

**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)

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

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

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

4. Household Certifications & Voucher Updates

Voucher Updates

• Issued	7
• Extended	22
• Expired	11
Rent Increases (excludes FH)	28 12 at renewal + 16 others
Unit Changes	3
New Admissions	6
Port In	2
Interims	49
• Decrease	20
• Increase	24
• HH Change/Other	5
Annuaals	52
Terminations	3
• Gave up voucher	1
• Deceased	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%

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.



Elizabeth Webb, HCV Manager

February 17, 2021

Date

Harrisonburg Redevelopment and Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position
For the period January 1 to December 31, 2020
UnAudited-FDS Submission

		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
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			
112	Cash - restricted - mod/dev								
113	Cash - other restricted (incl FSS/HAP/CV Reserve)				476,196.68			69,690.00	
114	Cash - Tenant Security Deposit	15,733.55							
100	Total Cash	15,733.55	0.00	0.00	673,386.16	91,041.93	0.00	69,690.00	0.00
	Accounts and notes receivables								
121	A/R - PHA Projects								
122	A/R - Hud								
124	A/R - other government								
125	A/R - miscellaneous								
126	A/R - tenants - dwelling rents	20,155.67							
126.1	Allowance for doubtful accounts - dwelling rents	-8,116.88							
126.2	Allowance for doubtful accounts - other								
127	Notes and mortgages Receivable-current								
128	Fraud Recovery				31,430.96				
128.1	Allowance for Doubtful Accounts-Fraud				-31,430.96				
129	Accrued interest receivable								
120	Total receivables, net of allow for doubtful accounts	12,038.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00
131	Investments - Unrestricted								
132	Invesments - Restricted								
142	Prepaid expenses and other assets	4,178.82			3,614.98				
143	Inventories								
143.1	Allowance for obsolete inventories								
144	Interprogram - due from								

150	TOTAL CURRENT ASSETS	31,951.16	0.00	0.00	677,001.14	91,041.93	0.00	69,690.00	0.00
	NONCURRENT ASSETS:								
	Fixed assets:								
161	Land	225,580.00							
162	Buildings	1,853,880.59							
163	Furniture, equipment & machinery - dwellings	158,211.46			60,772.98				
164	Furniture, equipment & machinery - administration	5,237.50			403.94				
165	Leasehold improvements	1,143,958.68							
166	Accumulated depreciation	-2,385,565.86			-61,176.92				
167	Construction in Progress								
160	Total fixed assets, net of accumulated depreciation	1,001,302.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Other non-current assets								
171	Notes and mortgages receivable - non-current								
172	Notes and mortgages receivable - non-current - past due								
174	Other assets								
176	Investment in joint ventures								
180	TOTAL NONCURRENT ASSETS	1,001,302.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
190	TOTAL ASSETS	1,033,253.53	0.00	0.00	677,001.14	91,041.93	0.00	69,690.00	0.00
	LIABILITIES AND EQUITY:								
	Current liabilities								
312	Accounts Payable < 90 days	6,842.07			1,698.75				
313	Accounts Payable > 90 days								
321	Accrued wage/payroll taxes payable	1,282.70			5,894.97				
322	Accrued compensated absences-current portion	694.73			2,334.17				
325	Accrued interest payable								
331	Accounts Payable - HUD PHA programs								
332	Accounts Payable - PHA Projects								
333	Accounts Payable - other government								
341	Tenant security deposits	15,118.52							

342	Unearned revenue/deferred loan costs					91041.93			
343	Current portion of L-T debt - capital projects/mortgage revenue bonds	150,610.13							
345	Other current liabilities								
346	Accrued liabilities - other								
347	Interprogram - due to	63,853.75							
310	TOTAL CURRENT LIABILITIES	238,401.90			9,927.89	91,041.93	0.00	0.00	0.00
	NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects	1,066,995.88							
353	Non-current liabilities-FSS & other	109,755.15			120,544.68				
354	Accrued compensated absences - noncurrent	6,253.20			21,007.48				
350	TOTAL NONCURRENT LIABILITIES	1,183,004.23	0.00	0.00	141,552.16	0.00	0.00	0.00	0.00
300	TOTAL LIABILITIES	1,421,406.13	0.00	0.00	151,480.05	91,041.93	0.00	0.00	0.00
400	Deferred Inflow of Resources								
	NET ASSETS:								
	Contributed Capital:								
508.4	Total Invested in capital assets, net of related debt	-216,303.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00
511.1	Total restricted net assets				362,187.47			69,690.00	
512.1	Total unrestricted net assets	-171,848.96			163,333.62				
513	TOTAL EQUITY/NET ASSETS	-388,152.60	0.00	0.00	525,521.09	0.00	0.00	69,690.00	0.00
600	TOTAL LIABILITIES AND 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	0.00
	REVENUE:								
70300	Net tenant rental revenue	173,962.29							
70400	Net tenant revenue - other (Late/laundry,etc)	9,838.12							
70500	Total rental revenue	183,800.41	0.00	0.00	0.00		0.00	0.00	
70600	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	5,498.00
70610	Capital grants/CDBG								
70800	Other government grants								

71100	Investment income- unrestricted				15,872.47				
71400	Fraud Recovery								
71500	Other revenue								
71600	Gain or loss on sale of fixed assets								
72000	Investment income - restricted								
70000	TOTAL REVENUE	438,474.41	66,682.85	6,660.00	6,351,231.47	328,236.07	35,103.00	196,132.00	5,498.00
	EXPENSES:								
	Administrative								
91100	Administrative Salaries	62,267.18			285,544.95		35103	18617.97	
91200	Auditing fees	1,200.00			6,940.00				
91400	Advertising and marketing								
	Employee benefit								
91500	contributions-administrative	21,682.21			99,862.60				
91600	Office expense	2,414.68			9,955.63				
91700	Legal Fees	7,781.85			255.30				
91800	Travel	90.49			4,560.64				
91900	Other	9,658.71		535.57	45,229.03			1383	
91000	Total Operating - Administrative	105,095.12	0.00	535.57	452,348.15	0.00	35,103.00	20,000.97	0.00
	Tenant Services								1248
92100	Tenant Services - Salaries		42,803.31	2,576.02		52859.05			
	Employee Benefits								
92300	Contributions-Tenant Services		12,040.00	83.98		0			4250
92400	Tenant Services-Other	561.87	6,489.93	3,464.43		66351.02			
92500	Total Tenant Services	561.87	61,333.24	6,124.43	0.00	119,210.07	0.00	0.00	5,498.00
	Utilities								
93100	Water	7,795.11							
93200	Electricity	49,437.90			2,277.21				
93300	Gas	0.00			1,378.95				
93600	Sewer	22,035.42							
93000	Total Utilites	79,268.43	0.00	0.00	3,656.16	0.00	0.00	0.00	0.00
	Ordinary maintenance & operation								
94100	Ordinary maintenance and operations - labor	44,446.73							
94200	Ordinary maintenance and operations - materials & other	11,129.16							
94300	Ordinary maintenance and operations - contract costs	40,548.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Garbage and Trash Removal	1,983.82							

	Heating and Cooling	4,550.00							
	Snow Removal	1,450.00							
	Elevator	14,562.78							
	Landscape and Grounds	3,750.00							
	Unit Turnaround	912.24							
	Electrical	0.00							
	Plumbing	230.00							
	Extermination	3,739.67							
	Janitorial	1,372.74							
	Unit Inspections	0.00							
	Surveillance Cameras	197.50							
	Routine Maintenance								
	Contracts	2,988.91							
	Miscellaneous Contracts	4,810.43							
	Employee benefit								
	contributions-ordinary								
94500	maintenance	7,372.64							
94000	Total Maintenance	103,496.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Insurance								
96110	Property Insurance	4,016.98			369.90				
96120	Liability Insurance	1,580.78			154.17				
96130	Workmen's Compensation	1,700.78			4,935.88				
96140	All other Insurance	2,484.60			1,516.23				
96100	Total insurance premiums	9,783.14	0.00	0.00	6,976.18	0.00	0.00	0.00	0.00
	Other general								
96200	expense(port out fees)				1179.64			382.03	
96210	Compensated absences								
96300	Payments in lieu of taxes								
96400	Bad debt - tenant rents	5,642.58							
96500	Bad debt - mortgages								
96600	Bad debt - other				2,982.54				
	Total Other General								
	Expenses	5,642.58	0.00	0.00	4,162.18	0.00	0.00	382.03	0.00
96710	Interest on Mortgage (or	42,868.93							
	Bonds) Payable								
96720	Interest on Notes Payable								
	(Short and Long term)								
	Total Interest Expense	42,868.93	0.00	0.00	0.00		0.00	0.00	
96900	TOTAL OPERATING	346,716.69	61,333.24	6,660.00	467,142.67	119,210.07	35,103.00	20,383.00	5,498.00
	EXPENSES								
97000	EXCESS OF OPERATING	91,757.72	5,349.61	0.00	5,884,088.80	209,026.00	0.00	175,749.00	0.00
	REVENUE OVER								
	OPERATING EXPENSES								
97100	Extraordinary Maintenance								

[illegible]

			incl COC Plan							
						19CDBG01 & 20CDBG01				
	500	500	500	500	500	FRK	FRK			
	State/Local	State/Local	CFDA# 14.267	State/Local		CFDA# 14.219				
	VHSP	COVID-19	Supportive	VHDA	Business	Discretely	Blended			
	Grant	ESO Grant	Housing	COVID-19	Activity	Presented	CDBG	Franklin	Elimination	Totals
						Comp Units	Block Grant	Heights, LLC	Column	(memo only)
ASSETS										
Current Assets:										
Cash - unrestricted					553,946.41	160,992.22				1,003,170.04
Cash - restricted - mod/dev										0.00
Cash - other restricted (incl FSS/HAP/CV Reserve)					236					546,122.68
Cash - Tenant Security Deposit					29,016.42	15,346.00		119,201.02		179,296.99
Total Cash	0.00	0.00	0.00	0.00	583,198.83	176,338.22	0.00	119,201.02		1,728,589.71
Accounts and notes receivables										0.00
A/R - PHA Projects										12,320.15
A/R - Hud			12,320.15							0.00
A/R - other government										108,221.37
A/R - miscellaneous	6,140.28	39,918.53		0	62,162.56					145,221.14
A/R - tenants - dwelling rents					26,767.23	859.00		97,439.24		-63,567.52
Allowance for doubtful accounts - dwelling rents					-11,999.47	-124.00		-43,327.17		0.00
Allowance for doubtful accounts - other										1,972.27
Notes and mortgages Receivable-current					1,972.27					31,430.96
Fraud Recovery										-31,430.96
Allowance for Doubtful Accounts-Fraud										0.00
Accrued interest receivable										204,167.41
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		0.00
Investments - Unrestricted										0.00
Invesments - Restricted						175,513.29				175,513.29
Prepaid expenses and other assets					8,306.64	3,759.94		11,896.82		31,757.20
Inventories								8,571.89		8,571.89
Allowance for obsolete inventories								-857.19		-857.19
Interprogram - due from					226,805.85				-226,805.85	0.00

TOTAL CURRENT 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	2,147,742.31
NONCURRENT ASSETS:										
Fixed assets:										
Land					519,242.04	300,000.00		900,063.96		1,944,886.00
Buildings					5,019,058.79	3,159,823.10		10,741,569.72		20,774,332.20
Furniture, equipment & machinery - dwellings						53,339.00		107,838.82		380,162.26
Furniture, equipment & machinery - administration					302,995.26	42,518.48		78,841.93		429,997.11
Leasehold improvements					600,610.20	425,796.00		6,631,072.77		8,801,437.65
Accumulated depreciation					-3,834,636.33	-601,392.47		-9,135,352.79		-16,018,124.37
Construction in Progress										0.00
Total fixed assets, net of 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
										0.00
Other non-current assets										
Notes and mortgages receivable - non-current					451,685.36					451,685.36
Notes and mortgages receivable - non-current - past due										0.00
Other assets					140,600.00	92.00				140,692.00
										0.00
Investment in joint ventures										
TOTAL NONCURRENT 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
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 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 payable					4,959.42	448.95		22,395.22		34,981.26
Accrued compensated absences-current portion					2,476.63	211.48		1,361.12		7,078.13
Accrued interest payable						57,101.91		94,222.43		151,324.34
Accounts Payable - HUD PHA programs										0.00
Accounts Payable - PHA Projects										0.00
Accounts Payable - other government										0.00
Tenant security deposits					29,016.42	15,346.00		118,739.00		178,219.94

Unearned revenue/deferred loan costs					236.00	0.00		3,671.00		94,948.93
Current portion of L-T debt - capital projects/mortgage revenue bonds					27,356.73	0.00		592,930.82		770,897.68
Other current liabilities										0.00
Accrued liabilities - other						42,934.54		120,017.56	-226,805.85	0.00
Interprogram - due to										
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
Accrued 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 Resources										0.00
NET ASSETS:										
Contributed Capital:										
Total Invested in capital assets, net of related debt	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
Total restricted net assets										431,877.47
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
REVENUE:										
Net tenant rental revenue					545,953.29	201,579.00		1,482,329.93		2,403,824.51
Net tenant revenue - other (Late/laundry,etc)					7,728.12	4,141.81		18,673.60		40,381.65
Total rental revenue	0.00	0.00	0.00	0.00	553,681.41	205,720.81	0.00	1,501,003.53		2,444,206.16
HUD PHA grants			108,173.22							7,336,518.14
Capital grants/CDBG							146,211.47			146,211.47
Other government grants	60,747.13	153,610.00		125,000.00						339,357.13

Investment income-unrestricted					134.27			849.31		983.58
Fraud Recovery					362,149.13	339,152.30				15,872.47
Other revenue										701,301.43
Gain or loss on sale of fixed assets										0.00
Investment income - restricted						306.98				306.98
TOTAL REVENUE	60,747.13	153,610.00	108,173.22	125,000.00	915,964.81	545,180.09	146,211.47	1,501,852.84	0.00	10,984,757.36
EXPENSES:										
Administrative										
Administrative Salaries	32,703.46	0.00	63,605.88	3,750.00	209,336.67	19,824.98		178,594.73		909,348.82
Auditing fees					5,200.00	1,200.00		1,800.00		16,340.00
Advertising and marketing										0.00
Employee benefit contributions-administrative	7,352.47		17,717.34		66,205.18	6,542.14		66,032.24		285,394.18
Office expense	300.32		0		7,158.92	699.12		2,761.35		23,290.02
Legal Fees					9,949.19	1,104.00		1,382.95		20,473.29
Travel			705.80		5,330.84			1,926.86		12,614.63
Other	20,390.88	153,610.00	26,144.20	81,250.00	39,605.48	322,392.46		28,852.17		729,051.50
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										
Tenant Services - Salaries						12,328.01				111,814.39
Employee Benefits Contributions-Tenant Services						40				12,163.98
Tenant Services-Other					561.88	2,561.12		323.66		84,563.91
Total Tenant Services	0.00	0.00	0.00	0.00	561.88	14,929.13	0.00	323.66		208,542.28
Utilities										
Water					10,345.92	3,950.19		-3,363.27		18,727.95
Electricity					48,931.46	14,852.19		6,236.25		121,735.01
Gas					608.51	933.38		720.27		3,641.11
Sewer					24,340.09	10,662.30		-6,977.81		50,060.00
Total Utilites	0.00	0.00	0.00	0.00	84,225.98	30,398.06	0.00	-3,384.56		194,164.07
Ordinary maintenance & operation										
Ordinary maintenance and operations - labor				35,841.51	66,221.17	9,886.82		124,394.71		280,790.94
Ordinary maintenance and operations - materials & other					17,937.04	1,864.76		29,067.16		59,998.12
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		152,093.82
Garbage and Trash Removal					1,983.70	2,196.43		345.96		6,509.91

[illegible]

[illegible]

Harrisonburg Redevelopment and Housing Authority-Component Units								
Combining Statement of Revenues, Expenses and Changes in Net Position					Less Perm Loan			
For the period January 1 to December 31, 2020					Costs&Acc Am			
UnAudited-FDS Submission					DISCRETELY PRESENTED		BLENDED	
Line #	SHC Shenandoah Housing Corp	600 Lineweaver Annex Corp	HCM 150 South Main, LLC	CVO Commerce Village, LLC	CVM Commerce Village Mgt, LLC	Totals (memo only)	FRK Franklin Heights, LLC	
	ASSETS							
	Current Assets:							
111	Cash - unrestricted			160,992.22		160,992.22		
112	Cash - restricted - mod/dev					-		
113	Cash - other restricted (incl FSS,VHDA,LEASE 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	-	-	-				
	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)	-43,327.17	
126.1	Allowance for doubtful accounts - dwelling rents					-		
126.2	Allowance for doubtful accounts - other					-		
127	Notes and mortgages Receivable-current					-		
128	Fraud Recovery					-		
128.1	Allowance for doubtful accounts - Fraud					-		
129	Accrued interest receivable	-	-	735.00	-	735.00	54,112.07	
120	Total receivables, net of allow for doubtful accounts	-	-	-				
131	Investments-Unrestricted			175,513.29		175,513.29		
132	Investments-Restricted			2,189.70		3,759.94	11,896.82	
142	Prepaid expenses and other assets	785.12	785.12			-	8,571.89	
143	Inventories					-	-857.19	
143.1	Allowance for obsolete inventories					-		
144	Interprogram - due from	785.12	785.12	-	354,776.21	-	356,346.45	192,924.61
150	TOTAL CURRENT ASSETS	785.12	785.12	-				
	NONCURRENT ASSETS:							
	Fixed assets:							
161	Land 1440			-	300,000.00	300,000.00	900,063.96	
162	Buildings 1450			-	3,159,823.10	3,159,823.10	10,741,569.72	
163	Furniture, equipment & machinery - dwellings (ranges/ref)			-	53,339.00	53,339.00	107,838.82	
164	Furniture, equipment & machinery - adm (comp,auto,maint,surv eqp)			-	42,518.48	42,518.48	78,841.93	
165	Leasehold improvements			-	425,796.00	425,796.00	6,631,072.77	
166	Accumulated depreciation			-	(601,392.47)	(601,392.47)	-9,135,352.79	
167	Construction in Progress					-		
160	Total fixed assets, net of accumulated depreciation	-	-	-	3,380,084.11	-	3,380,084.11	9,324,034.41
	Other non-current assets							
171	Notes and mortgages receivable - non-current					-		
172	Notes and mortgages receivable - non-current - past due					-		
174	Other assets	-	-			92.00	92.00	
176	Investment in joint ventures					-		

180	TOTAL NONCURRENT ASSETS	-	-	-	3,380,084.11	92.00	3,380,176.11	9,324,034.41
190	TOTAL ASSETS	785.12	785.12	-	3,734,860.32	92.00	3,736,522.56	9,516,959.02
	LIABILITIES AND EQUITY:							
	Liabilities							
	Current liabilities							
312	Accounts Payable < 90 days				3,228.18		3,228.18	19,746.29
313	Accounts Payable > 90 days				-		-	-
321	Accrued wage/paryoll taxes payable				448.95		448.95	22,395.22
322	Accrued compensated absences				211.48		211.48	1,361.12
325	Accrued interest payable			-	57,101.91		57,101.91	94,222.43
331	Accounts Payable - HUD PHA programs				-		-	-
332	Accounts Payable - PHA Projects				-		-	-
333	Accounts Payable - other government				-		-	-
341	Tenant security deposits				15,346.00		15,346.00	118,739.00
342	Deferred revenue/loan costs				-		-	3,671.00
343	Current portion of LT debt - capital proj/mortg revenue bonds			-	-		-	592,930.82
345	Other current liabilities				-		-	-
346	Accrued liabilities - other				-		-	-
347	Interprogram - due to	-	40,414.28	-	25.26	2,495.00	42,934.54	120,017.56
310	TOTAL CURRENT LIABILITIES	-	40,414.28	-	76,361.78	2,495.00	119,271.06	973,083.44
	NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects				1,150,000.00		1,150,000.00	6,465,960.33
353	Non-current liabilities-FSS & other				380,533.43		380,533.43	-
354	Accrued compensated absences - noncurrent				1,903.32		1,903.32	12250.1
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:							
508.4	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:							
70300	Net tenant rental revenue				201,579.00		201,579.00	1,482,329.93
70400	Net tenant revenue - other				4,141.81		4,141.81	18,673.60
70500	Total rental revenue	-		-	205,720.81	-	205,720.81	1,501,003.53
70600	HUD PHA grants				-		-	146,211.47
70610	Capital grants/CDBG				-		-	0.00
70800	Other government grants				-		-	0.00
71100	Investment income-unrestricted				-		-	849.31
71400	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				-		-	-
72000	Investment income - restricted				306.98		306.98	-
70000	TOTAL REVENUE	305,124.60	-	33,977.70	206,077.79	-	545,180.09	1,648,064.31

	EXPENSES:							
	Administrative							
91100	Administrative Salaries				19,824.98		19,824.98	178,594.73
91200	Auditing fees	400.00	400.00			400.00	1,200.00	1,800.00
91400	Advertising and marketing						-	
91500	Employee benefit contributions-administrative				6,542.14		6,542.14	66,032.24
91600	Office expense				699.12		699.12	2,761.35
91700	Legal Fees	1,104.00		-	-		1,104.00	1,382.95
91800	Travel				-		-	1,926.86
91900	Other operating - administrative	298,996.63	25.00	50.00	23,270.83	50.00	322,392.46	28,852.17
91000	Total Operating - Administrative	300,500.63	425.00	50.00	50,337.07	450.00	351,762.70	281,350.30
	Tenant Services							
92100	Tenant Services - Salaries				12,328.01		12,328.01	
92300	Employee Contributions-Tenant Services				40.00		40.00	
92400	Tenant Services - Other				2,561.12		2,561.12	323.66
92500	Total Tenant Services	-	-	-	14,929.13	-	14,929.13	323.66
	Utilities							
93100	Water				3,950.19		3,950.19	-3,363.27
93200	Electricity				14,852.19		14,852.19	6,236.25
93300	Gas				933.38		933.38	720.27
93600	Sewer				10,662.30		10,662.30	-6,977.81
93000	Total Utilites	-	-	-	30,398.06	-	30,398.06	-3,384.56
	Ordinary maintenance & operation							
94100	Ordinary maintenance and operations - labor				9,886.82		9,886.82	124,394.71
94200	Ordinary maintenance and operations - materials & other				1,864.76		1,864.76	29,067.16
94300	Ordinary maintenance and operations - contract costs	-	-	-	11,284.98	-	11,284.98	48,110.78
	Garbage and Trash Removal				2,196.43		2,196.43	345.96
	Heating and Cooling				2,439.00		2,439.00	13,816.18
	Snow Removal				1,750.00		1,750.00	1,260.00
	Elevator				-		-	0.00
	Landscape and Grounds				-		-	12,100.00
	Unit Turnaround				-		-	4,000.00
	Electrical				-		-	0.00
	Plumbing				-		-	1,330.00
	Extermination				1,137.50		1,137.50	5,579.25
	Janitorial				1,307.35		1,307.35	222.30
	Unit Inspections				600.00		600.00	1,700.00
	Surveillance Cameras				-		-	89.00
	Routine Maintenance Contracts				1,854.70		1,854.70	1,728.09
	Miscellaneous Contracts				-		-	5,940.00
94500	Employee benefit contributions-ordinary maintenance				2,184.41		2,184.41	21,968.51
94000	Total Maintenance	-	-	-	25,220.97	-	25,220.97	223,541.16
	General Expenses							
96110	Property Insurance				1,476.20		1,476.20	11,223.40
96120	Liability Insurance				562.96		562.96	3,993.74
96130	Workmen's Compensation				538.02		538.02	3,991.97
96140	All Other Insurance	995.60	995.60		165.10		2,156.30	1,620.04
96100	Total insurance premiums	995.60	995.60	-	2,742.28	-	4,733.48	20,829.15
	Other general expense-Real Estate Taxes				12.12		12.12	

96210	Compensated absences (required by REAC program)						-		
96300	Payments in lieu of taxes						-		24,430.97
96400	Bad debt - tenant rents				1,106.95		1,106.95		16,830.27
96500	Bad debt - mortgages						-		
96600	Bad debt - other			-			-		
	Total Other General Expenses	-	-	-	1,119.07	-	1,119.07		41,261.24
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)						-		
	Total Interest Expense	-	-	265.55	26,659.56	-	26,925.11		274,071.91
96900	TOTAL OPERATING EXPENSES	301,496.23	1,420.60	315.55	151,406.14	450.00	455,088.52		837,992.86
97000	TOTAL OPERATING EXPENSES EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	3,628.37	(1,420.60)	33,662.15	54,671.65	(450.00)	90,091.57		810,071.45
97100	Extraordinary Maintenance						-		
97300	Housing Assistance Payments						-		
97350	Housing Assistance Payments-Portability In								
97400	Depreciation Expense				126,553.47		126,553.47		753,251.41
90000	TOTAL EXPENSES	301,496.23	1,420.60	315.55	277,959.61	450.00	581,641.99		1,591,244.27
	OTHER FINANCING SOURCES (USES)								
10010	Operating transfers in						-		146,211.47
10020	Operating transfers out						-		-146,211.47
10030	Operating transfers from/to primary government						-		
10040	Operating transfers from/to Component Units						-		
10080	Special items (net gain/loss) Disposition on NE Equip						-		
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-		0.00
10000	EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	3,628.37	(1,420.60)	33,662.15	(71,881.82)	(450.00)	(36,461.90)		56,820.04
	MEMO ACCOUNT INFORMATION								
11020	Debt principal payments - Required for REAC(pd this year)			33,063.94	-		33,063.94		592,930.02
11030	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
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	(865,225.00)		(384,350.84)			(1,249,575.84)		
11170	Administrative Fee Equity						-		
11180	HAP Equity						-		
11190	Unit Months Available				360		360		1548
11210	Number of Unit Months Leased				355		355		1477
11610	Land Purchases						-		
11620	Building Purchases						-		
11630	Furniture & Equipment-Dwelling Purchases						-		
11640	Furniture & Equipment-Administrative Purchases						-		
11650	Leasehold Improvements Purchases						-		

HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND EQUITY
DECEMBER 31, 2020-End of Year Report

Correction

	Annual Budget	Actual to Date	Over/(Under) Budget
Receipts			
3300 Interest Income-Restricted	0.00	0.00	0.00
3300 FSS Fort.	2,000.00	0.00	(2,000.00)
3300RC Fraud/Abuse Rec.-HAP	8,000.00	7,981.24	(18.76)
3300RC Fraud/Abuse Rec.-Adm	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			
4110 Salaries	301,462.00	358,269.97	56,807.97
4540 Benefits	102,024.00	114,120.77	12,096.77
4110 FSS Salaries	35,103.00	35,103.00	0.00
4130 Legal Fees	0.00	4,050.30	4,050.30
4140 Training	2,000.00	4,792.50	2,792.50
4150 Travel	2,000.00	4,560.64	2,560.64
4171 Auditing Fees	6,940.00	6,940.00	0.00
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			
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	0.00
4540 Employee Benefits	0.00	0.00	0.00
4420 Materials	0.00	0.00	0.00
4430 Contract Costs	0.00	0.00	0.00
Total Maintenance	0.00	0.00	0.00
General			
4510 Insurance	7,400.00	6,976.18	(423.82)
4570 Bad Debt Expense	0.00	2,982.54	2,982.54
4800 Depreciation Expense	0.00	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	0.00
4715 UAP	0.00	345,613.00	345,613.00
4718 FSS Escrow	0.00	78,278.00	78,278.00
Total HAP	5,595,682.00	5,929,023.00	333,341.00
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/(LOSS)		339,930.80	
UNRESTRICTED NET ASSETS-ADM		34,156.56	
RESTRICTED NET ASSETS-HAP		305,774.24	