.00
4420-04-000	Supplies-Electrical	555.44	250.00	-305.44	5,128.52	3,000.00	-2,128.52	3,000.00
4420-05-000	Supplies-Fuel & Parts	29.36	62.50	33.14	531.77	750.00	218.23	750.00
4420-06-000	Supplies-Janitorial/Cleaning	317.52	83.37	-234.15	1,753.06	1,000.00	-753.06	1,000.00
4420-07-000	Supplies-Maint/Repairs	878.34	625.00	-253.34	6,198.02	7,500.00	1,301.98	7,500.00
4420-08-000	Supplies-Plumbing	123.89	104.13	-19.76	2,958.32	1,250.00	-1,708.32	1,250.00
4420-09-000	Tools and Equipment	0.00	41.63	41.63	392.86	500.00	107.14	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.63	41.63	0.00	500.00	500.00	500.00
4420-11-000	Supplies-HVAC	0.00	0.00	0.00	3,793.69	0.00	-3,793.69	0.00
4420-12-000	Supplies-Exterior Supplies	0.00	0.00	0.00	142.50	0.00	-142.50	0.00
4429-00-000	Total Materials	2,068.15	1,499.89	-568.26	23,607.00	18,000.00	-5,607.00	18,000.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	133.37	133.37	-1,548.94	1,600.00	3,148.94	1,600.00
4430-03-000	Contract-Trash Collection	569.47	225.00	-344.47	4,828.27	2,700.00	-2,128.27	2,700.00
4430-04-000	Contract-Snow Removal	0.00	94.13	94.13	1,130.00	1,130.00	0.00	1,130.00
4430-05-000	Contract-Unit Turnover	880.66	1,105.87	225.21	880.66	13,270.00	12,389.34	13,270.00
4430-06-000	Contract-Electrical	0.00	166.63	166.63	633.40	2,000.00	1,366.60	2,000.00
4430-07-000	Contract-Pest Control	68.10	833.37	765.27	15,822.96	10,000.00	-5,822.96	10,000.00
4430-08-000	Contract-Floor Covering	0.00	0.00	0.00	1,761.32	0.00	-1,761.32	0.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	600.00	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	148.28	133.37	-14.91	6,479.70	1,600.00	-4,879.70	1,600.00
4430-11-000	Contract-Plumbing	690.48	41.63	-648.85	1,368.31	500.00	-868.31	500.00
4430-13-000	Contract-HVAC	0.00	416.63	416.63	1,463.14	5,000.00	3,536.86	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.63	41.63	90.00	500.00	410.00	500.00
4430-17-000	Contract-Elevator Maintenance	2,711.82	1,250.00	-1,461.82	20,925.32	15,000.00	-5,925.32	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	180.00	600.00	420.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	1,200.00	225.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	7,249.94	0.00	-7,249.94	0.00
4439-00-000	Total Contract Costs	5,083.81	4,641.63	-442.18	62,239.08	55,700.00	-6,539.08	55,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,630.03	13,043.14	-1,586.89	166,285.01	156,519.00	-9,766.01	156,519.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	269.46	288.63	19.17	3,455.83	3,464.00	8.17	3,464.00
4510-10-000	Property Insurance	421.85	417.25	-4.60	4,873.67	5,007.00	133.33	5,007.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant) Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4510-20-000	Liability Insurance	221.25	189.38	-31.87	2,443.40	2,273.00	-170.40	2,273.00
4510-30-000	Workmen's Compensation	104.18	148.87	44.69	1,440.50	1,786.00	345.50	1,786.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.63	416.63	6,707.95	5,000.00	-1,707.95	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,016.74	1,460.76	444.02	18,921.35	17,530.00	-1,391.35	17,530.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,089.78	2,283.37	193.59	25,910.53	27,400.00	1,489.47	27,400.00
4899-00-000	TOTAL FINANCING EXPENSES	2,089.78	2,283.37	193.59	25,910.53	27,400.00	1,489.47	27,400.00
8000-00-000	TOTAL EXPENSES	48,948.20	39,902.51	-9,045.69	474,391.02	478,831.00	4,439.98	478,831.00
9000-00-000	NET INCOME	5,492.71	7,740.99	-2,248.28	87,636.30	92,891.00	-5,254.70	92,891.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	44,133.00	47,522.60	-3,389.60	501,436.69	570,271.20	-68,834.51	570,271.20
3112-06-000	PBV HAP Subsidy	144,970.00	110,886.03	34,083.97	1,555,078.00	1,330,632.80	224,445.20	1,330,632.80
3119-00-000	Total Rental Income	189,103.00	158,408.63	30,694.37	2,056,514.69	1,900,904.00	155,610.69	1,900,904.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	3,237.00	2,083.37	1,153.63	27,302.67	25,000.00	2,302.67	25,000.00
3120-04-000	Late Charges	988.00	666.63	321.37	11,586.00	8,000.00	3,586.00	8,000.00
3120-05-000	Legal Fees - Tenant	0.00	83.37	-83.37	0.00	1,000.00	-1,000.00	1,000.00
3120-06-000	NSF Charges	0.00	8.37	-8.37	25.00	100.00	-75.00	100.00
3120-07-000	Tenant Owed Utilities	100.00	166.63	-66.63	1,842.14	2,000.00	-157.86	2,000.00
3120-08-000	Workorders/Maint Charges	0.00	325.00	-325.00	0.00	3,900.00	-3,900.00	3,900.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	-1,503.17	0.00	-1,503.17	0.00
3129-00-000	Total Other Tenant Income	4,325.00	3,333.37	991.63	39,252.64	40,000.00	-747.36	40,000.00
3199-00-000	TOTAL TENANT INCOME	193,428.00	161,742.00	31,686.00	2,095,767.33	1,940,904.00	154,863.33	1,940,904.00
3400-00-000	GRANT INCOME							
3415-00-000	Other Government Grants	0.00	7,916.63	-7,916.63	70,000.00	95,000.00	-25,000.00	95,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	7,916.63	-7,916.63	70,000.00	95,000.00	-25,000.00	95,000.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.00	208.37	-208.37	995.85	2,500.00	-1,504.15	2,500.00
3699-00-000	TOTAL OTHER INCOME	0.00	208.37	-208.37	995.85	2,500.00	-1,504.15	2,500.00
3999-00-000	TOTAL INCOME	193,428.00	169,867.00	23,561.00	2,166,763.18	2,038,404.00	128,359.18	2,038,404.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	26,262.90	23,977.25	-2,285.65	294,564.47	287,727.00	-6,837.47	287,727.00
4110-04-000	Employee Benefit Contribution-Admin	7,256.17	7,334.87	78.70	81,144.82	88,018.00	6,873.18	88,018.00
4110-99-000	Total Administrative Salaries	33,519.07	31,312.12	-2,206.95	375,709.29	375,745.00	35.71	375,745.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-64.00	41.63	105.63	125.94	500.00	374.06	500.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4130-02-000	Criminal Background Checks	21.00	0.00	-21.00	241.50	0.00	-241.50	0.00
4130-04-000	General Legal Expense	3,049.08	1,250.00	-1,799.08	13,242.93	15,000.00	1,757.07	15,000.00
4131-00-000	Total Legal Expense	3,006.08	1,291.63	-1,714.45	13,610.37	15,500.00	1,889.63	15,500.00
4140-00-000	Staff Training	1,599.00	1,250.00	-349.00	9,778.91	15,000.00	5,221.09	15,000.00
4150-00-000	Travel	223.45	833.37	609.92	16,039.92	10,000.00	-6,039.92	10,000.00
4171-00-000	Auditing Fees	2,200.00	208.37	-1,991.63	2,200.00	2,500.00	300.00	2,500.00
4189-00-000	Total Other Admin Expenses	2,423.45	1,041.74	-1,381.71	18,239.92	12,500.00	-5,739.92	12,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	2,044.44	1,200.00	-844.44	1,200.00
4190-02-000	Publications	71.36	66.63	-4.73	632.74	800.00	167.26	800.00
4190-03-000	Advertising	0.00	83.37	83.37	108.64	1,000.00	891.36	1,000.00
4190-04-000	Office Supplies	317.01	333.37	16.36	3,974.40	4,000.00	25.60	4,000.00
4190-06-000	Compliance	38.50	208.37	169.87	361.30	2,500.00	2,138.70	2,500.00
4190-07-000	Telephone & Internet	518.55	416.63	-101.92	5,709.77	5,000.00	-709.77	5,000.00
4190-08-000	Postage	41.40	500.00	458.60	1,649.77	6,000.00	4,350.23	6,000.00
4190-10-000	Copiers	135.89	208.37	72.48	1,491.69	2,500.00	1,008.31	2,500.00
4190-12-000	Software	1,912.22	1,666.63	-245.59	26,195.98	20,000.00	-6,195.98	20,000.00
4190-13-000	IT/Website Maintenance	349.35	416.63	67.28	5,142.87	5,000.00	-142.87	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	3,481.69	3,000.00	-481.69	3,000.00
4190-22-000	Other Misc Admin Expenses	2,858.83	833.37	-2,025.46	-3,594.66	10,000.00	13,594.66	10,000.00
4191-00-000	Total Miscellaneous Admin Expenses	6,243.11	5,083.37	-1,159.74	47,198.63	61,000.00	13,801.37	61,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,790.71	39,978.86	-6,811.85	464,537.12	479,745.00	15,207.88	479,745.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	1,291.18	1,500.00	208.82	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	125.00	125.00	1,291.18	1,500.00	208.82	1,500.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	4,785.83	2,666.63	-2,119.20	33,042.58	32,000.00	-1,042.58	32,000.00
4320-00-000	Electricity	459.27	833.37	374.10	7,790.22	10,000.00	2,209.78	10,000.00
4330-00-000	Gas	0.00	166.63	166.63	334.10	2,000.00	1,665.90	2,000.00
4390-00-000	Sewer & Trash	3,158.30	3,333.37	175.07	27,722.01	40,000.00	12,277.99	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,403.40	7,000.00	-1,403.40	68,888.91	84,000.00	15,111.09	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	16,488.56	17,226.13	737.57	203,426.48	206,714.00	3,287.52	206,714.00
4410-05-000	Employee Benefit Contribution-Maint.	5,082.42	5,722.88	640.46	60,892.40	68,675.00	7,782.60	68,675.00
4419-00-000	Total General Maint Expense	21,570.98	22,949.01	1,378.03	264,318.88	275,389.00	11,070.12	275,389.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2024

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	786.90	141.63	-645.27	2,933.32	1,700.00	-1,233.32	1,700.00
4420-02-000	Supplies-Appliance	437.85	208.37	-229.48	3,570.71	2,500.00	-1,070.71	2,500.00
4420-03-000	Supplies-Unit Turnover	197.00	458.37	261.37	3,271.17	5,500.00	2,228.83	5,500.00
4420-04-000	Supplies-Electrical	19.90	1,250.00	1,230.10	10,274.92	15,000.00	4,725.08	15,000.00
4420-05-000	Supplies-Fuel & Parts	108.41	291.63	183.22	3,168.80	3,500.00	331.20	3,500.00
4420-06-000	Supplies-Janitorial/Cleaning	87.88	333.37	245.49	4,157.74	4,000.00	-157.74	4,000.00
4420-07-000	Supplies-Maint/Repairs	1,433.86	1,250.00	-183.86	20,350.18	15,000.00	-5,350.18	15,000.00
4420-08-000	Supplies-Plumbing	300.42	416.63	116.21	5,811.17	5,000.00	-811.17	5,000.00
4420-09-000	Tools and Equipment	113.76	291.63	177.87	4,361.31	3,500.00	-861.31	3,500.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.63	66.63	0.00	800.00	800.00	800.00
4420-11-000	Supplies-HVAC	0.00	0.00	0.00	999.65	0.00	-999.65	0.00
4429-00-000	Total Materials	3,485.98	4,708.26	1,222.28	58,898.97	56,500.00	-2,398.97	56,500.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
4430-03-000	Contract-Trash Collection	225.65	250.00	24.35	3,425.19	3,000.00	-425.19	3,000.00
4430-04-000	Contract-Snow Removal	0.00	83.37	83.37	270.00	1,000.00	730.00	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,666.63	1,666.63	6,520.44	20,000.00	13,479.56	20,000.00
4430-06-000	Contract-Electrical	0.00	83.37	83.37	555.09	1,000.00	444.91	1,000.00
4430-07-000	Contract-Pest Control	136.18	1,000.00	863.82	3,945.81	12,000.00	8,054.19	12,000.00
4430-08-000	Contract-Floor Covering	0.00	333.37	333.37	225.00	4,000.00	3,775.00	4,000.00
4430-09-000	Contract-Grounds	6,500.00	833.37	-5,666.63	6,500.00	10,000.00	3,500.00	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	376.04	333.37	-42.67	4,412.76	4,000.00	-412.76	4,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	835.00	3,000.00	2,165.00	3,000.00
4430-12-000	Contract-Inspections	200.00	1,166.63	966.63	8,110.00	14,000.00	5,890.00	14,000.00
4430-13-000	Contract-HVAC	0.00	1,666.63	1,666.63	7,826.78	20,000.00	12,173.22	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	7,583.37	7,583.37	120.00	91,000.00	90,880.00	91,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,240.00	0.00	-2,240.00	0.00
4439-00-000	Total Contract Costs	7,437.87	15,416.85	7,978.98	44,986.07	185,000.00	140,013.93	185,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	32,494.83	43,074.12	10,579.29	368,203.92	516,889.00	148,685.08	516,889.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	157.52	184.00	26.48	1,935.82	2,208.00	272.18	2,208.00
4510-10-000	Property Insurance	1,282.64	1,239.38	-43.26	14,670.80	14,873.00	202.20	14,873.00
4510-20-000	Liability Insurance	588.45	549.37	-39.08	6,734.04	6,592.00	-142.04	6,592.00
4510-30-000	Workmen's Compensation	555.60	520.87	-34.73	6,202.16	6,250.00	47.84	6,250.00
4521-00-000	Misc. Taxes/Licenses/Insurance	16,841.66	2,500.00	-14,341.66	32,784.01	30,000.00	-2,784.01	30,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.37	2,083.37	29,680.76	25,000.00	-4,680.76	25,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4599-00-000	TOTAL GENERAL EXPENSES	19,425.87	7,076.99	-12,348.88	92,007.59	84,923.00	-7,084.59	84,923.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,351.56	10,592.09	8,240.53	127,271.77	127,104.53	-167.24	127,104.53
4852-00-000	Interest Expense-Loan 2	0.00	5,833.37	5,833.37	70,000.00	70,000.00	0.00	70,000.00
4899-00-000	TOTAL FINANCING EXPENSES	2,351.56	16,425.46	14,073.90	197,271.77	197,104.53	-167.24	197,104.53
8000-00-000	TOTAL EXPENSES	109,466.37	113,680.43	4,214.06	1,192,200.49	1,364,161.53	171,961.04	1,364,161.53
9000-00-000	NET INCOME	83,961.63	56,186.57	27,775.06	974,562.69	674,242.47	300,320.22	674,242.47

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	8,973.00	10,142.55	-1,169.55	112,997.00	121,710.60	-8,713.60	121,710.60
3112-06-000	PBV HAP Subsidy	10,151.00	10,142.55	8.45	119,861.00	121,710.60	-1,849.60	121,710.60
3119-00-000	Total Rental Income	19,124.00	20,285.10	-1,161.10	232,858.00	243,421.20	-10,563.20	243,421.20
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	112.50	150.00	-37.50	1,642.57	1,800.00	-157.43	1,800.00
3120-03-000	Damages	28.00	208.37	-180.37	3,595.00	2,500.00	1,095.00	2,500.00
3120-04-000	Late Charges	0.00	25.00	-25.00	502.00	300.00	202.00	300.00
3120-05-000	Legal Fees - Tenant	0.00	21.63	-21.63	0.00	260.00	-260.00	260.00
3120-08-000	Workorders/Maint Charges	0.00	100.00	-100.00	126.00	1,200.00	-1,074.00	1,200.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
3129-00-000	Total Other Tenant Income	140.50	505.00	-364.50	6,115.57	6,060.00	55.57	6,060.00
3199-00-000	TOTAL TENANT INCOME	19,264.50	20,790.10	-1,525.60	238,973.57	249,481.20	-10,507.63	249,481.20
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	433.39	250.00	183.39	6,614.34	3,000.00	3,614.34	3,000.00
3699-00-000	TOTAL OTHER INCOME	433.39	250.00	183.39	6,614.34	3,000.00	3,614.34	3,000.00
3999-00-000	TOTAL INCOME	19,697.89	21,040.10	-1,342.21	245,587.91	252,481.20	-6,893.29	252,481.20
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,186.76	3,127.37	-59.39	37,827.88	37,528.00	-299.88	37,528.00
4110-04-000	Employee Benefit Contribution-Admin	909.68	974.00	64.32	10,849.99	11,688.00	838.01	11,688.00
4110-99-000	Total Administrative Salaries	4,096.44	4,101.37	4.93	48,677.87	49,216.00	538.13	49,216.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	0.00	0.00	39.00	0.00	-39.00	0.00
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	21.00	0.00	-21.00	0.00
4130-04-000	General Legal Expense	0.00	0.00	0.00	4,991.72	0.00	-4,991.72	0.00
4131-00-000	Total Legal Expense	0.00	0.00	0.00	5,051.72	0.00	-5,051.72	0.00
4140-00-000	Staff Training	421.38	125.00	-296.38	1,343.59	1,500.00	156.41	1,500.00
4150-00-000	Travel	0.00	83.37	83.37	578.62	1,000.00	421.38	1,000.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4173-00-000	Management Fee	973.99	958.37	-15.62	12,248.32	11,500.00	-748.32	11,500.00
4189-00-000	Total Other Admin Expenses	973.99	1,041.74	67.75	12,826.94	12,500.00	-326.94	12,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.37	8.37	0.00	100.00	100.00	100.00
4190-02-000	Publications	0.00	8.37	8.37	0.00	100.00	100.00	100.00
4190-04-000	Office Supplies	0.00	50.00	50.00	70.03	600.00	529.97	600.00
4190-06-000	Compliance	0.00	125.00	125.00	1,438.50	1,500.00	61.50	1,500.00
4190-07-000	Telephone & Internet	202.10	300.00	97.90	2,141.32	3,600.00	1,458.68	3,600.00
4190-08-000	Postage	5.40	41.63	36.23	310.42	500.00	189.58	500.00
4190-10-000	Copiers	33.56	100.00	66.44	485.16	1,200.00	714.84	1,200.00
4190-12-000	Software	5.52	166.63	161.11	1,695.04	2,000.00	304.96	2,000.00
4190-13-000	IT/Website Maintenance	40.50	91.63	51.13	1,800.30	1,100.00	-700.30	1,100.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	99.99	0.00	-99.99	0.00
4190-21-000	HCC Fees	0.00	625.00	625.00	7,175.91	7,500.00	324.09	7,500.00
4190-22-000	Other Misc Admin Expenses	-903.00	83.37	986.37	-1,847.04	1,000.00	2,847.04	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	-615.92	1,600.00	2,215.92	13,369.63	19,200.00	5,830.37	19,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,875.89	6,868.11	1,992.22	81,269.75	82,416.00	1,146.25	82,416.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	5,000.00	1,520.87	-3,479.13	15,000.00	18,250.00	3,250.00	18,250.00
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0.00	1,500.00	0.00	-1,500.00	0.00
4220-01-000	Other Tenant Svcs.	870.00	125.00	-745.00	2,217.68	1,500.00	-717.68	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	5,870.00	1,645.87	-4,224.13	18,717.68	19,750.00	1,032.32	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	423.54	358.37	-65.17	4,959.84	4,300.00	-659.84	4,300.00
4320-00-000	Electricity	1,538.51	1,666.63	128.12	18,320.02	20,000.00	1,679.98	20,000.00
4330-00-000	Gas	214.67	200.00	-14.67	2,037.55	2,400.00	362.45	2,400.00
4390-00-000	Sewer & Trash	903.30	916.63	13.33	8,048.70	11,000.00	2,951.30	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	3,080.02	3,141.63	61.61	33,366.11	37,700.00	4,333.89	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	869.69	994.37	124.68	9,699.97	11,932.00	2,232.03	11,932.00
4410-05-000	Employee Benefit Contribution-Maint.	411.66	355.62	-56.04	4,475.15	4,267.00	-208.15	4,267.00
4419-00-000	Total General Maint Expense	1,281.35	1,349.99	68.64	14,175.12	16,199.00	2,023.88	16,199.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	8.37	8.37	33.76	100.00	66.24	100.00
4420-02-000	Supplies-Appliance	160.06	8.37	-151.69	1,712.74	100.00	-1,612.74	100.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-03-000	Supplies-Unit Turnover	227.96	16.63	-211.33	1,617.90	200.00	-1,417.90	200.00
4420-04-000	Supplies-Electrical	12.38	50.00	37.62	3,135.00	600.00	-2,535.00	600.00
4420-05-000	Supplies-Fuel & Parts	11.29	16.63	5.34	204.52	200.00	-4.52	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	440.60	600.00	159.40	600.00
4420-07-000	Supplies-Maint/Repairs	100.00	108.37	8.37	1,593.76	1,300.00	-293.76	1,300.00
4420-08-000	Supplies-Plumbing	29.38	25.00	-4.38	2,004.44	300.00	-1,704.44	300.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	96.48	0.00	-96.48	0.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.37	8.37	0.00	100.00	100.00	100.00
4420-11-000	Supplies-HVAC	0.00	0.00	0.00	2,233.48	0.00	-2,233.48	0.00
4429-00-000	Total Materials	541.07	291.74	-249.33	13,072.68	3,500.00	-9,572.68	3,500.00
4430-00-000	Contract Costs							
4430-01-000	Contract-Routine Maintenance	0.00	0.00	0.00	1,188.65	0.00	-1,188.65	0.00
4430-03-000	Contract-Trash Collection	363.50	225.00	-138.50	3,531.45	2,700.00	-831.45	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.37	83.37	2,000.00	1,000.00	-1,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	291.48	0.00	-291.48	0.00
4430-07-000	Contract-Pest Control	136.18	91.63	-44.55	3,812.81	1,100.00	-2,712.81	1,100.00
4430-08-000	Contract-Floor Covering	0.00	0.00	0.00	554.54	0.00	-554.54	0.00
4430-10-000	Contract-Janitorial/Cleaning	145.20	133.37	-11.83	2,731.20	1,600.00	-1,131.20	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.63	41.63	690.00	500.00	-190.00	500.00
4430-12-000	Contract-Inspections	100.00	291.63	191.63	1,700.00	3,500.00	1,800.00	3,500.00
4430-13-000	Contract-HVAC	0.00	333.37	333.37	5,677.12	4,000.00	-1,677.12	4,000.00
4430-15-000	Contract-Video Surveillance	516.00	83.37	-432.63	516.00	1,000.00	484.00	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	802.22	600.00	-202.22	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.37	83.37	1,425.00	1,000.00	-425.00	1,000.00
4439-00-000	Total Contract Costs	1,260.88	1,500.11	239.23	24,920.47	18,000.00	-6,920.47	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,083.30	3,141.84	58.54	52,168.27	37,699.00	-14,469.27	37,699.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	14.76	21.00	6.24	202.27	252.00	49.73	252.00
4510-10-000	Property Insurance	507.94	477.88	-30.06	5,965.43	5,735.00	-230.43	5,735.00
4510-20-000	Liability Insurance	143.27	214.13	70.86	1,693.70	2,570.00	876.30	2,570.00
4510-30-000	Workmen's Compensation	52.09	55.87	3.78	609.90	670.00	60.10	670.00
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	2.00	-40.51	717.08	24.00	-693.08	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.37	208.37	8,647.00	2,500.00	-6,147.00	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	760.57	979.25	218.68	17,835.38	11,751.00	-6,084.38	11,751.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	16,380.00	16,380.00	0.00	16,380.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - December 2024								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	16,380.00	16,380.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	19,034.78	17,141.70	-1,893.08	219,737.19	205,696.00	-14,041.19	205,696.00
9000-00-000	NET INCOME	663.11	3,898.40	-3,235.29	25,850.72	46,785.20	-20,934.48	46,785.20



COMMUNITY CONNECTORS PROGRAM

PRESENTATION TO HARRISONBURG
REDEVELOPMENT AND HOUSING AUTHORITY



- Harrisonburg was selected in September 2023 to be the recipient of a Community Connectors Program grant through national nonprofit Smart Growth America and the Robert Wood Johnson Foundation.
- The community's team is led by the Northeast Neighborhood Association, Shenandoah Valley Black Heritage Project, Harrisonburg Downtown Renaissance and the City government.





Rebuilding trust between Northeast Neighborhood residents and the City, repairing past harms, and reconnecting today's Northeast Neighborhood to the heart of the city are our most important goals.

We commit to prioritizing the needs, wants, and desires of Northeast Neighborhood community members as we scope potential future investments in the community.





PROGRAM COMPONENTS



Small Area Plan- Address community needs and engage the community on what the neighborhood should look like, while understanding the harm and loss resulting from Urban Renewal.



Facilitated Dialogue- Promote broader understanding, healing, and reconciliation by providing space for individuals to openly share and communicate their feelings and their history related to Urban Renewal.



Historical Research- Expand and better consolidate documentation of the impacts on the residents and business owners who were displaced from their homes and businesses by Urban Renewal



Community-led Demonstration Project- Empower the neighborhood to design a temporary change to Mason Street



HRHA Is Drafting Application For Planning Funds

Final Phase Will Be Completed At Meet Set For Tonight

The Harrisonburg Redevelopment and Housing Authority is drafting its application to the Federal Urban Renewal Administration for an advance of redevelopment planning funds.

The Authority will meet tonight to complete final plans for the survey and planning application to the federal government. The proposed redevelopment would be in the area between North Main, East Rock, Broadway and Johnson Streets. These general boundaries were determined by the City Planning Commission after considerable study.

Purposes Are Cited

David S. Clark, City Planning Engineer, last night stated the purposes for which the HRH Authority was activated.

"Slums and blighted areas exist within the city," said Mr. Clark. "These prove detrimental to the health, welfare, safety and morals of the community."

"Such slums and blighted areas effect the financial stability of the city because of the excessive high cost in these areas of city service, such as crime, fire and accident prevention, and public health, welfare and safety, and because of the constantly diminishing tax revenues from the worn out structures and the unoccupied lands or 'dead' subdivisions within these areas."

Plans Necessary

"Elimination of these blighted areas, as well as the prevention thereof is of such importance to the residents of Harrisonburg that it becomes necessary for the city to make plans for and carry out the acquisition and clearance of these areas, the rearrangement of streets and utilities, the relocation of inhabitants of these areas, and the sale or lease of such cleared lands to private or public persons or bodies, associations or groups for redevelopment in accordance with an approved plan."

"The Virginia General Assembly has declared that the elimination of slums and blighted areas constitute a public purpose, for which public money may be spent and private property acquired. As a result of recommendations of the City Planning Commission, City Council has established as a part of the long-range or Master plan of the city a program of urban redevelopment and Urban Renewal. The purpose is to stop the deterioration of property within certain areas, including the prevention of future tendencies toward the recurrence of these conditions."

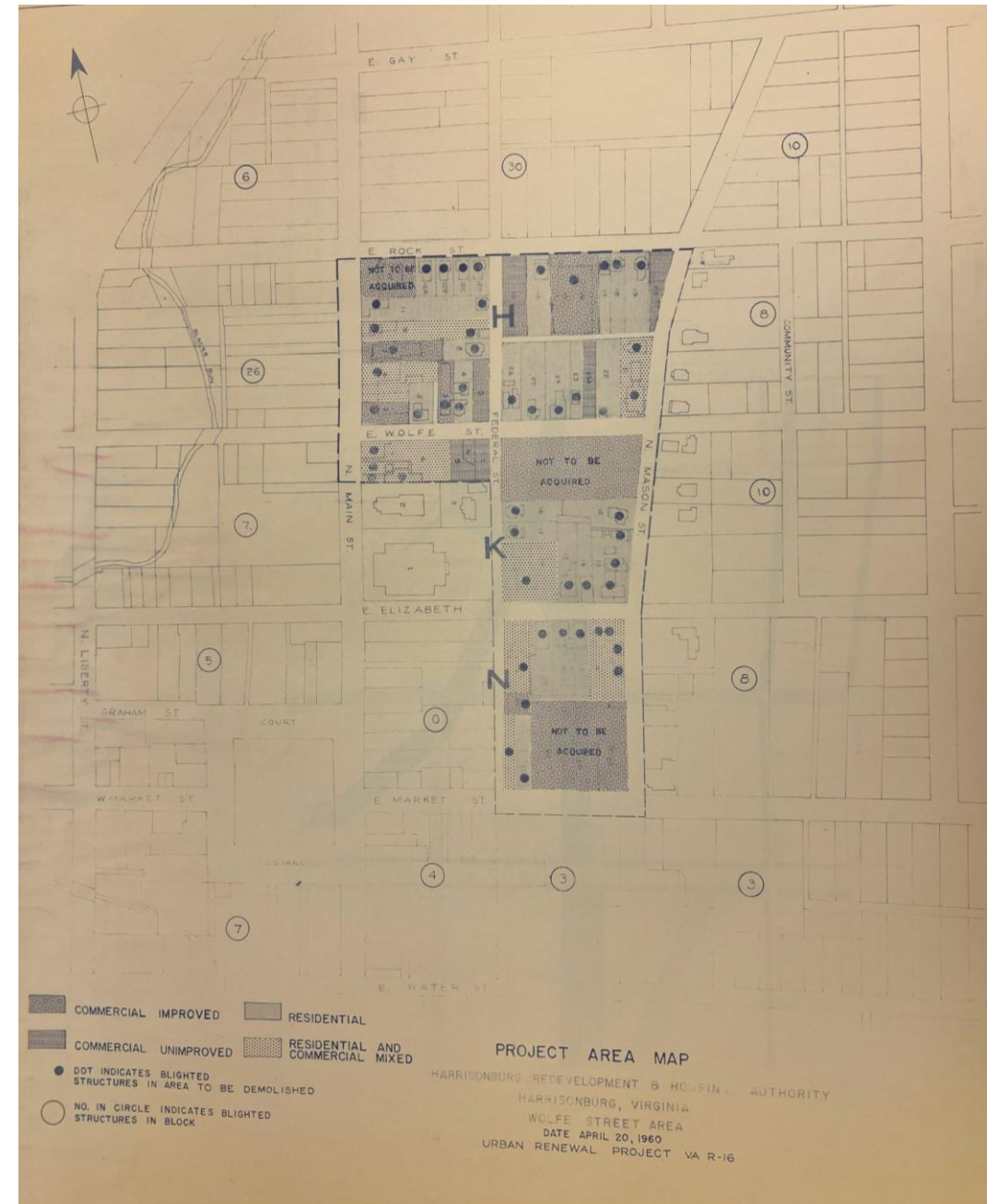
Action Under Code

"The creation and activation of the Harrisonburg Authority in accordance with Title 36 of the Code of Virginia, assures the City that the Urban Redevelopment phases of its master plan will be carried out properly and, in so doing, the Authority will be acting as an arm of the city government for

(Continued on Page 2, Col. 2)

June 19, 1956
Blight is defined

April 20, 1960
Blighted properties mapped











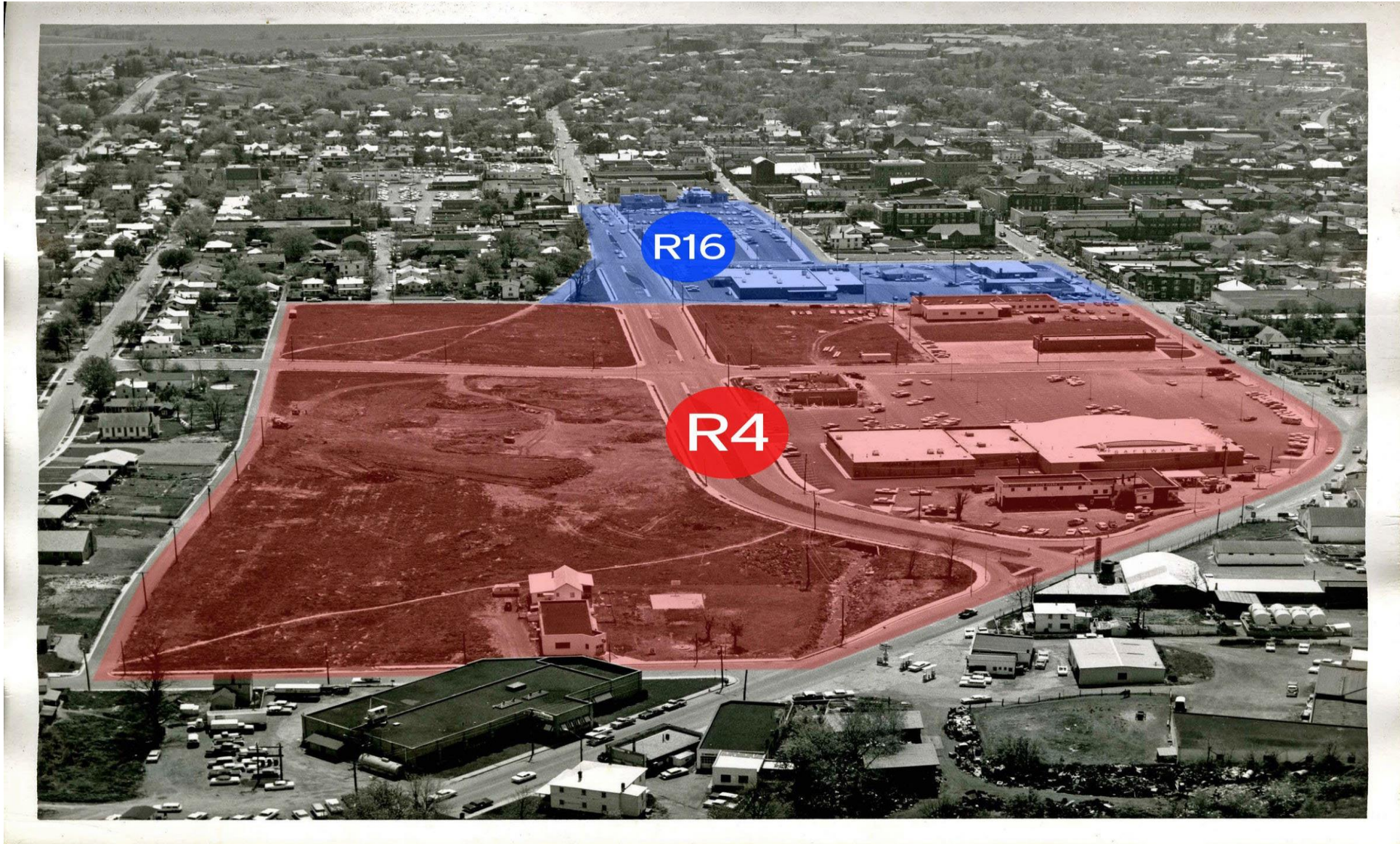
1937



2022



HARRISONBURG | VA
FRIENDLY BY NATURE



[The Legacy of Harrisonburg Urban Renewal \(WMRA.ORG\)](http://WMRA.ORG)

HARRISONBURG | VA
FRIENDLY BY NATURE



OUTREACH EVENTS

Neighborhood Pop-Ups July-September 2024

- First Baptist Church Yard Sale
- National Night Out
- African American Festival

Small Area Plan Community Meeting November 9

Virtual Community Meeting December 9

Community Survey January 2025

Design Charette February 15 at 11am

Mason Street Corridor Design Meeting March 2025

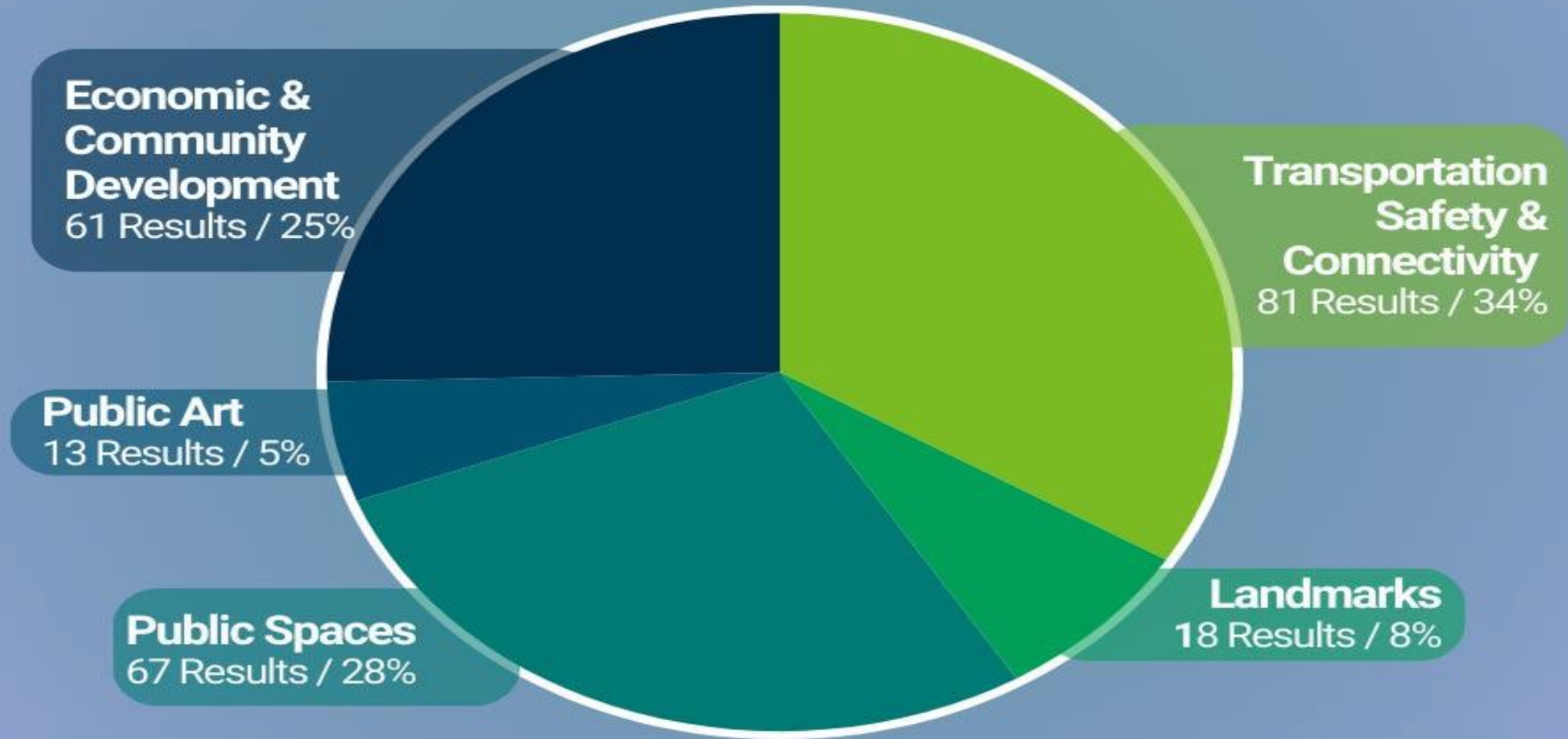


WHAT WE'VE HEARD SO FAR

- Celebrating Community Identity
- Preserving Cultural Heritage
- Addressing Past Harms
- Promoting Economic Opportunities
- Enhancing Public Spaces



Engagement Results





INVOLVEMENT OPPORTUNITIES



Small Area Plan- Address community needs and engage the community on what the neighborhood should look like, while understanding the harm and loss resulting from Urban Renewal.

- A survey to help shape the vision for the neighborhood will soon be available.
- The key community input event to shape the Small Area Plan is February 15 at I I am at the Lucy Simms Center. We welcome HRHA's assistance in inviting tenants to the event. Lunch will be served. Attendees will be entered to win a gift card for attending.



INVOLVEMENT OPPORTUNITIES



Facilitated Dialogue- Promote broader understanding, healing, and reconciliation by providing space for individuals to openly share and communicate their feelings and their history related to Urban Renewal.

- Participation of HRHA Board Members and staff could be very impactful in order to promote healing. If you are interested in being involved please contact me.



INVOLVEMENT OPPORTUNITIES



Historical Research- Expand and better consolidate documentation of the impacts on the residents and business owners who were displaced from their homes and businesses by Urban Renewal

- Mr. Wong has already offered access to the HRHA minutes.
- If there are other historical documents in HRHA's possession we would appreciate access to these as well.



INVOLVEMENT OPPORTUNITIES



Community-led Demonstration Project- Empower the neighborhood to design a temporary change to Mason Street

- The community event to develop the design will be held in March on a date not yet selected. We welcome HRHA's assistance in inviting tenants to the event.



INVOLVEMENT OPPORTUNITIES

Other ways HRHA could be involved:

- Identify a representative to participate on the steering committee for the program
- Provide space for display of yard signs about upcoming events
- Connect us to tenants who may be well connected to their neighbors and could be enlisted as “street captains” for informing neighbors of this effort



QUESTIONS?

HRHA Maintenance Report

December 2024

Year to Date

Work orders

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)	0	<u>1</u>	<u>1</u>	0
Commerce Village Operating(cvo)	0	<u>7</u>	<u>7</u>	0
Franklin Heights Operating(fho)	<u>2</u>	<u>47</u>	<u>44</u>	<u>5</u>
JR Polly Lineweaver(jrpl)	<u>2</u>	<u>30</u>	<u>30</u>	<u>2</u>
Lineweaver Annex Operating(lao)	0	<u>23</u>	<u>23</u>	0
Pleasant View(plesview)	0	<u>1</u>	<u>1</u>	0
Total	<u>4</u>	<u>109</u>	<u>106</u>	<u>7</u>

Property	
Bridgeport	8
Commerce Village Operating(cvo)	191
Franklin Heights Operating(fho)	617
JR Polly Lineweaver(jrpl)	454
Lineweaver Annex Operating(lao)	343
Pleasant View(plesview)	34
Total	1647

Unit turns

Unit turns

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

Property	
Commerce Village (cvo)	7
Franklin Heights Operating(fho)	16
JR Polly Lineweaver(jrpl)	11
Lineweaver Annex Operating(lao)	10
Total	44

Emergency Work orders

Emergency Work orders

Property	Created	Closed
Commerce Village Operating(cvo)	<u>1</u>	<u>1</u>
JR Polly Lineweaver(jrpl)	<u>1</u>	<u>1</u>
Lineweaver Annex Operating(lao)	<u>3</u>	<u>3</u>
Total	5	5

Property	
Commerce Village Operating(cvo)	1
Franklin Heights Operating(fho)	16
JR Polly Lineweaver(jrpl)	25
Lineweaver Annex Operating(lao)	14
Pleasant View	1
Total	57

units off line due to maintenance issues 0

Contractors used this month:

New Directions HVAC repair and maintenance

BoxScore Summary

For Selected Properties

Date = 11/01/2024-11/30/2024

Not Specified	Not Specified	0	0	0	0	0	4	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	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	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heighths 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
waitjr0		0	0	0	0	0	28	0	0	0	12	0	0.00	0	0.00	12	0	0	0.00
	Total	0	0	0	1	0	32	0	0	0	13	1	100.00	0	100.00	12	0	0	100.00

BoxScore Summary

For Selected Properties

Date = 11/01/2024-11/30/2024

Availability																	
Code	Name	Avg. Sq Ft.	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	673	47	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	28	0	2	0	0	2	0	0	0	93.33	93.33	93.33	93.33
1bed-LA	Lineweaver Annex-one bedro	414	68	60	55	0	4	0	1	5	0	0	0	93.33	93.33	93.33	91.66
2b1b-FH	Franklin Heights-twobedroo	988	0	38	35	0	2	0	1	3	0	0	0	94.73	94.73	94.73	92.10
3b1b-FH	Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
3b2b-FH	Franklin Heights-three bed	1,248	55	32	31	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.87
4b2b-FH	Franklin Heights-four bed	1,192	0	13	12	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.30
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
	Total	650	190	280	267	0	9	0	4	13	0	0	0	96.78	96.78	96.78	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	1	0	1	0	0	0	0	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	0	0	0	0	0	0
1bed-CV	Commerce Village	30	0	0	1	0	1	0	0	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	1	0	1	0	2	0	1	0	0	0	0	0	0
2b1b-FH	Franklin Heights-twobedroo	38	0	0	0	0	1	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	1	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	1	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	3	0	6	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												

Unit Availability

For Selected Properties

As Of = 11/30/2024

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effici	0	673	47	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	28	0	2	0	0	2	0	0	0	93.33	93.33	93.33	93.33
Lineweaver Annex-one bedro	414	68	60	55	0	4	0	1	5	0	0	0	93.33	93.33	93.33	91.67
Franklin Heights-twobedroo	988	0	38	35	0	2	0	1	3	0	0	0	94.74	94.74	94.74	92.11
Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-three bed	1,248	55	32	31	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.88
Franklin Heights-four bed	1,192	0	13	12	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.31
Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
Total	650	190	280	267	0	9	0	4	13	0	0	0	96.79	96.79	96.79	95.36

Unit Availability

For Selected Properties

As Of = 12/31/2024

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effici	0	673	47	45	0	1	0	1	2	0	0	0	97.87	97.87	97.87	95.74
Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	714	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village	600	160	30	28	0	2	0	0	2	0	0	0	93.33	93.33	93.33	93.33
Lineweaver Annex-one bedro	414	68	60	54	0	4	0	2	6	0	0	0	93.33	93.33	93.33	90.00
Franklin Heights-twobedroo	988	0	38	36	0	2	0	0	2	0	0	0	94.74	94.74	94.74	94.74
Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-three bed	1,248	55	32	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	264	0	13	0	3	16	0	0	0	95.36	95.36	95.36	94.29

BoxScore Summary

For Selected Properties

Date = 12/01/2024-12/31/2024

Availability																	
Code	Name	Avg. Sq Ft.	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	673	47	45	0	1	0	1	2	0	0	0	97.87	97.87	97.87	95.74
1b1b-FH	Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	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	28	0	2	0	0	2	0	0	0	93.33	93.33	93.33	93.33
1bed-LA	Lineweaver Annex-one bedro	414	68	60	54	0	4	0	2	6	0	0	0	93.33	93.33	93.33	90.00
2b1b-FH	Franklin Heights-twobedroo	988	0	38	36	0	2	0	0	2	0	0	0	94.73	94.73	94.73	94.73
3b1b-FH	Franklin Heights-three bed	977	0	24	24	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
3b2b-FH	Franklin Heights-three bed	1,248	55	32	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	264	0	13	0	3	16	0	0	0	95.35	95.35	95.35	94.28

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Skip/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Polly Lineweaver effici	47	0	0	1	0	2	1	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	0	0	0	0	1	0	0	0	0	0	0	0	0
2b1b-FH	Franklin Heights-twobedroo	38	0	0	1	0	0	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	0	0	3	1	1	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	2	0	1	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	0	0	7	1	5	1	0	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 = 12/01/2024-12/31/2024

Not Specified	Not Specified	0	0	0	0	0	5	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	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	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	38	0	0	0	8	0	0.00	0	0.00	8	0	0	0.00
	Total	0	0	0	1	0	43	0	0	0	8	0	0.00	0	0.00	8	0	0	0.00

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

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds	\$6,834.41
	Total	\$6,834.41
	AR Due from:	
	JR Polly Lineweaver Apartments	\$325,583.41
	Housing Choice Voucher Program	\$37,380.20
	Commerce Village, LLC	\$2,162.41
	Franklin Heights, LLC-Operating/Debt Servicing	\$65,222.84
	Commerce Village II	\$332,259.51
	EPHO/BTC	\$81,951.78
		\$844,560.15

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$162,743.60
	United Bank-FSS Escrow for participants	\$6.34
	Total	\$162,749.94

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$24,199.33
	Total	\$24,199.33

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$219,011.29
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$470,587.24
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Commerce Village, LLC

Cash:	First Bank & Trust	\$265,225.56
	Virginia Housing-Replacement Reserve Account	\$81,766.85
	Truist/BB&T-Operating Reseve Account	\$133,402.24

	<u>Grand Total</u>	<u>\$1,363,776.86</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of November 30, 2024**

	Cash Balance as of 1/31	Cash Balance as of 2/29	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31	Cash Balance as of 8/31	Cash Balance as of 9/30	Cash Balance as of 10/31	Cash Balance as of 11/30
LOCAL COMMUNITY DEVELOPMENT											
First Bank & Trust	\$290,608.08	\$334,345.09	\$245,842.86	\$221,120.05	\$80,817.58	\$109,118.75	\$60,363.33	\$0.00	\$23,725.86	\$43,114.58	\$6,834.41
HOUSING CHOICE VOUCHER PROGRAM											
Truist-Checking	\$550,596.80	\$643,268.46	\$1,227,135.89	\$569,712.90	\$139,561.99	\$202,783.73	\$249,885.01	\$237,999.62	\$165,880.89	\$123,893.97	\$162,743.60
United Bank-FSS Escrow	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34
J.R. POLLY LINEWEAVER APARTMENTS											
United Bank-Checking	\$37,081.56	\$4,684.56	\$5,073.43	\$18,992.69	\$26,499.64	\$27,827.07	\$17,285.07	\$4,874.07	\$19,878.27	\$17,981.50	\$24,199.33
ALL PROGRAMS-FH, LW, JRL, CVO											
United Bank-Security Dep.	\$197,194.54	\$200,145.89	\$205,382.20	\$212,636.35	\$197,890.50	\$199,493.30	\$204,396.36	\$204,775.62	\$213,949.13	\$217,654.00	\$219,011.29
COMPONENT UNITS											
Franklin Heights, LLC											
United Bank-Checking	\$255,601.73	\$331,246.32	\$412,092.39	\$477,485.59	\$552,540.56	\$622,851.18	\$135,970.15	\$161,611.12	\$230,935.82	\$297,768.00	\$470,587.24
Commerce Village LLC											
First Bank & Trust	\$272,162.43	\$266,164.68	\$274,292.51	\$264,206.07	\$274,378.01	\$280,471.69	\$276,812.74	\$281,847.86	\$279,630.01	\$269,464.02	\$265,225.56
VA Housing-Repl Reserve	\$77,628.06	\$78,023.41	\$80,639.18	\$81,056.22	\$82,237.95	\$83,433.05	\$76,468.04	\$77,643.85	\$78,775.67	\$79,898.60	\$81,766.85
Truist-Operating Reserve	\$131,826.28	\$131,982.00	\$132,148.67	\$132,310.16	\$132,477.24	\$132,639.13	\$132,806.63	\$132,974.34	\$133,136.84	\$133,304.96	\$133,402.24
Total	\$1,812,705.82	\$1,989,866.75	\$2,582,613.47	\$1,977,526.37	\$1,486,409.81	\$1,658,624.24	\$1,153,993.67	\$1,101,732.82	\$1,145,918.83	\$1,183,085.97	\$1,363,776.86

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of December 31, 2024**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds	\$1,884.74
	Total	\$1,884.74
	AR Due from:	
	JR Polly Lineweaver Apartments	\$321,073.52
	Housing Choice Voucher Program	\$0.00
	Commerce Village, LLC	\$0.00
	Franklin Heights, LLC-Operating/Debt Servicing	\$0.00
	Commerce Village II	\$338,591.01
	EPHO/BTC	\$116,128.65
		\$775,793.18

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$136,732.15
	United Bank-FSS Escrow for participants	\$6.34
	Total	\$136,738.49

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$43.00
	Total	\$43.00

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$222,457.40
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$436,513.41
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Commerce Village, LLC

Cash:	First Bank & Trust	\$215,180.00
	Virginia Housing-Replacement Reserve Account	\$82,127.98
	Truist/BB&T-Operating Reseve Account	\$133,474.50

	<u>Grand Total</u>	<u>\$1,228,419.52</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of December 31, 2024**

	Cash Balance as of 1/31	Cash Balance as of 2/29	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31	Cash Balance as of 8/31	Cash Balance as of 9/30	Cash Balance as of 10/31	Cash Balance as of 11/30	Cash Balance as of 12/31
LOCAL COMMUNITY DEVELOPMENT												
First Bank & Trust	\$290,608.08	\$334,345.09	\$245,842.86	\$221,120.05	\$80,817.58	\$109,118.75	\$60,363.33	\$0.00	\$23,725.86	\$43,114.58	\$6,834.41	\$1,884.74
HOUSING CHOICE VOUCHER PROGRAM												
Truist-Checking	\$550,596.80	\$643,268.46	\$1,227,135.89	\$569,712.90	\$139,561.99	\$202,783.73	\$249,885.01	\$237,999.62	\$165,880.89	\$123,893.97	\$162,743.60	\$136,732.15
United Bank-FSS Escrow	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34	\$6.34
J.R. POLLY LINEWEAVER APARTMENTS												
United Bank-Checking	\$37,081.56	\$4,684.56	\$5,073.43	\$18,992.69	\$26,499.64	\$27,827.07	\$17,285.07	\$4,874.07	\$19,878.27	\$17,981.50	\$24,199.33	\$43.00
ALL PROGRAMS-FH, LW, JRL, CVO												
United Bank-Security Dep.	\$197,194.54	\$200,145.89	\$205,382.20	\$212,636.35	\$197,890.50	\$199,493.30	\$204,396.36	\$204,775.62	\$213,949.13	\$217,654.00	\$219,011.29	\$222,457.40
COMPONENT UNITS												
Franklin Heights, LLC												
United Bank-Checking	\$255,601.73	\$331,246.32	\$412,092.39	\$477,485.59	\$552,540.56	\$622,851.18	\$135,970.15	\$161,611.12	\$230,935.82	\$297,768.00	\$470,587.24	\$436,513.41
Commerce Village LLC												
First Bank & Trust	\$272,162.43	\$266,164.68	\$274,292.51	\$264,206.07	\$274,378.01	\$280,471.69	\$276,812.74	\$281,847.86	\$279,630.01	\$269,464.02	\$265,225.56	\$215,180.00
VA Housing-Repl Reserve	\$77,628.06	\$78,023.41	\$80,639.18	\$81,056.22	\$82,237.95	\$83,433.05	\$76,468.04	\$77,643.85	\$78,775.67	\$79,898.60	\$81,766.85	\$82,127.98
Truist-Operating Reserve	\$131,826.28	\$131,982.00	\$132,148.67	\$132,310.16	\$132,477.24	\$132,639.13	\$132,806.63	\$132,974.34	\$133,136.84	\$133,304.96	\$133,402.24	\$133,474.50
Total	\$1,812,705.82	\$1,989,866.75	\$2,582,613.47	\$1,977,526.37	\$1,486,409.81	\$1,658,624.24	\$1,153,993.67	\$1,101,732.82	\$1,145,918.83	\$1,183,085.97	\$1,363,776.86	\$1,228,419.52