## HOUSING CHOICE VOUCHER PROGRAM MANAGEMENT REPORT FOR 2/17/21 BOARD MEETING SUMMARY OF JANUARY 2021

### 1. HCV Waiting List (as of 1/31/21)

	1 BR	2 BR	3 BR	4BR	5+ BR	Total
Applications by Unit Size	425	592	453	161	36	1,667
New Applicants This Month	58	59	48	11	2	178

### 2. Voucher Utilization (as of 1/31/21)

					PBV Franklin	PBV VASH Commerce		
	FUP	NED	TP	HCV	Heights	Village	MS5	Total
MANDATED TOTAL	50	170	8	486	129	15	98*	956
	35	140	8	427	121	14	53	798
Leased	70%	82%	100%	88%	94%	93%	54%	83.5%

### 3. Currently Searching Voucher Details (as of 1/31/21)

Voucher	# Households	Average
Size		Days
		Searching
1	53	196
2	19	171
3	16	122
4+	2	87

### 4. Household Certifications & Voucher Updates

#### Voucher Updates

<ul> <li>Issued</li> </ul>	7
Extended	22
Expired	11
Rent Increases (excludes	28
FH)	12 at renewal
	+ 16 others
Unit Changes	3
New Admissions	6
Port In	2
Interims	49
Decrease	20
Increase	24
HH Change/Other	5
Annuals	52
Terminations	3
Gave up voucher	1
<ul> <li>Deceased</li> </ul>	0
6 months full rent	0
Other	2

5. Inspections Completed in January: 10 new contract inspections (8 pass, 1 fail, 1 follow-up)

### 6. Voucher Caseload (1/31)

• Jon Myers 255; Kim Ashlin 239; Kristin Derflinger 264; Sandra Lowther 29 (Total: 787)

### 7. PIC Submission: 100%

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# 8. HAP Expenditures

Total HAP Expenditures*	481,818
Leased Vouchers (month end)**	794
Average Per Unit Cost (\$)	606.82

\* Includes mainstream vouchers

\*\* Mainstream vouchers are counted at the first of the month

Landlords using Assistance Connect Portal: 48 as of 2/17/21

I certify that the forgoing information is true and correct to the best of my knowledge and belief.

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Elizabeth Webb, HCV Manager

February 17, 2021 Date

ombin	ing Statement of Reve	nues, Expenses	s and onlange	5 m Net i Oonde	/11				
or the	period January 1 to De	cember 31, 202	20						
InAudit	ed-FDS Submission								100
The care		200	200	200	400	400	400	400	400
		CFDA# 14.182	CFDA# 14.191	CFDA# 14.MRC	CFDA# 14.871	CFDA# 14.HCC	CFDA# 14.896	CFDA# 14.879	CFDA# 14.MS5
		Section 8	Multifamily	Mod Rehab	Housing Choice	HCV	HCV	Mainstream 5	HCV Cares Act Funds
Line #		New Construction	Hsg Svc Coord	Cares Act Funds	Voucher Program	Cares Act Funds	FSS Grant	Program	Cares Act Funds
	ASSETS								
	Current Assets:								
111	Cash - unrestricted	0.00			197,189.48	91,041.93			
	Cash - restricted - mod/dev								
113	Cash - other restricted (incl FSS/HAP/CV Reserve)				476,196.68			69,690.00	
110	Cash - Tenant Security								
114	Deposit	15,733.55					0.00	60 000 00	0.00
	Total Cash	15,733.55		0.00	673,386.16	91,041.93	0.00	69,690.00	0.0
	Accounts and notes receivables								
121	A/R - PHA Projects								
	A/R - Hud								
	A/R - other government								
	A/R - miscellaneous								
	A/R - tenants - dwelling								
126	rents	20,155.67							
	Allowance for doubtful								
126.1	accounts - dwelling rents	-8,116.88	1						
	Allowance for doubtful								
126.2	accounts - other								
	Notes and mortgages								
	Receivable-current				21 420 06	,			
128	Fraud Recovery				31,430.96				
	Allowance for Doubtful				-31,430.96	5			
128.1	Accounts-Fraud				01,100.00				
129	Accrued interest receivable	•							
120	Total receivables, net of allow for doubtful accounts	12,038.79	9 0.00	0.00	0.00	0.00	0.00	0.00	0.0
12	I Investments - Unrestricted								
	2 Investments - Restricted								
134	Prepaid expenses and								1
14	2 other assets	4,178.82	2		3,614.98	3			
	3 Inventories	.,							
14.	Allowance for obsolete								
1/3	1 inventories								1*

	TOTAL CURRENT ASSETS	31,951.16	0.00	0.00	677,001.14	91,041.93	0.00	69,690.00	0.0
1507	AGGETG	01,001110							
	NONCURRENT ASSETS:								
	Fixed assets:							-	
161		225,580.00							
	Buildings	1,853,880.59							
102	Furniture, equipment &	1,000,000.00							
163	machinery - dwellings	158,211.46			60,772.98				
	Furniture, equipment &				403.94				
	machinery - administration	5,237.50			403.94				
	Leasehold improvements	1,143,958.68			C4 47C 00				
	Accumulated depreciation	-2,385,565.86			-61,176.92				
	Construction in Progress								
	Total fixed assets, net of					0.00	0.00	0.00	0
160	accumulated depreciation	1,001,302.37	0.00	0.00	0.00	0.00	0.00	0.00	
	Other non-current assets								
	Notes and mortgages								
	receivable - non-current								
	Notes and mortgages								
	receivable - non-current -								
	past due								
174	Other assets								
176	Investment in joint ventures								
	TOTAL NONCURRENT					0.00	0.00	0.00	C
180	ASSETS	1,001,302.37	0.00	0.00	0.00	0.00	0.00	0.00	U.
						01 011 00	0.00	69,690.00	C
190	TOTAL ASSETS	1,033,253.53	0.00	0.00	677,001.14	91,041.93	0.00	69,690.00	
	LIABILITIES AND EQUITY:								
	Current liabilities								
	Accounts Payable < 90								
240	days	6,842.07			1,698.75				
312	Accounts Payable > 90	0,012.01							
212	days								
313	Accrued wage/payroll taxes								
201	payable	1,282.70			5,894.97				
321	Accrued compensated	1,202.10							
222	absences-current portion	694.73			2,334.17				
		001.10							
325	Accrued interest payable								
	Accounts Payable - HUD								
331	PHA programs								
	Accounts Payable - PHA								
332	Projects								
	Accounts Payable - other								
	3 government								
311	Tenant security deposits	15,118.52							

	Unearned revenue/deferred					91041.93			
	loan costs Current portion of L-T debt -					51041.00			
	capital projects/mortgage revenue								
	bonds	150,610.13							
	Other current liabilities								
	Accrued liabilities - other								
	Interprogram - due to	63,853.75							
	TOTAL CURRENT								
310	LIABILITIES	238,401.90			9,927.89	91,041.93	0.00	0.00	0
	NONCURRENT								
	LIABILITIES:								
	Long-term debt, net of								
351	current - capital projects	1,066,995.88							
	Non-current liabilities-FSS								
353	& other	109,755.15			120,544.68				
	Accured compensated								
	absences - noncurrent	6,253.20			21,007.48				
	TOTAL NONCURRENT								
350	LIABILITIES	1,183,004.23	0.00	0.00	141,552.16	0.00	0.00	0.00	C
300	TOTAL LIABILITIES	1,421,406.13	0.00	0.00	151,480.05	91,041.93	0.00	0.00	C
	Deferred Inflow of								
400	Resources								
	NET ASSETS:								
	Contributed Capital:								
	Total Invested in capital								
508.4	assets, net of related debt	-216,303.64	0.00	0.00	0.00	0.00	0.00	0.00	C
	Total restricted net assets				362,187.47			69,690.00	
	Total unrestricted net			-					
512.1	assets	-171,848.96			163,333.62				
	TOTAL EQUITY/NET								
513	ASSETS	-388,152.60	0.00	0.00	525,521.09	0.00	0.00	69,690.00	(
	TOTAL LIABILITIES AND								
600	EQUITY/NET ASSETS	1,033,253.53	0.00	0.00	677,001.14	91,041.93	0.00	69,690.00	(
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	(
		0.00							
	REVENUE:								
70300	Net tenant rental revenue	173,962.29							
	Net tenant revenue - other	an production allocation							
	(Late/laundry,etc)	9,838.12					0.00	0.00	
70500	Total rental revenue	183,800.41	0.00	0.00	0.00		0.00	0.00	
	HUD PHA grants	254,674.00	66,682.85	6,660.00	6,335,359.00	328,236.07	35,103.00	196,132.00	5,49
70610	Capital grants/CDBG								
70800	Other governement grants								

	nvestment income-								
	inrestricted				15,872.47				
71400 F	Fraud Recovery				15,072.47				
71500 0	Other revenue								
(	Gain or loss on sale of								
	ixed assets								
	nvestment income -								
72000 r	restricted			0.000.00	0 251 221 47	328,236.07	35,103.00	196,132.00	5,498.00
70000	TOTAL REVENUE	438,474.41	66,682.85	6,660.00	6,351,231.47	320,230.07	00,100.00		
	EXPENSES:								
								10017 07	
	Administrative	62,267.18			285,544.95		35103	18617.97	
	Administrative Salaries	1,200.00			6,940.00				
91200	Auditing fees	1,200.00							
91400	Advertising and marketing								
	Employee benefit				00,000,00				
	contributions-administrative	21,682.21			99,862.60				
	Office expense	2,414.68			9,955.63				
	Legal Fees	7,781.85			255.30				
91800		90.49			4,560.64			1383	
91900		9,658.71		535.57	45,229.03			1505	
	Total Operating -						05 400 00	20,000.97	0.0
	Administrative	105,095.12	0.00	535.57	452,348.15	0.00	35,103.00	20,000.97	
									101
	Tenant Services		42,803.31	2,576.02		52859.05			124
	Tenant Services - Salaries		42,000.01	2,010.02					
	Employee Benefits Contributions-Tenant		10.010.00	83.98		0			
92300	Services		12,040.00			66351.02			425
92400	Tenant Services-Other	561.87	6,489.93	3,464.43	0.00	119,210.07	0.00	0.00	5,498.0
92500	Total Tenant Services	561.87	61,333.24	6,124.43	0.00	110,210.07			
	Utilities								
93100	Water	7,795.11							
	Electricity	49,437.90			2,277.21				
93300		0.00			1,378.95				
	Sewer	22,035.42				0.00	0.00	0.00	0.0
	Total Utilites	79,268.43	0.00	0.00	3,656.16	0.00	0.00	0.00	
	Ordinary maintenance &								
	operation								
	Ordinary maintenance and								
94100	operations - labor	44,446.73							
0,100	Ordinary maintenance and								
	operations - materials &								
94200	) other	11,129.16							
	Ordinary maintenance and	10 - 10 00	0.00	0.00	0.00	0.00	0.00	0.00	0.
04201	operations - contract costs	40,548.09	0.00	0.00	0.00				
94300	Garbage and Trash								

	leating and Cooling	4,550.00							
	Snow Removal	1,450.00							
	Elevator	14,562.78							
L	andscape and Grounds	3,750.00							
U	Jnit Turnaround	912.24							
E	Electrical	0.00							
P	Plumbing	230.00							
	Extermination	3,739.67							
	Janitorial	1,372.74							
L	Unit Inspections	0.00							
	Surveillance Cameras	197.50							
F	Routine Maintenance								
	Contracts	2,988.91							
	Viscellaneous Contracts	4,810.43							
E 0 94500 r	Employee benefit contributions-ordinary maintenance	7,372.64		0.00	0.00	0.00	0.00	0.00	0.00
94000 7	Total Maintenance	103,496.62	0.00	0.00	0.00	0.00	0.00	0.00	
	Insurance								
	Property Insurance	4,016.98			369.90				
	Liability Insurance	1,580.78			154.17				
	Multure la Componentien	1,700.78			4,935.88				
	Workmen's Compensation	2,484.60			1,516.23				
	All other Insurance		0.00	0.00	6,976.18	0.00	0.00	0.00	0.00
96100	Total insurance premiums	9,783.14	0.00	0.00	0,070.10				
	Other general				1179.64			382.03	
	expense(port out fees)				11/9.04				
96210	Compensated absences								
96300	Payments in lieu of taxes								
	Bad debt - tenant rents	5,642.58							
	Bad debt - mortgages								
	Bad debt - other				2,982.54				
	Total Other General						0.00	202.02	0.00
	Expenses	5,642.58	0.00	0.00	4,162.18	0.00	0.00	382.03	0.00
	Interest on Mortgage (or								
	Bonds) Payable	42,868.93							
	Interest on Notes Payable	12,000,00							
96720	(Short and Long term) Total Interest Expense	42,868.93	0.00	0.00	0.00		0.00	0.00	
	Total Interest Expense	42,000.00	0.00						
	TOTAL OPERATING EXPENSES	346,716.69	61,333.24	6,660.00	467,142.67	119,210.07	35,103.00	20,383.00	5,498.0
	EXCESS OF OPERATING REVENUE OVER OPERATING EXPENSES	91,757.72	5,349.61	0.00	5,884,088.80	209,026.00	0.00	175,749.00	0.0

	Housing Assistance Payments				5,537,996.00	209026		182001	
	HAP Portability-In				0,000,000,000				
	Depreciation Expense	132,715.88							
	TOTAL EXPENSES	479,432.57	61,333.24	6,660.00	6,005,138.67	328,236.07	35,103.00	202,384.00	5,498.
50000		470,402.07	01,000.21	0,000,000	0,000,000.0				
(	OTHER FINANCING								
:	SOURCES (USES)								
	Operating transfers in		-5349.61						
	Operating transfers out	5349.61							
	Operating transfers from/to								
1	primary government								
10030	(PILOT)								
-	Special items (net								
9	gain/loss) Disposition on								
10040	NE Equip			_					
	TOTAL OTHER								
	FINANCING SOURCES								
10100	(USES)	5,349.61	-5,349.61	0.00	0.00		0.00	0.00	0
	EXCESS (DEFICIENCY)								
	OF TOTAL REVENUE								
	OVER (UNDER) TOTAL							0.050.00	0
	EXPENSES	-35,608.55	0.00	0.00	346,092.80		0.00	-6,252.00	0
	MEMO ACCOUNT								
	INFORMATION								
	Debt principal payments -								
	Required for REAC (amts								
	pd this year)	145,281.59							
	Beginning Equity	-352,544.05	0	0	179,334.29	0	0	75,942	
	Prior Period Adjustments, Equity								
	Transfers and Correction of Errors								
	Administrative Fee Equity				163,333.62				
	Housing Assistance								
	Payments Equity				362,187.47			69,690	
	Unit Months Available	732			10296			1,015	
	Number of Unit Months							100	
	Leased	692			9212			409	
	Land Purchases								
	Building Purchases								
	Furniture & Equipment-								
11630	Dwelling Purchases								
	Furniture & Equipment-								
	Administraive Purchases								
	Leasehold Improvement								
11650	Purchases								
		1							

			incl COC Plan							
						1900	BG01 & 20CDI			
	500	500	500	500	500		FRK	FRK		
	State/Local	State/Local	CFDA# 14.267	State/Local		Discretely	CFDA# 14.219	Blended	Elimination	Totals
	VHSP	COVID-19	Supportive	VHDA	Business	Presented	CDBG Block Grant	Franklin Heights, LLC	Column	(memo only)
	Grant	ESO Grant	Housing	COVID-19	Activity	Comp Units	DIOCK Grant	Heights, LLC	Column	(memo only)
ASSETS										
Current Assets:					553,946.41	160,992.22				1,003,170.04
Cash - unrestricted					555,940.41	100,992.22				1,000,11010
Cash - restricted - mod/dev										0.00
Cash - other restricted (incl					000					546,122.68
FSS/HAP/CV Reserve)					236					0-0,122.00
Cash - Tenant Security					20 016 42	15,346.00		119,201.02		179,296.99
Deposit		0.00	0.00	0.00	29,016.42	and the second se		119,201.02		1,728,589.71
Total Cash	0.00	0.00	0.00	0.00	583,198.83	176,338.22	0.00	113,201.02		1,120,000.11
Accounts and notes receivables										
A/R - PHA Projects										0.00
A/R - Hud			12,320.15							12,320.15
A/R - other government										0.00
A/R - miscellaneous	6,140.28	39,918.53		0	62,162.56					108,221.37
A/R - tenants - dwelling										115 004 44
rents					26,767.23	859.00		97,439.24		145,221.14
Allowance for doubtful								10 007 17		CO 567 50
accounts - dwelling rents					-11,999.47	-124.00		-43,327.17		-63,567.52
Allowance for doubtful					_					0.00
accounts - other										0.00
Notes and mortgages					4 070 07					1,972.27
Receivable-current					1,972.27					31,430.96
Fraud Recovery										01,100.0
Allowance for Doubtful Accounts-Fraud										-31,430.96
Accrued interest receivable										0.00
Total receivables, net of										
allow for doubtful accounts	6,140.28	39,918.53	12,320.15	0.00	78,902.59	735.00	0.00	54,112.07		204,167.4
	0,110.20									0.00
Investments - Unrestricted										0.0
Invesments - Restricted						175,513.29				175,513.2
Prepaid expenses and										01 757 0
other assets					8,306.64	3,759.94		11,896.82		31,757.2
Inventories								8,571.89		8,571.8
Allowance for obsolete								0000 (0		-857.1
inventories								-857.19	000 005 05	-857.1
Interprogram - due from					226,805.85				-226,805.85	0.0

TOTAL CURRENT							0.00	100 004 01	220 205 25	2,147,742.31
ASSETS	6,140.28	39,918.53	12,320.15	0.00	897,213.91	356,346.45	0.00	192,924.61	-226,805.85	2,147,742.51
NONCURRENT ASSETS:										
Fixed assets:					519,242.04	300,000.00		900,063.96		1,944,886.00
Land					5,019,058.79	3,159,823.10		10,741,569.72		20,774,332.20
Buildings					5,015,050.75	0,100,020.10				
Furniture, equipment & machinery - dwellings						53,339.00		107,838.82		380,162.26
Furniture, equipment &						10 510 10		70 041 02		429,997.11
machinery - administration					302,995.26	42,518.48		78,841.93		8,801,437.65
Leasehold improvements					600,610.20	425,796.00		6,631,072.77		-16,018,124.37
Accumulated depreciation					-3,834,636.33	-601,392.47		-9,135,352.79		-16,018,124.57
Construction in Progress										0.00
Total fixed assets, net of										10 040 000 95
accumulated depreciation	0.00	0.00	0.00	0.00	2,607,269.96	3,380,084.11	0.00	9,324,034.41		16,312,690.85 0.00
Other non-current assets										0.00
Notes and mortgages				_						451,685.36
receivable - non-current					451,685.36					451,005.50
Notes and mortgages										
receivable - non-current -										0.00
past due										0.00
Other assets					140,600.00	92.00				140,692.00
										0.00
Investment in joint ventures										0.00
TOTAL NONCURRENT				_						10 005 009 21
ASSETS	0.00	0.00	0.00	0.00	3,199,555.32	3,380,176.11	0.00	9,324,034.41		16,905,068.21
										10 050 910 50
TOTAL ASSETS	6,140.28	39,918.53	12,320.15	0.00	4,096,769.23	3,736,522.56	0.00	9,516,959.02	-226,805.85	19,052,810.52
LIABILITIES AND EQUITY:										
Current liabilities										
Accounts Payable < 90										400 400 29
days	6,140.28	39,918.53	12,320.15	0.00	10,506.13	3,228.18		19,746.29		100,400.38
Accounts Payable > 90 days										0.00
Accrued wage/payroll taxes										04 004 0
payable					4,959.42	448.95		22,395.22		34,981.26
Accrued compensated										7 070 4
absences-current portion					2,476.63	211.48		1,361.12		7,078.13
						57,101.91		94,222.43		151,324.3
Accrued interest payable										
Accounts Payable - HUD										0.0
PHA programs										
Accounts Payable - PHA										0.0
Projects										
Accounts Payable - other										0.0
government					29,016.42	15,346.00		118,739.00		178,219.9
Tenant security deposits					20,010.42	10,010.00				

Jnearned revenue/deferred oan costs					236.00	0.00		3,671.00		94,948.93
Current portion of L-T debt - capital projects/mortgage revenue ponds					27,356.73	0.00		592,930.82		770,897.68 0.00
Other current liabilities										0.00
Accrued liabilities - other						40.004.54		120,017.56	-226,805.85	0.00
Interprogram - due to						42,934.54		120,017.50	-220,000.00	
TOTAL CURRENT LIABILITIES	6,140.28	39,918.53	12,320.15	0.00	74,551.33	119,271.06	0.00	973,083.44	-226,805.85	1,337,850.66
NONCURRENT LIABILITIES:										
Long-term debt, net of current - capital projects					542,164.42	1,150,000.00		6,465,960.33		9,225,120.63
Non-current liabilities-FSS & other						380,533.43		_		610,833.26
Accured compensated absences - noncurrent					22,289.67	1,903.32		12,250.10		63,703.77
TOTAL NONCURRENT LIABILITIES	0.00	0.00	0.00	0.00	564,454.09	1,532,436.75	0.00	6,478,210.43	0.00	9,899,657.66
TOTAL LIABILITIES	6,140.28	39,918.53	12,320.15	0.00	639,005.42	1,651,707.81	0.00	7,451,293.87	-226,805.85	11,237,508.32
Deferred Inflow of										0.00
Resources										0.00
NET ASSETS:										
Contributed Capital:										
Total Invested in capital	0.00	0.00	0.00	0.00	2,037,748.81	2,230,084.11	0.00	2,265,143.26	0.00	6,316,672.54
assets, net of related debt	0.00	0.00	0.00	0.00	2,007,740.01	2,200,001.11				431,877.47
Total restricted net assets										
Total unrestricted net assets					1,420,015.00	-145,269.36		-199,478.11		1,066,752.19
TOTAL EQUITY/NET ASSETS	0.00	0.00	0.00	0.00	3,457,763.81	2,084,814.75	0.00	2,065,665.15	0.00	7,815,302.20
TOTAL LIABILITIES AND EQUITY/NET ASSETS	6,140.28	39,918.53	12,320.15	0.00	4,096,769.23	3,736,522.56	0.00	9,516,959.02	-226,805.85	19,052,810.52
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00								
REVENUE:					545,953.29	201,579.00		1,482,329.93		2,403,824.51
Net tenant rental revenue					040,900.29	201,079.00		1,102,020.00		
Net tenant revenue - other					7,728.12	4,141.81		18,673.60		40,381.65
(Late/laundry,etc)	0.00	0.00	0.00	0.00	553,681.41	205,720.81	0.00	1,501,003.53		2,444,206.16
Total rental revenue	0.00	0.00	0.00	0.00						
HUD PHA grants			108,173.22							7,336,518.14
Capital grants/CDBG							146,211.47			146,211.4
Other governement grants	60 747 13	153,610.00		125,000.00						339,357.13

nvestment income-					134.27			849.31		983.58
unrestricted					104.27					15,872.47
Fraud Recovery					362,149.13	339,152.30				701,301.43
Other revenue					302, 149.13	555, 152.50				
Gain or loss on sale of fixed assets										0.00
Investment income -						000.00				306.98
restricted						306.98	110 011 17	1,501,852.84	0.00	10,984,757.36
TOTAL REVENUE	60,747.13	153,610.00	108,173.22	125,000.00	915,964.81	545,180.09	146,211.47	1,501,652.64	0.00	10,004,101.00
EXPENSES:										
Administrative				0 750 00	000 000 07	19,824.98		178,594.73		909,348.82
Administrative Salaries	32,703.46	0.00	63,605.88	3,750.00	209,336.67	1,200.00		1,800.00		16,340.00
Auditing fees					5,200.00	1,200.00		1,000.00		0.00
Advertising and marketing										0.01
Employee benefit					00 005 40	6 540 14		66,032.24		285,394.18
contributions-administrative	7,352.47		17,717.34		66,205.18	6,542.14		2,761.35		23,290.02
Office expense	300.32		0		7,158.92	699.12		1,382.95		20,473.29
Legal Fees					9,949.19	1,104.00				12,614.63
Travel			705.80		5,330.84			1,926.86		729,051.50
Other	20,390.88	153,610.00	26,144.20	81,250.00	39,605.48	322,392.46		28,852.17		729,001.00
Total Operating - Administrative	60,747.13	153,610.00	108,173.22	85,000.00	342,786.28	351,762.70	0.00	281,350.30		1,996,512.44
Tenant Services						12,328.01				111,814.39
Tenant Services - Salaries						12,020.01				
Employee Benefits Contributions-Tenant										12,163.98
Services						40				84,563.91
Tenant Services-Other					561.88	2,561.12		323.66		
Total Tenant Services	0.00	0.00	0.00	0.00	561.88	14,929.13	0.00	323.66		208,542.28
Total Tenant Services	0.00									
Utilities					10,345.92	3,950.19		-3,363.27		18,727.95
Water						14,852.19		6,236.25		121,735.01
Electricity					48,931.46	933.38		720.27		3,641.1
Gas					608.51	10,662.30		-6,977.81		50,060.00
Sewer				0.00	24,340.09	30,398.06	0.00	-3,384.56		194,164.0
Total Utilites	0.00	0.00	0.00	0.00	84,225.98	30,390.00	0.00	-0,004.00		
Ordinary maintenance &										
operation								_		
Ordinary maintenance and operations - labor				35,841.51	66,221.17	9,886.82		124,394.71		280,790.9
Ordinary maintenance and operations - materials & other					17,937.04	1,864.76		29,067.16		59,9 <mark>98.1</mark>
Ordinary maintenance and operations - contract costs	0.00	0.00	0.00	0.00	52,149.97	11,284.98	0.00	48,110.78		152,093.8
Garbage and Trash Removal					1,983.70	2,196.43		345.96		6,509.9

					5,098.50	2,439.00		13,816.18		25,903.68
leating and Cooling					1,005.00	1,750.00		1,260.00		5,465.00
Snow Removal					9,309.23	0.00		0.00		23,872.01
Elevator					5,362.08	0.00		12,100.00		21,212.08
andscape and Grounds					39.98	0.00		4,000.00		4,952.22
Unit Turnaround					951.00	0.00		4,000.00		951.00
Electrical					948.01	0.00		1,330.00		2,508.01
Plumbing					12,386.84	1,137.50		5,579.25		22,843.26
Extermination						1,307.35		222.30		7,397.98
Janitorial					4,495.59	600.00		1,700.00		3,400.00
Unit Inspections					1,100.00			89.00		286.50
Surveillance Cameras					0.00	0.00		09.00		200.00
Routine Maintenance					7 6 4 4 97	4 05 4 70		1,728.09		13,913.57
Contracts					7,341.87	1,854.70				12,878.60
Miscellaneous Contracts					2,128.17	0.00		5,940.00		12,070.00
Employee benefit										
contributions-ordinary								01 000 51		E4 700 00
maintenance				4,158.49	16,104.94	2,184.41		21,968.51		51,788.99
Total Maintenance	0.00	0.00	0.00	40,000.00	152,413.12	25,220.97	0.00	223,541.16		544,671.87
Insurance					4,136.62	1,476.20		11,223.40		21,223.10
Property Insurance					1,136.50	562.96		3,993.74		7,428.15
Liability Insurance					1,150.50	502.50		0,000111		
					3,618.47	538.02		3,991.97		14,785.12
Workmen's Compensation					2,857.58	2,156.30		1,620.04		10,634.75
All other Insurance		0.00	0.00	0.00	11,749.17	4,733.48	0.00	20,829.15		54,071.12
Total insurance premiums	0.00	0.00	0.00	0.00	11,745.17	4,755.46	0.00	20,020.10		
Other general										1,561.67
expense(port out fees)										0.00
Compensated absences										
Payments in lieu of taxes					6367.32	12.12		24,430.97		30,810.41
Bad debt - tenant rents					2,026.89	1,106.95		16,830.27		25,606.69
Bad debt - mortgages										0.00
Bad debt - other					43,286.78	0.00				46,269.32
Total Other General										
Expenses	0.00	0.00	0.00	0.00	51,680.99	1,119.07	0.00	41,261.24		104,248.09
Interest on Mortgage (or					17,855.27	26,925.11		274,071.91		361,721.22
Bonds) Payable					17,000.27	20,020.11				
Interest on Notes Payable										0.00
(Short and Long term)			0.00	0.00	17,855.27	26,925.11	0.00	274,071.91		361,721.22
Total Interest Expense	0.00	0.00	0.00	0.00	17,655.27	20,923.11	0.00	217,011.01		
TOTAL OPERATING										2 462 024 0
EXPENSES	60,747.13	153,610.00	108,173.22	125,000.00	661,272.69	455,088.52	0.00	837,992.86	0.00	3,463,931.09
EXCESS OF OPERATING										
REVENUE OVER										
	0.00	0.00	0.00	0.00	254,692.12	90,091.57	146,211.47	663,859.98	0.00	7,520,826.2
OPERATING EXPENSES	0.00	0.00	0.00	0.00		-				
										0.0
Extraordinary Maintenance										

Housing Assistance										5,929,023.00
Payments										5,929,023.00
HAP Portability-In								750 054 44		
Depreciation Expense					188,387.94	126,553.47		753,251.41		1,200,908.70
TOTAL EXPENSES	60,747.13	153,610.00	108,173.22	125,000.00	849,660.63	581,641.99	0.00	1,591,244.27	0.00	10,593,862.79
OTHER FINANCING SOURCES (USES)								110 011 17		140,861.86
Operating transfers in							110 011 17	146,211.47		-140,861.86
Operating transfers out							-146,211.47			-140,001.00
Operating transfers from/to primary government (PILOT)										0.00
Special items (net gain/loss) Disposition on NE Equip										0.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	0.00	0.00	0.00	0.00	-146,211.47	146,211.47	0.00	0.00
EXCESS (DEFICIENCY) OF TOTAL REVENUE										
OVER (UNDER) TOTAL EXPENSES	0.00	0.00	0.00	0.00	66,304.18	-36,461.90	0.00	56,820.04	0.00	390,894.57
MEMO ACCOUNT INFORMATION										
Debt principal payments - Required for REAC (amts pd this year)				_	26,617.83	33,063.94		592,930.02		797,893.38
Beginning Equity	0.00	0.00	0.00	0.00	3,391,554.14	3,370,851.98	0	2,008,845.11		8,673,983.47
Prior Period Adjustments, Equity Transfers and Correction of Errors						(1,249,575.84)				-1,249,575.84
Administrative Fee Equity										163,333.62
Housing Assistance Payments Equity										431,877.47
Unit Months Available					720	360		1548		14,671.00
Number of Unit Months										
Leased					702	355		1477		12,847.00
Land Purchases										
Building Purchases										
Furniture & Equipment-										
Dwelling Purchases					/					
Furniture & Equipment- Administraive Purchases										
Leasehold Improvement										
Purchases										

Harrisonburg Redevelopment and Hou Combining Statement of Revenues, Ex	ponsos and Changes in Net	t Position		Less Perm Loan			
Combining Statement of Revenues, Ex	penses and changes in ite	ci oonion		Costs&Acc Am			
For the period January 1 to December	31, 2020						BLENDED
UnAudited-FDS Submission			CRETELY PRES	CVO	CVM		FRK
	SHC	600		Commerce	Commerce	Totals	Franklin
	Shenandoah	Lineweaver	150 South Main, LLC	Village, LLC	Village Mgt, LLC	(memo only)	Heights, LLC
Line #	Housing Corp	Annex Corp	Main, LLC	village, LLO	Village Higt, LLO	(	
ASSETS							
Current Assets:				160,992.22		160,992.22	
111 Cash - unrestricted				100,002.22		-	
112 Cash - restricted - mod/dev						-	
113 Cash - other restricted (incl FSS,VHDA,LEASE	E UP RESERVE)			15,346.00		15,346.00	119,201.02
114 Cash - Tenant Security Deposits			-	176,338.22	-	176,338.22	119,201.02
100 Total Cash		-		110,000.22			
Accounts and notes receivables						-	
121 A/R - PHA Projects						-	
122 A/R - Hud						-	
124 A/R - other government						-	
125 A/R - miscellaneous				859.00		859.00	97,439.24
126 A/R - tenants				(124.00)		(124.00)	-43,327.1
126.1 Allowance for doubtful accounts - dwellin	ig rents			(124.00)		-	
126.2 Allowance for doubtful accounts - other						-	
127 Notes and mortgages Receivable-curren	t					-	
128 Fraud Recovery						-	
128.1 Allowance for doubtful accounts - Fraud						_	
129 Accrued interest receivable			-	735.00	-	735.00	54,112.0
120 Total receivables, net of allow for doubtf	ul accounts -	-	-	700.00			
131 Investments-Unrestricted				175,513.29		- 175,513.29	
132 Investments-Restricted				2,189.70		3,759.94	11,896.8
142 Prepaid expenses and other assets	785.12	785.12		2,109.70		-	8,571.8
143 Inventories						-	-857.1
143.1 Allowance for obsolete inventories						-	
144 Interprogram - due from		705 40	-	354,776.21	_	356,346.45	192,924.6
150 TOTAL CURRENT ASSETS	785.12	785.12	-	554,770.21		0001010110	
NONCURRENT ASSETS:							
Fixed assets:				300.000.00		300,000.00	900,063.9
161 Land 1440			-	3,159,823.10		3,159,823.10	10,741,569.7
162 Buildings 1450			-			53,339.00	107,838.8
163 Furniture, equipment & machinery - dwellings (ran	ges/ref)		-	53,339.00		42,518.48	78,841.9
164 Furniture, equipment & machinery - adm (comp.au	uto,maint,surv eqp)			42,518.48		425,796.00	6,631,072.7
165 Leasehold improvements			-	425,796.00		(601,392.47)	-9,135,352.7
166 Accumulated depreciation			-	(601,392.47	/	(001,002.47)	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
167 Construction in Progress				2 200 004 14	-	3,380,084.11	9,324,034.4
160 Total fixed assets, net of accumulated depre	ciation -	-	-	3,380,084.11	-	0,000,004.11	-,
Other non-current assets						_	
171 Notes and mortgages receivable - non-	current					_	
172 Notes and mortgages receivable - non-current - p	ast due				92.00	92.00	
174 Other assets	-	-			52.00	52.00	

.

180 T	TOTAL NONCURRENT ASSETS	-	-	-	3,380,084.11	92.00	3,380,176.11	9,324,034.41
100 7	TOTAL ASSETS	785.12	785.12	_	3,734,860.32	92.00	3,736,522.56	9,516,959.02
190 1	IUTAL ASSETS	100.12						
	LIABILITIES AND EQUITY:							
	Liabilities							
	Current liabilities				3,228,18		3,228,18	19,746.29
312 A	Accounts Payable < 90 days				3,220.10		5,220.10	10,140.20
	Accounts Payable > 90 days				448.95		448.95	22,395.22
321 A	Accrued wage/paryoll taxes payable				211.48		211.48	1,361.12
	Accrued compensated absences				57,101.91		57,101.91	94,222.43
	Accrued interest payable			-	57,101.91		-	01,220
331 A	Accounts Payable - HUD PHA programs							
332 A	Accounts Payable - PHA Projects							
	Accounts Payable - other government				15 0 10 00			118,739.00
341	Tenant security deposits				15,346.00		15,346.00	3,671.00
342 [	Deferred revenue/loan costs							592,930.82
	Current portion of LT debt - capital proj/mortg revenue bonds			-			-	592,950.02
345 (	Other current liabilities						-	
346 /	Accrued liabilities - other					0.105.00		120.017.56
347	Interprogram - due to	-	40,414.28	-	25.26	2,495.00	42,934.54	973.083.44
310	TOTAL CURRENT LIABILITIES	-	40,414.28	-	76,361.78	2,495.00	119,271.06	973,003.44
	NONCURRENT LIABILITIES:							0.105.000.0
351	Long-term debt, net of current - capital projects				1,150,000.00		1,150,000.00	6,465,960.3
353	Non-current liabilities-FSS & other				380,533.43		380,533.43	12250.
354	Accured compensated absences - noncurrent				1,903.32		1,903.32	
350	TOTAL NONCURRENT LIABILITIES	-	-	-	1,532,436.75	-	1,532,436.75	6,478,210.43
300	TOTAL LIABILITIES	-	40,414.28	-	1,608,798.53	2,495.00	1,651,707.81	7,451,293.87
	NET ASSETS:							
	Total Invested in capital assets, net of related debt	-	-	-	2,230,084.11	-	2,230,084.11	2,265,143.26
511 1	Total restricted net assets (RNA)						-	-
512 1	Total unrestricted net assets (UNA)	785.12	(39,629.16)	-	(104,022.32)	(2,403.00)	(145,269.36)	(199,478.11
513	TOTAL EQUITY/NET ASSETS	785.12	(39,629.16)	-	2,126,061.79	(2,403.00)	2,084,814.75	2,065,665.15
600	TOTAL LIABILITIES AND EQUITY/NET ASSETS	785.12	785.12	-	3,734,860.32	92.00	3,736,522.56	9,516,959.02
	REVENUE:							
	Net tenant rental revenue				201,579.00		201,579.00	1,482,329.9
	Net tenant revenue - other				4,141.81		4,141.81	18,673.6
	Total revenue	-		-	205,720.81	-	205,720.81	1,501,003.53
70600	HUD PHA grants						-	146,211.4
70610	Capital grants/CDBG						-	0.0
	Other government grants						-	0.0
71100	Investment income-unrestricted						-	849.3
	Fraud Recovery						-	
71500	Other revenue (move from Captial Contrib each year)	305,124.60		33,977.70	50.00	-	339,152.30	
71600	Gain or loss on sale of fixed assets						-	
	Investment income - restricted				306.98		306.98	
12000	TOTAL REVENUE	305,124.60	-	33,977.70	206,077.79	-	545,180.09	1,648,064.3

E	EXPENSES:							
F	Administrative				19,824.98		19.824.98	178,594,73
1100 A	Administrative Salaries		100.00		19,024.90	400.00	1,200.00	1,800.00
	Auditing fees	400.00	400.00			400.00	-	
1400 /	Advertising and marketing				6,542.14		6,542.14	66,032.24
1500 E	Employee benefit contributions-administrative				699.12		699.12	2,761.35
1600 0	Office expense				-		1,104.00	1,382.95
1700 L	egal Fees	1,104.00		-			-	1,926.86
91800	Travel		05.00	50.00	23,270.83	50.00	322,392.46	28,852.17
91900	Other operating - administrative	298,996.63	25.00	50.00	50,337.07	450.00	351,762.70	281,350.30
1000	Total Operating - Administrative	300,500.63	425.00	50.00	50,337.07	450.00	001,702.70	
	Tenant Services						12,328.01	
	Tenant Services - Salaries				12,328.01			
2200	Employee Contributions-Tenant Services				40.00		40.00	323.66
	Tenant Services - Other				2,561.12		2,561.12	323.66
	Total Tenant Services	-	-	-	14,929.13	-	14,929.13	323.00
32500	Total Tenant Services							
	Utilities				3,950.19		3,950.19	-3,363.27
93100					14,852.19		14,852.19	6,236.25
93200	Electricity				933.38		933.38	720.27
93300	Gas				10.662.30		10,662.30	-6,977.81
93600	Sewer			-	30,398.06	-	30,398.06	-3,384.56
93000	Total Utilites	-	-		00,000.00			
	Ordinary maintenance & operation				0.000.00		9,886.82	124.394.71
94100	Ordinary maintenance and operations - labor				9,886.82		1,864.76	29,067.16
94200	Ordinary maintenance and operations - materials & other				1,864.76	-	11,284.98	48,110.78
94300	Ordinary maintenance and operations - contract costs	-	-	-	11,284.98	-	2,196.43	345.90
	Garbage and Trash Removal				2,196.43		2,439.00	13,816.18
	Heating and Cooling				2,439.00		1,750.00	1,260.00
	Snow Removal				1,750.00		1,700.00	0.0
	Elevator				-			12,100.0
	Landscape and Grounds				-			4.000.0
	Unit Turnaround				-			0.0
	Electrical				-			1.330.0
	Plumbing				-		1,137.50	5,579.2
	Extermination				1,137.50		1,307.35	222.3
	Janitorial				1,307.35		600.00	1,700.0
	Unit Inspections				600.00		-	89.0
	Surveillance Cameras				-		1,854.70	1,728.0
	Routine Maintenance Contracts				1,854.70		1,004.70	5,940.0
	Miscellaneous Contracts				-		2,184.41	21,968.5
94500	Employee benefit contributions-ordinary maintenance				2,184.41		25,220.97	223,541.1
	Total Maintenance	-	-	-	25,220.97	-	25,220.57	220,0111
	General Expenses						4 470 00	11,223.4
06110	Property Insurance				1,476.20		1,476.20	3,993.7
	Liability Insurance				562.96		562.96	3,993.7
	Workmen's Compensation				538.02		538.02	1.620.0
	All Other Insurance	995.60	995.60		165.10		2,156.30	20.829.1
	Total insurance premiums	995.60	995.60	-	2,742.28	-	4,733.48	20,829.
					12.12		12.12	

96210	Compensated absences (required by REAC program)						-	24,430.97
	Payments in lieu of taxes						-	16.830.27
	Bad debt - tenant rents				1,106.95		1,106.95	10,030.27
	Bad debt - mortgages						-	
	Bad debt - other			-			-	44 004 04
00000	Total Other General Expenses	-	-	-	1,119.07	-	1,119.07	41,261.24
							00.005.11	274,071.91
96710	Interest on Mortgage (or Bonds) Payable			265.55	26,659.56		26,925.11	274,071.91
96720	Interest on Notes Payable (Short and Long term)						-	274,071.91
	Total Interest Expense	-	-	265.55	26,659.56	-	26,925.11	214,011.91
	· · · · · · · · · · · · · · · · · · ·					150.00	455 000 50	837,992.86
96900	TOTAL OPERATING EXPENSES	301,496.23	1,420.60	315.55	151,406.14	450.00	455,088.52	837,992.00
97000	TOTAL OPERATING EXPENSES EXCESS OPERATING							040 074 45
01000	REVENUE OVER OPERATING EXPENSES	3,628.37	(1,420.60)	33,662.15	54,671.65	(450.00)	90,091.57	810,071.45
	NEVEROL OVER OF EXAMINE AN							
97100	Extraordinary Maintenance						-	
97300	Housing Assistance Payments						-	
97350	Housing Assistance Payments-Portability In							750 054 44
	Depreciation Expense				126,553.47		126,553.47	753,251.41
	TOTAL EXPENSES	301,496.23	1,420.60	315.55	277,959.61	450.00	581,641.99	1,591,244.27
30000	TOTAL EXI ENOLO							
	OTHER FINANCING SOURCES (USES)							110 011 17
10010	Operating transfers in						-	146,211.47
	Operating transfers out						-	-146,211.47
10020	Operating transfers from/to primary government						-	
10030	Operating transfers from/to Component Units						-	-
10040	Special items (net gain/loss) Disposition on NE Equip						-	0.00
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	0.00
10100								
10000	EXCESS (DEFICIENCY) OF TOTAL REVENUE							
10000	OVER (UNDER) TOTAL EXPENSES	3,628.37	(1,420.60)	33,662.15	(71,881.82)	(450.00)	(36,461.90)	56,820.04
	OVER (ONDER) TO THE EXA ENDED							
	MEMO ACCOUNT INFORMATION							
11020	D Debt principal payments - Required for REAC(pd this year)			33,063.94	-		33,063.94	592,930.02
11020	D Beginning Equity	862,381.75	(38,208.56)	350,688.69	2,197,943.10	(1,953.00)	3,370,851.98	2,008,845.11
11030	0 Prior Period Adjustments, Equity Transfers and Correction of Errors	(865,225.00)		(384,350.84)			(1,249,575.84)	
111040	0 Administrative Fee Equity							
	0 HAP Equity						-	
	0 Unit Months Available				360		360	1548
	0 Number of Unit Months Leased				355		355	147
	0 Land Purchases						-	
	0 Land Purchases 0 Building Purchases						-	
1102	0 Furniture & Equipment-Dwelling Purchases						-	
1103	0 Furniture & Equipment-Dwening Furchases 0 Furniture & Equipment-Administrative Purchases						-	
1104	0 Furniture & Equipment-Administrative Purchases 0 Leasehold Improvements Purchases						-	

#### HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY HOUSING CHOICE VOUCHER PROGRAM

Correction

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND EQUITY

DECEMBER 31, 2020-End of Year Report

	Annual Budget	Actual to Date	Over/(Under) Budget
Receipts			0.00
3300 Interest Income-Restricted	0.00	0.00	0.00
3300 FSS Fort.	2,000.00	0.00	(2,000.00)
3300RC Fraud/Abuse RecHAP	8,000.00	7,981.24	(18.76)
3300RC Fraud/Abuse RecAdm	8,000.00	7,981.23	(18.77)
3690 Other Income	0.00	0.00	0.00
3410 FSS Grant Income	35,103.00	35,103.00	0.00
3410 HCV Adm Income	5,585,682.00	638,409.07	(4,947,272.93)
3410 HCV HAP Income	468,331.00	6,226,816.00	5,758,485.00
Total Receipts	6,107,116.00	6,916,290.54	809,174.54
Expenses			
Administration	004 400 00	259 200 07	FC 907 07
4110 Salaries	301,462.00	358,269.97	56,807.97
4540 Benefits	102,024.00	114,120.77	12,096.77 0.00
4110 FSS Salaries	35,103.00	35,103.00	4,050.30
4130 Legal Fees	0.00	4,050.30	2,792.50
4140 Training	2,000.00	4,792.50	
4150 Travel	2,000.00	4,560.64	2,560.64 0.00
4171 Auditing Fees	6,940.00	6,940.00	
4190 Sundry	44,000.00	104,323.01	60,323.01
4190.1 Portability Fees	5,000.00	1,561.67	(3,438.33)
Total Administration	498,529.00	633,721.86	135,192.86
Utilities			0.00
4310 Water	0.00	0.00	0.00
4320 Electric	3,200.00	2,277.21	(922.79)
4330 Gas	1,800.00	1,378.95	(421.05)
4390 Sewer	0.00	0.00	0.00
Total Utilities	5,000.00	3,656.16	(1,343.84)
Maintenance			
4410 Maintenance Labor	0.00	0.00	
4540 Employee Benefits	0.00	0.00	
4420 Materials	0.00	0.00	
4430 Contract Costs	0.00	0.00	
Total Maintenance	0.00	0.00	0.00
General			(100.00)
4510 Insurance	7,400.00	6,976.18	
4570 Bad Debt Expense	0.00	2,982.54	
4800 Depreciation Expense	0.00	0.00	
Total General	7,400.00	9,958.72	2,558.72
Total Expenses (excl HAP)	510,929.00	647,336.74	136,407.74
4715 HAP	5,595,682.00	5,505,132.00	(90,550.00)
4715PORT IN	0.00	0.00	
4715 UAP	0.00	345,613.00	
4718 FSS Escrow	0.00	78,278.00	
Total HAP	5,595,682.00	5,929,023.00	Contraction of Contraction of Contraction
Total Tiva	0,000,000,000	-,,	
Total General/HAP	6,106,611.00	6,576,359.74	(469,748.74)
TOTAL RECEIPTS TO DATE			6,916,290.54
TOTAL EXPENSES TO DATE			6,576,359.74
NET OPERATING INCOME/(LO	SS)		339,930.80
UNRESTRICTED NET ASSETS RESTRICTED NET ASSETS-HA			34,156.56 305,774.24

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