



Harrisonburg Redevelopment & Housing Authority

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August 14, 2026

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, August 19, 2026 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.

Michael Wong

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
August 19, 2026

- I. Call to order and determination of quorum
- II. Public Comment-Call in 540-437-2687
- III. Review and Approval of Minutes
 - June 17, 2026
- IV. Financial Reports
 - June 2026
 - July 2026

Reports

- A. Executive Director
 - 1. Presentation: Build our Park Project
 - 2. Public Comment: 5 Year Plan, Annual Plan, Move to Work Supplement Administrative Plan and Admissions and Continued Occupancy Plans for Commerce Village, Commerce Village II, Franklin Heights, JR Polly Lineweaver and the Lineweaver Annex
 - 3. Public Comment: 2027 Budget
 - 4. Request For Proposals- Court Square Theater Management
 - 5. Transfer of Properties from HRHA ownership to Lineweaver Annex Corporation and Shenandoah Housing Corporation
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Addressing Homelessness and Affordable Housing
 - Improving Organizational Efficiency and Effectiveness
- C. Management Reports
 - 1. Housing Choice Voucher
 - 2. Family Self-Sufficiency
 - 3. Maintenance
 - 4. HRHA Owned Properties Utilization (Box Score & Unit Availability)
 - 5. Commerce Village
 - 6. Commerce Village II
 - 7. Franklin Heights
 - 8. JR Polly Lineweaver
 - 9. Lineweaver Annex
 - 10. Grant Report-Quarterly Update
 - 11. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
June 14, 2026

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, June 14, at 4:00 p.m.**

Those present were:

Gil Colman, Chair
Amanda Leech, Commissioner
Anthony Hayes, Commissioner
Janet Awkard-Rogers, Commissioner
Joyce Sampson-Franklin, Commissioner

Also present were:

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

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

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

Mr. Wong then presented the May 20th meeting minutes for consideration of approval. After discussion, Commissioner Awkard-Rogers, seconded by Commissioner Hayes, motioned to approve the May minutes. The motion was unanimously approved.

Mr. Wong then presented the May 2026 financials for consideration of approval. After discussion Commissioner Leech, seconded by Commissioner Awkard-Rogers, motioned to approve the May financials as presented. The motion was unanimously approved.

Mr. Wong then presented a purchase agreement for the Glen building. He related of the owner willing to provide financing until permanent financing is established. He stated of HRHA providing a downpayment of \$250,000.00 with 5% interest rate with the anticipated close date of January 2027. After discussion, Commissioner Leech seconded by Commissioner Hayes made a motion approving the purchase agreement. The motion was unanimously approved.

Mr. Wong then presented a permanent financing proposal for the Bluestone Town Center senior project. He related of difficulty obtaining Virginia Housing permanent financing due to their decision to pause accepting any financing proposals that are using project-based vouchers. He stated of the decision is due to their

concerns with the capital markets and risk control. He shared the financing proposal from New Point and provided a brief overview of the financing option. After discussion, Commissioner Awkard-Rogers seconded by Commissioner Leech made the motion approving the financing. The motion was unanimously approved.

Mr. Wong then provided an update on the request for proposals for Court Square Theater management. He stated of the Authority posting the request in May with five proposals being received. He related of a review panel including Vice Chair Benjamin and Commissioner Awkard-Rogers, and three HRHA staff reviewed the proposals and recommended two of the proposals for an in-person second level interview. He stated of the plan to conduct the interviews in July with a recommendation to the board at the August meeting. The commissioners briefly discussed the proposals and provided additional questions to be asked at the second level interview.

Mr. Wong then provided information on a proposed Stepped rent activity through the Authority's Move to Work program. He related of staff working on developing the proposal which will reduce housing assistance payments and provide a subsidy option to the "working poor" on the agency's waiting list. He stated of the new program being voluntary, excludes elderly and disabled households, with the primary preference is that the family is currently working. He related of the plan to include in next year's MTW supplement. No action was taken from this agenda item.

Mr. Wong then presented the 2025 Commerce Village LLC audit for consideration of approval. He related of the audit not identifying any issues. After discussion, Commissioner Leech seconded by Commissioner Awkard-Rogers made the motion approving the audit. The motion was unanimously approved.

Mr. Wong then provided updates on the various initiatives. He related of the architect revising plans to reflect the proposed revision from the value engineering work with the general contractor. He stated that since we are looking at a different type of HVAC system, an updated energy audit is required. Hoping to finalize the revision by the end of August or early September for final pricing. He did state that the Authority is working on other financing options to reduce the project expenses.

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

Commissioner Awkard-Rogers, seconded by Commissioner Leech, 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, CVII, CST)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	37,121.85	39,115.00	-1,993.15	227,128.26	234,690.00	-7,561.74	469,380.00
3112-06-000	PBV HAP Subsidy	59,465.00	39,696.17	19,768.83	344,540.00	238,177.02	106,362.98	476,354.00
3119-00-000	Total Rental Income	96,586.85	78,811.17	17,775.68	571,668.26	472,867.02	98,801.24	945,734.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	491.00	333.33	157.67	2,714.25	1,999.98	714.27	4,000.00
3120-03-000	Damages	346.22	416.67	-70.45	1,825.72	2,500.02	-674.30	5,000.00
3120-04-000	Late Charges	136.00	83.33	52.67	698.00	499.98	198.02	1,000.00
3120-08-000	Workorders/Maint Charges	95.00	0.00	95.00	147.56	0.00	147.56	0.00
3129-00-000	Total Other Tenant Income	1,068.22	833.33	234.89	5,385.53	4,999.98	385.55	10,000.00
3199-00-000	TOTAL TENANT INCOME	97,655.07	79,644.50	18,010.57	577,053.79	477,867.00	99,186.79	955,734.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	24,211.46	4,949.25	19,262.21	63,180.85	29,695.50	33,485.35	59,391.00
3410-50-101	VHSP (CoC BOS LPG Grant)	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	510.68	7,006.00	-6,495.32	21,062.70	42,036.00	-20,973.30	84,072.00
3410-61-200	COC Planning Grant	0.00	4,400.00	-4,400.00	20,598.61	26,400.00	-5,801.39	52,800.00
3499-00-000	TOTAL GRANT INCOME	49,722.14	16,355.25	33,366.89	129,842.16	98,131.50	31,710.66	196,263.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	341.72	179.17	162.55	1,989.35	1,075.02	914.33	2,150.00
3620-00-000	Management Fee Income	1,248.51	1,166.67	81.84	7,287.15	7,000.02	287.13	14,000.00
3621-00-000	Bond Application Fees	0.00	2,500.00	-2,500.00	0.00	15,000.00	-15,000.00	30,000.00
3650-00-000	Miscellaneous Other Income	4,049.55	12,500.00	-8,450.45	16,583.59	75,000.00	-58,416.41	150,000.00
3699-00-000	TOTAL OTHER INCOME	5,639.78	16,345.84	-10,706.06	25,860.09	98,075.04	-72,214.95	196,150.00
3999-00-000	TOTAL INCOME	153,016.99	112,345.59	40,671.40	732,756.04	674,073.54	58,682.50	1,348,147.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	21,255.92	21,590.34	334.42	107,527.99	129,542.04	22,014.05	259,084.00
4110-04-000	Employee Benefit Contribution-Admin	9,109.71	7,395.92	-1,713.79	39,594.67	44,375.52	4,780.85	88,751.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,300.40	3,544.67	1,244.27	31,398.05	21,268.02	-10,130.03	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	33.68	1,154.58	1,120.90	9,965.27	6,927.48	-3,037.79	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	627.60	4,183.25	3,555.65	12,821.41	25,099.50	12,278.09	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	125.10	797.83	672.73	5,153.99	4,786.98	-367.01	9,574.00
4110-61-200	Salary-COC Planning Grant	0.00	3,404.50	3,404.50	17,626.20	20,427.00	2,800.80	40,854.00
4110-61-201	Adm Benefits-COC Planning	0.00	995.50	995.50	2,972.41	5,973.00	3,000.59	11,946.00
4110-99-000	Total Administrative Salaries	33,452.41	43,066.59	9,614.18	227,059.99	258,399.54	31,339.55	516,799.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-64.00	41.67	105.67	-64.00	250.02	314.02	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	150.00	150.00	300.00
4130-04-000	General Legal Expense	0.00	1,083.33	1,083.33	5,104.00	6,499.98	1,395.98	13,000.00
4131-00-000	Total Legal Expense	-64.00	1,150.00	1,214.00	5,040.00	6,900.00	1,860.00	13,800.00
4140-00-000	Staff Training	118.00	916.66	798.66	1,218.00	5,499.96	4,281.96	11,000.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4150-00-000	Travel	200.00	1,333.33	1,133.33	9,551.70	7,999.98	-1,551.72	16,000.00
4170-00-000	Accounting Fees	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4171-00-000	Auditing Fees	0.00	621.67	621.67	0.00	3,730.02	3,730.02	7,460.00
4189-00-000	Total Other Admin Expenses	200.00	2,080.00	1,880.00	9,650.70	12,480.00	2,829.30	24,960.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	141.67	141.67	160.00	850.02	690.02	1,700.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4190-03-000	Advertising	0.00	108.33	108.33	506.44	649.98	143.54	1,300.00
4190-04-000	Office Supplies	0.00	120.83	120.83	205.29	724.98	519.69	1,450.00
4190-06-000	Compliance	0.00	41.67	41.67	294.00	250.02	-43.98	500.00
4190-07-000	Telephone & Internet	619.49	800.00	180.51	5,005.05	4,800.00	-205.05	9,600.00
4190-08-000	Postage	0.00	166.67	166.67	1,222.90	1,000.02	-222.88	2,000.00
4190-10-000	Copiers	176.95	133.33	-43.62	970.20	799.98	-170.22	1,600.00
4190-12-000	Software	360.08	1,250.00	889.92	1,625.83	7,500.00	5,874.17	15,000.00
4190-13-000	IT/Website Maintenance	481.67	625.00	143.33	8,383.57	3,750.00	-4,633.57	7,500.00
4190-14-000	Community Donations	107.84	1,000.00	892.16	11,107.84	6,000.00	-5,107.84	12,000.00
4190-18-000	Small Office Equipment	1,548.99	291.67	-1,257.32	2,228.97	1,750.02	-478.95	3,500.00
4190-22-000	Other Misc Admin Expenses	1,446.10	208.34	-1,237.76	-8,105.20	1,250.04	9,355.24	2,500.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4190-54-100	Other (Contract w/ CSH)	20,250.00	2,083.33	-18,166.67	25,000.00	12,499.98	-12,500.02	25,000.00
4190-60-200	Equipment (HMIS/SNAP)	1,712.32	202.08	-1,510.24	2,183.00	1,212.48	-970.52	2,425.00
4190-60-201	Software (HMIS/SNAP)	2,034.83	1,065.42	-969.41	2,253.25	6,392.52	4,139.27	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	2,440.90	4,544.52	2,103.62	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	28,778.27	9,162.43	-19,615.84	55,482.04	54,974.58	-507.46	109,949.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	62,484.68	56,375.68	-6,109.00	298,450.73	338,254.08	39,803.35	676,508.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,607.29	1,833.33	226.04	16,535.87	10,999.98	-5,535.89	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,607.29	1,833.33	226.04	16,535.87	10,999.98	-5,535.89	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,636.26	1,083.33	-552.93	6,168.47	6,499.98	331.51	13,000.00
4320-00-000	Electricity	5,770.14	5,958.33	188.19	43,203.22	35,749.98	-7,453.24	71,500.00
4330-00-000	Gas	40.54	83.33	42.79	1,257.56	499.98	-757.58	1,000.00
4390-00-000	Sewer & Trash	2,235.77	2,333.33	97.56	11,440.29	13,999.98	2,559.69	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	9,682.71	9,458.32	-224.39	62,069.54	56,749.92	-5,319.62	113,500.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,623.34	7,395.84	772.50	44,990.81	44,375.04	-615.77	88,750.00
4410-05-000	Employee Benefit Contribution-Maint.	1,828.90	2,911.66	1,082.76	11,697.98	17,469.96	5,771.98	34,940.00
4419-00-000	Total General Maint Expense	8,452.24	10,307.50	1,855.26	56,688.79	61,845.00	5,156.21	123,690.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	45.83	45.83	0.00	274.98	274.98	550.00
4420-02-000	Supplies-Appliance	0.00	91.66	91.66	75.24	549.96	474.72	1,100.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	2,415.04	1,750.02	-665.02	3,500.00
4420-04-000	Supplies-Electrical	33.64	375.00	341.36	320.63	2,250.00	1,929.37	4,500.00
4420-05-000	Supplies-Fuel & Parts	0.00	83.34	83.34	388.27	500.04	111.77	1,000.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	125.00	125.00	117.54	750.00	632.46	1,500.00
4420-07-000	Supplies-Maint/Repairs	0.00	1,375.00	1,375.00	2,062.42	8,250.00	6,187.58	16,500.00
4420-08-000	Supplies-Plumbing	37.11	291.67	254.56	631.80	1,750.02	1,118.22	3,500.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	375.00	375.00	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	33.33	33.33	0.00	199.98	199.98	400.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4429-00-000	Total Materials	70.75	3,033.33	2,962.58	6,010.94	18,199.98	12,189.04	36,400.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	835.74	916.67	80.93	4,120.09	5,500.02	1,379.93	11,000.00
4430-04-000	Contract-Snow Removal	0.00	108.34	108.34	1,321.00	650.04	-670.96	1,300.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	2,049.60	4,999.98	2,950.38	10,000.00
4430-06-000	Contract-Electrical	0.00	208.34	208.34	1,521.61	1,250.04	-271.57	2,500.00
4430-07-000	Contract-Pest Control	85.10	1,366.66	1,281.56	1,910.60	8,199.96	6,289.36	16,400.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	300.00	300.00	600.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-10-000	Contract-Janitorial/Cleaning	0.00	200.00	200.00	1,216.81	1,200.00	-16.81	2,400.00
4430-11-000	Contract-Plumbing	0.00	166.67	166.67	1,741.70	1,000.02	-741.68	2,000.00
4430-12-000	Contract-Inspections	0.00	458.33	458.33	600.00	2,749.98	2,149.98	5,500.00
4430-13-000	Contract-HVAC	0.00	691.67	691.67	6,669.27	4,150.02	-2,519.25	8,300.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,041.67	1,041.67	12,321.63	6,250.02	-6,071.61	12,500.00
4430-18-000	Contract-Alarm Monitoring	195.00	237.50	42.50	2,599.45	1,425.00	-1,174.45	2,850.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	275.00	275.00	3,979.34	1,650.00	-2,329.34	3,300.00
4430-99-000	Contract Costs-Other	448.04	250.00	-198.04	3,390.10	1,500.00	-1,890.10	3,000.00
4439-00-000	Total Contract Costs	1,563.88	6,929.18	5,365.30	43,441.20	41,575.08	-1,866.12	83,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	10,086.87	20,270.01	10,183.14	106,140.93	121,620.06	15,479.13	243,240.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	326.94	315.83	-11.11	2,357.11	1,894.98	-462.13	3,790.00
4510-10-000	Property Insurance	819.36	541.67	-277.69	3,493.54	3,250.02	-243.52	6,500.00
4510-20-000	Liability Insurance	473.84	268.75	-205.09	1,640.08	1,612.50	-27.58	3,225.00
4510-30-000	Workmen's Compensation	480.50	515.66	35.16	2,975.96	3,093.96	118.00	6,188.00
4521-00-000	Misc. Taxes/Licenses/Insurance	4,283.17	110.50	-4,172.67	4,383.46	663.00	-3,720.46	1,326.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4570-01-000	Bad Debt-Other	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	6,383.81	3,419.07	-2,964.74	14,850.15	20,514.42	5,664.27	41,029.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	4,410.20	4,479.75	69.55	27,604.38	26,878.50	-725.88	53,757.00
4899-00-000	TOTAL FINANCING EXPENSES	4,410.20	4,479.75	69.55	27,604.38	26,878.50	-725.88	53,757.00
8000-00-000	TOTAL EXPENSES	94,655.56	95,836.16	1,180.60	525,651.60	575,016.96	49,365.36	1,150,034.00
9000-00-000	NET INCOME	58,361.43	16,509.43	41,852.00	207,104.44	99,056.58	108,047.86	198,113.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	% Var	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	19,417.85	19,115.00	302.85	114,338.98	114,690.00	-0.31	229,380.00
3119-00-000	Total Rental Income	19,417.85	19,115.00	302.85	114,338.98	114,690.00	-0.31	229,380.00
3199-00-000	TOTAL TENANT INCOME	19,417.85	19,115.00	302.85	114,338.98	114,690.00	-0.31	229,380.00
3999-00-000	TOTAL INCOME	19,417.85	19,115.00	302.85	114,338.98	114,690.00	-0.31	229,380.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	53.19	50.00	-3.19	273.17	300.00	8.94	600.00
4191-00-000	Total Miscellaneous Admin Expenses	53.19	50.00	-3.19	273.17	300.00	8.94	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	53.19	50.00	-3.19	273.17	300.00	8.94	600.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	281.40	83.33	-198.07	281.40	499.98	43.72	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	281.40	83.33	-198.07	281.40	499.98	43.72	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-04-000	Supplies-Electrical	33.64	0.00	-33.64	33.64	0.00	N/A	0.00
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	56.89	499.98	88.62	1,000.00
4429-00-000	Total Materials	33.64	83.33	49.69	90.53	499.98	81.89	1,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	16.67	16.67	175.00	100.02	-74.96	200.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	250.02	100.00	500.00
4430-07-000	Contract-Pest Control	0.00	83.33	83.33	0.00	499.98	100.00	1,000.00
4430-13-000	Contract-HVAC	0.00	191.67	191.67	3,775.11	1,150.02	-228.26	2,300.00
4430-17-000	Contract-Elevator Maintenance	0.00	291.67	291.67	3,412.36	1,750.02	-94.99	3,500.00
4430-18-000	Contract-Alarm Monitoring	0.00	25.00	25.00	345.00	150.00	-130.00	300.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	166.67	166.67	2,759.34	1,000.02	-175.93	2,000.00
4430-99-000	Contract Costs-Other	448.04	125.00	-323.04	448.04	750.00	40.26	1,500.00
4439-00-000	Total Contract Costs	448.04	941.68	493.64	10,914.85	5,650.08	-93.18	11,300.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	% Var	Annual
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	481.68	1,025.01	543.33	11,005.38	6,150.06	-78.95	12,300.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,234.55	2,158.33	-76.22	13,373.64	12,949.98	-3.27	25,900.00
4899-00-000	TOTAL FINANCING EXPENSES	2,234.55	2,158.33	-76.22	13,373.64	12,949.98	-3.27	25,900.00
8000-00-000	TOTAL EXPENSES	3,050.82	3,316.67	265.85	24,933.59	19,900.02	-25.29	39,800.00
9000-00-000	NET INCOME	16,367.03	15,798.33	568.70	89,405.39	94,789.98	-5.68	189,580.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	17,704.00	20,000.00	-2,296.00	112,789.28	120,000.00	-7,210.72	240,000.00
3112-06-000	PBV HAP Subsidy	59,465.00	39,696.17	19,768.83	344,540.00	238,177.02	106,362.98	476,354.00
3119-00-000	Total Rental Income	77,169.00	59,696.17	17,472.83	457,329.28	358,177.02	99,152.26	716,354.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	491.00	333.33	157.67	2,714.25	1,999.98	714.27	4,000.00
3120-03-000	Damages	173.70	416.67	-242.97	1,478.20	2,500.02	-1,021.82	5,000.00
3120-04-000	Late Charges	136.00	83.33	52.67	698.00	499.98	198.02	1,000.00
3120-08-000	Workorders/Maint Charges	95.00	0.00	95.00	132.56	0.00	132.56	0.00
3129-00-000	Total Other Tenant Income	895.70	833.33	62.37	5,023.01	4,999.98	23.03	10,000.00
3199-00-000	TOTAL TENANT INCOME	78,064.70	60,529.50	17,535.20	462,352.29	363,177.00	99,175.29	726,354.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	340.43	166.67	173.76	1,950.11	1,000.02	950.09	2,000.00
3699-00-000	TOTAL OTHER INCOME	340.43	166.67	173.76	1,950.11	1,000.02	950.09	2,000.00
3999-00-000	TOTAL INCOME	78,405.13	60,696.17	17,708.96	464,302.40	364,177.02	100,125.38	728,354.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	6,168.84	5,133.67	-1,035.17	35,455.25	30,802.02	-4,653.23	61,604.00
4110-04-000	Employee Benefit Contribution-Admin	1,714.72	1,711.25	-3.47	11,007.93	10,267.50	-740.43	20,535.00
4110-99-000	Total Administrative Salaries	7,883.56	6,844.92	-1,038.64	46,463.18	41,069.52	-5,393.66	82,139.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-64.00	41.67	105.67	-64.00	250.02	314.02	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	150.00	150.00	300.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	-1,500.00	1,500.00	3,000.00	3,000.00
4131-00-000	Total Legal Expense	-64.00	316.67	380.67	-1,564.00	1,900.02	3,464.02	3,800.00
4140-00-000	Staff Training	118.00	83.33	-34.67	428.00	499.98	71.98	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	633.50	499.98	-133.52	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	633.50	1,500.00	866.50	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4190-03-000	Advertising	0.00	25.00	25.00	278.03	150.00	-128.03	300.00
4190-04-000	Office Supplies	0.00	37.50	37.50	49.29	225.00	175.71	450.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4190-07-000	Telephone & Internet	242.37	250.00	7.63	1,406.35	1,500.00	93.65	3,000.00
4190-08-000	Postage	0.00	41.67	41.67	350.60	250.02	-100.58	500.00
4190-10-000	Copiers	43.01	50.00	6.99	237.58	300.00	62.42	600.00
4190-12-000	Software	0.00	416.67	416.67	305.44	2,500.02	2,194.58	5,000.00
4190-13-000	IT/Website Maintenance	140.12	208.33	68.21	2,181.51	1,249.98	-931.53	2,500.00
4190-18-000	Small Office Equipment	1,234.00	41.67	-1,192.33	1,234.00	250.02	-983.98	500.00
4190-22-000	Other Misc Admin Expenses	0.00	41.67	41.67	-18,603.47	250.02	18,853.49	500.00
4191-00-000	Total Miscellaneous Admin Expenses	1,659.50	1,170.85	-488.65	-12,560.67	7,025.10	19,585.77	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,597.06	8,665.77	-931.29	33,400.01	51,994.62	18,594.61	103,989.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,607.29	1,833.33	226.04	16,535.87	10,999.98	-5,535.89	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,607.29	1,833.33	226.04	16,535.87	10,999.98	-5,535.89	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,288.24	1,000.00	-288.24	5,461.64	6,000.00	538.36	12,000.00
4320-00-000	Electricity	5,147.60	5,833.33	685.73	39,960.32	34,999.98	-4,960.34	70,000.00
4390-00-000	Sewer & Trash	2,186.79	2,333.33	146.54	11,227.04	13,999.98	2,772.94	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,622.63	9,166.66	544.03	56,649.00	54,999.96	-1,649.04	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,755.11	5,196.67	441.56	31,654.69	31,180.02	-474.67	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,385.12	2,178.08	792.96	8,684.16	13,068.48	4,384.32	26,137.00
4419-00-000	Total General Maint Expense	6,140.23	7,374.75	1,234.52	40,338.85	44,248.50	3,909.65	88,497.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	150.00	150.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	75.24	499.98	424.74	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	2,415.04	1,750.02	-665.02	3,500.00
4420-04-000	Supplies-Electrical	0.00	333.33	333.33	286.57	1,999.98	1,713.41	4,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	66.67	66.67	322.23	400.02	77.79	800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	117.54	499.98	382.44	1,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	1,250.00	1,250.00	1,574.96	7,500.00	5,925.04	15,000.00
4420-08-000	Supplies-Plumbing	37.11	250.00	212.89	631.80	1,500.00	868.20	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	375.00	375.00	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	124.98	124.98	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4429-00-000	Total Materials	37.11	2,724.99	2,687.88	5,423.38	16,349.94	10,926.56	32,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	835.74	916.67	80.93	4,120.09	5,500.02	1,379.93	11,000.00
4430-04-000	Contract-Snow Removal	0.00	91.67	91.67	1,087.50	550.02	-537.48	1,100.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	2,049.60	4,999.98	2,950.38	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,521.61	1,000.02	-521.59	2,000.00
4430-07-000	Contract-Pest Control	85.10	1,200.00	1,114.90	1,910.60	7,200.00	5,289.40	14,400.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	200.00	200.00	939.60	1,200.00	260.40	2,400.00
4430-11-000	Contract-Plumbing	0.00	166.67	166.67	1,741.70	1,000.02	-741.68	2,000.00
4430-12-000	Contract-Inspections	0.00	458.33	458.33	600.00	2,749.98	2,149.98	5,500.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	2,894.16	2,500.02	-394.14	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	750.00	750.00	8,909.27	4,500.00	-4,409.27	9,000.00
4430-18-000	Contract-Alarm Monitoring	195.00	66.67	-128.33	736.25	400.02	-336.23	800.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	108.33	108.33	1,220.00	649.98	-570.02	1,300.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	3,175.00	0.00	-3,175.00	0.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4439-00-000	Total Contract Costs	1,115.84	5,591.68	4,475.84	30,905.38	33,550.08	2,644.70	67,100.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	7,293.18	15,691.42	8,398.24	76,667.61	94,148.52	17,480.91	188,297.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	227.85	205.00	-22.85	1,581.27	1,230.00	-351.27	2,460.00
4510-10-000	Property Insurance	198.47	416.67	218.20	2,204.09	2,500.02	295.93	5,000.00
4510-20-000	Liability Insurance	178.89	218.75	39.86	1,264.86	1,312.50	47.64	2,625.00
4510-30-000	Workmen's Compensation	113.30	143.33	30.03	760.27	859.98	99.71	1,720.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	718.51	1,817.08	1,098.57	5,810.49	10,902.48	5,091.99	21,805.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,175.65	2,321.42	145.77	14,230.74	13,928.52	-302.22	27,857.00
4899-00-000	TOTAL FINANCING EXPENSES	2,175.65	2,321.42	145.77	14,230.74	13,928.52	-302.22	27,857.00
8000-00-000	TOTAL EXPENSES	30,014.32	39,495.68	9,481.36	203,293.72	236,974.08	33,680.36	473,948.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	48,390.81	21,200.49	27,190.32	261,008.68	127,202.94	133,805.74	254,406.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		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	24,211.46	4,949.25	19,262.21	63,180.85	29,695.50	33,485.35	59,391.00
3410-50-101	VHSP (CoC BOS LPG Grant)	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	510.68	7,006.00	-6,495.32	21,062.70	42,036.00	-20,973.30	84,072.00
3410-61-200	COC Planning Grant	0.00	4,400.00	-4,400.00	20,598.61	26,400.00	-5,801.39	52,800.00
3499-00-000	TOTAL GRANT INCOME	49,722.14	16,355.25	33,366.89	129,842.16	98,131.50	31,710.66	196,263.00
3999-00-000	TOTAL INCOME	49,722.14	16,355.25	33,366.89	129,842.16	98,131.50	31,710.66	196,263.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,300.40	3,544.67	1,244.27	31,398.05	21,268.02	-10,130.03	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	33.68	1,154.58	1,120.90	9,965.27	6,927.48	-3,037.79	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	627.60	4,183.25	3,555.65	12,821.41	25,099.50	12,278.09	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI)	125.10	797.83	672.73	5,153.99	4,786.98	-367.01	9,574.00
4110-61-200	Salary-COC Planning Grant	0.00	3,404.50	3,404.50	17,626.20	20,427.00	2,800.80	40,854.00
4110-61-201	Adm Benefits-COC Planning	0.00	995.50	995.50	2,972.41	5,973.00	3,000.59	11,946.00
4110-99-000	Total Administrative Salaries	3,086.78	14,080.33	10,993.55	79,937.33	84,481.98	4,544.65	168,964.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4189-00-000	Total Other Admin Expenses	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4190-54-100	Other (Contract w/ CSH)	20,250.00	2,083.33	-18,166.67	25,000.00	12,499.98	-12,500.02	25,000.00
4190-60-200	Equipment (HMIS/SNAP)	1,712.32	202.08	-1,510.24	2,183.00	1,212.48	-970.52	2,425.00
4190-60-201	Software (HMIS/SNAP)	2,034.83	1,065.42	-969.41	2,253.25	6,392.52	4,139.27	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	2,440.90	4,544.52	2,103.62	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	24,037.15	4,233.25	-19,803.90	31,877.15	25,399.50	-6,477.65	50,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	27,123.93	18,438.58	-8,685.35	111,814.48	110,631.48	-1,183.00	221,263.00
8000-00-000	TOTAL EXPENSES	27,123.93	18,438.58	-8,685.35	111,814.48	110,631.48	-1,183.00	221,263.00
9000-00-000	NET INCOME	22,598.21	-2,083.33	24,681.54	18,027.68	-12,499.98	30,527.66	-25,000.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	5,270.30	4,666.67	603.63	28,592.30	28,000.02	592.28	56,000.00
3112-06-000	PBV HAP Subsidy	14,788.00	11,870.92	2,917.08	80,296.00	71,225.52	9,070.48	142,451.00
3119-00-000	Total Rental Income	20,058.30	16,537.59	3,520.71	108,888.30	99,225.54	9,662.76	198,451.00
3120-00-000	Other Tenant Income							
3120-04-000	Late Charges	0.00	0.00	0.00	251.00	0.00	251.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00	0.00	326.00	0.00	326.00	0.00
3199-00-000	TOTAL TENANT INCOME	20,058.30	16,537.59	3,520.71	109,214.30	99,225.54	9,988.76	198,451.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.17	0.00	0.17	61.92	0.00	61.92	0.00
3699-00-000	TOTAL OTHER INCOME	0.17	0.00	0.17	61.92	0.00	61.92	0.00
3999-00-000	TOTAL INCOME	20,058.47	16,537.59	3,520.88	109,276.22	99,225.54	10,050.68	198,451.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	1,103.04	740.75	-362.29	3,623.91	4,444.50	820.59	8,889.00
4110-04-000	Employee Benefit Contribution-Admin	215.62	254.58	38.96	580.98	1,527.48	946.50	3,055.00
4110-99-000	Total Administrative Salaries	1,318.66	995.33	-323.33	4,204.89	5,971.98	1,767.09	11,944.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	0.00	0.00	25.00	0.00	-25.00	0.00
4130-04-000	General Legal Expense	2,392.00	83.33	-2,308.67	3,361.00	499.98	-2,861.02	1,000.00
4131-00-000	Total Legal Expense	2,392.00	83.33	-2,308.67	3,386.00	499.98	-2,886.02	1,000.00
4171-00-000	Auditing Fees	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
4189-00-000	Total Other Admin Expenses	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4190-07-000	Telephone & Internet	216.33	83.33	-133.00	1,267.63	499.98	-767.65	1,000.00
4190-08-000	Postage	0.00	0.00	0.00	92.70	0.00	-92.70	0.00
4190-10-000	Copiers	2.90	41.67	38.77	55.84	250.02	194.18	500.00

COMMERCE VILLAGE II Statement of Revenues, Expenditures, and Changes in Fund Net Position January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-12-000	Software	0.00	83.33	83.33	57.27	499.98	442.71	1,000.00
4190-13-000	IT/Website Maintenance	26.31	0.00	-26.31	319.12	0.00	-319.12	0.00
4190-22-000	Other Misc Admin Expenses	50.00	0.00	-50.00	1,154.25	0.00	-1,154.25	0.00
4191-00-000	Total Miscellaneous Admin Expenses	295.54	291.66	-3.88	2,946.81	1,749.96	-1,196.85	3,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,006.20	1,470.32	-2,535.88	10,537.70	8,821.92	-1,715.78	17,644.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	246.44	250.00	3.56	1,378.64	1,500.00	121.36	3,000.00
4320-00-000	Electricity	1,020.75	1,833.33	812.58	6,074.88	10,999.98	4,925.10	22,000.00
4340-00-000	Garbage/Trash Removal	0.00	270.83	270.83	0.00	1,624.98	1,624.98	3,250.00
4390-00-000	Sewer & Trash	473.44	0.00	-473.44	2,840.54	0.00	-2,840.54	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,740.63	2,354.16	613.53	10,294.06	14,124.96	3,830.90	28,250.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	683.73	918.25	234.52	3,272.65	5,509.50	2,236.85	11,019.00
4410-05-000	Employee Benefit Contribution-Maint.	122.09	291.58	169.49	408.43	1,749.48	1,341.05	3,499.00
4419-00-000	Total General Maint Expense	805.82	1,209.83	404.01	3,681.08	7,258.98	3,577.90	14,518.00
4420-00-000	Materials							
4420-02-000	Supplies-Appliance	0.00	0.00	0.00	-439.20	0.00	439.20	0.00
4420-03-000	Supplies-Unit Turnover	0.00	83.33	83.33	8.47	499.98	491.51	1,000.00
4420-04-000	Supplies-Electrical	258.24	16.67	-241.57	258.24	100.02	-158.22	200.00
4420-05-000	Supplies-Fuel & Parts	0.00	41.67	41.67	5.09	250.02	244.93	500.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	166.67	166.67	37.87	1,000.02	962.15	2,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	6.42	499.98	493.56	1,000.00
4420-08-000	Supplies-Plumbing	1.52	83.33	81.81	1.52	499.98	498.46	1,000.00
4420-11-000	Supplies-HVAC	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	66.67	66.67	0.00	400.02	400.02	800.00
4429-00-000	Total Materials	259.76	625.00	365.24	-121.59	3,750.00	3,871.59	7,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	531.34	499.98	-31.36	1,000.00
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-07-000	Contract-Pest Control	0.00	250.00	250.00	250.00	1,500.00	1,250.00	3,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00

COMMERCE VILLAGE II Statement of Revenues, Expenditures, and Changes in Fund Net Position January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-12-000	Contract-Inspections	0.00	83.33	83.33	2,036.25	499.98	-1,536.27	1,000.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4430-15-000	Contract-Video Surveillance	2,250.00	83.33	-2,166.67	13,975.00	499.98	-13,475.02	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	83.33	83.33	1,035.00	499.98	-535.02	1,000.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,993.91	0.00	-2,993.91	0.00
4439-00-000	Total Contract Costs	2,250.00	1,166.65	-1,083.35	20,821.50	6,999.90	-13,821.60	14,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,315.58	3,001.48	-314.10	24,380.99	18,008.88	-6,372.11	36,018.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4510-10-000	Property Insurance	0.00	282.92	282.92	0.00	1,697.52	1,697.52	3,395.00
4510-20-000	Liability Insurance	0.00	62.50	62.50	0.00	375.00	375.00	750.00
4510-30-000	Workmen's Compensation	0.00	40.83	40.83	0.00	244.98	244.98	490.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	444.59	444.59	0.00	2,667.54	2,667.54	5,335.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	11,244.04	2,166.67	-9,077.37	42,842.57	13,000.02	-29,842.55	26,000.00
4899-00-000	TOTAL FINANCING EXPENSES	11,244.04	2,166.67	-9,077.37	42,842.57	13,000.02	-29,842.55	26,000.00
8000-00-000	TOTAL EXPENSES	20,306.45	9,437.22	-10,869.23	89,483.90	56,623.32	-32,860.58	113,247.00
9000-00-000	NET INCOME	-247.98	7,100.37	-7,348.35	19,792.32	42,602.22	-22,809.90	85,204.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3600-00-000	OTHER INCOME							
3650-00-000	Miscellaneous Other Income	4,049.55	0.00	4,049.55	16,583.59	0.00	16,583.59	0.00
3699-00-000	TOTAL OTHER INCOME	4,049.55	0.00	4,049.55	16,583.59	0.00	16,583.59	0.00
3999-00-000	TOTAL INCOME	4,049.55	0.00	4,049.55	16,583.59	0.00	16,583.59	0.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	0.00	0.00	276.50	0.00	-276.50	0.00
4131-00-000	Total Legal Expense	0.00	0.00	0.00	276.50	0.00	-276.50	0.00
4170-00-000	Accounting Fees	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4189-00-000	Total Other Admin Expenses	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4190-07-000	Telephone & Internet	0.00	0.00	0.00	1,288.39	0.00	-1,288.39	0.00
4190-13-000	IT/Website Maintenance	0.00	0.00	0.00	1,250.48	0.00	-1,250.48	0.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	352.00	0.00	-352.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	0.00	0.00	0.00	2,989.87	0.00	-2,989.87	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	0.00	3,365.37	0.00	-3,365.37	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	66.62	0.00	-66.62	425.43	0.00	-425.43	0.00
4320-00-000	Electricity	558.95	0.00	-558.95	2,496.63	0.00	-2,496.63	0.00
4330-00-000	Gas	40.54	0.00	-40.54	463.36	0.00	-463.36	0.00
4390-00-000	Sewer & Trash	48.98	0.00	-48.98	213.25	0.00	-213.25	0.00
4399-00-000	TOTAL UTILITY EXPENSES	715.09	0.00	-715.09	3,598.67	0.00	-3,598.67	0.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	0.00	0.00	337.16	0.00	-337.16	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	337.16	0.00	-337.16	0.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	0.00	0.00	58.50	0.00	-58.50	0.00

COURT SQUARE THEATER								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	277.21	0.00	-277.21	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	855.36	0.00	-855.36	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,942.06	0.00	-2,942.06	0.00
4439-00-000	Total Contract Costs	0.00	0.00	0.00	4,133.13	0.00	-4,133.13	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	4,470.29	0.00	-4,470.29	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	0.00	0.00	0.00	177.98	0.00	-177.98	0.00
4510-10-000	Property Insurance	559.00	0.00	-559.00	916.06	0.00	-916.06	0.00
4510-20-000	Liability Insurance	279.00	0.00	-279.00	279.00	0.00	-279.00	0.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	100.29	0.00	-100.29	0.00
4599-00-000	TOTAL GENERAL EXPENSES	838.00	0.00	-838.00	1,473.33	0.00	-1,473.33	0.00
8000-00-000	TOTAL EXPENSES	1,553.09	0.00	-1,553.09	12,907.66	0.00	-12,907.66	0.00
9000-00-000	NET INCOME	2,496.46	0.00	2,496.46	3,675.93	0.00	3,675.93	0.00

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

January - June 2026

		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	715,253.00	631,445.50	83,807.50	4,245,764.00	3,788,673.00	457,091.00	7,577,346.00
3410-02-000	Section 8 Admin. Fee Income	98,154.00	45,553.50	52,600.50	365,604.00	273,321.00	92,283.00	546,642.00
3410-03-000	Section 8 FSS Grant Income	17,139.98	11,466.00	5,673.98	71,796.17	68,796.00	3,000.17	137,592.00
3410-04-000	Port-In Admin Fees Earned	648.36	100.00	548.36	3,667.87	600.00	3,067.87	1,200.00
3410-06-000	Port In HAP Earned	9,865.00	2,500.00	7,365.00	61,407.00	15,000.00	46,407.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	841,060.34	691,065.00	149,995.34	4,748,239.04	4,146,390.00	601,849.04	8,292,780.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	1,542.50	833.33	709.17	5,510.81	4,999.98	510.83	10,000.00
3640-01-000	Fraud Recovery-ADM	1,542.50	833.33	709.17	5,510.82	4,999.98	510.84	10,000.00
3699-00-000	TOTAL OTHER INCOME	3,085.00	1,666.66	1,418.34	11,021.63	9,999.96	1,021.67	20,000.00
3999-00-000	TOTAL INCOME	844,145.34	692,731.66	151,413.68	4,759,260.67	4,156,389.96	602,870.71	8,312,780.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	29,265.87	27,254.17	-2,011.70	178,101.75	163,525.02	-14,576.73	327,050.00
4110-04-000	Employee Benefit Contribution-Admin	8,403.40	9,365.58	962.18	52,863.27	56,193.48	3,330.21	112,387.00
4110-20-400	Administrative Salaries-FSS	8,987.52	8,065.25	-922.27	58,418.91	48,391.50	-10,027.41	96,783.00
4110-21-400	Employee Benefits Contribution-FSS	2,855.53	2,993.33	137.80	18,627.46	17,959.98	-667.48	35,920.00
4110-30-100	Administrative Salaries-MS5	1,869.88	2,363.33	493.45	18,264.72	14,179.98	-4,084.74	28,360.00
4110-30-101	Employee Benefits Contribution-MS5	142.58	388.92	246.34	856.85	2,333.52	1,476.67	4,667.00
4110-99-000	Total Administrative Salaries	51,524.78	50,430.58	-1,094.20	327,132.96	302,583.48	-24,549.48	605,167.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	210.00	333.33	123.33	1,743.00	1,999.98	256.98	4,000.00
4131-00-000	Total Legal Expense	210.00	333.33	123.33	1,743.00	1,999.98	256.98	4,000.00
4140-00-000	Staff Training	566.00	1,083.33	517.33	4,676.00	6,499.98	1,823.98	13,000.00
4140-01-400	Staff Training-FSS	0.00	407.42	407.42	6,592.72	2,444.52	-4,148.20	4,889.00
4150-00-000	Travel	0.00	1,083.33	1,083.33	7,878.87	6,499.98	-1,378.89	13,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4172-00-000	Port Out Admin Fee Paid	228.07	208.34	-19.73	1,327.05	1,250.04	-77.01	2,500.00
4189-00-000	Total Other Admin Expenses	228.07	2,125.00	1,896.93	9,205.92	12,750.00	3,544.08	25,500.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	1,102.00	0.00	-1,102.00	1,537.00	0.00	-1,537.00	0.00
4190-04-000	Office Supplies	274.87	166.67	-108.20	839.60	1,000.02	160.42	2,000.00
4190-05-000	Fuel-Administrative	0.00	75.00	75.00	526.61	450.00	-76.61	900.00
4190-06-000	Compliance	2,250.00	500.00	-1,750.00	11,934.50	3,000.00	-8,934.50	6,000.00
4190-07-000	Telephone & Internet	453.22	250.00	-203.22	2,825.00	1,500.00	-1,325.00	3,000.00
4190-08-000	Postage	0.00	125.17	125.17	1,360.60	751.02	-609.58	1,502.00
4190-10-000	Copiers	155.89	125.00	-30.89	921.53	750.00	-171.53	1,500.00
4190-12-000	Software	164.80	1,833.33	1,668.53	4,482.92	10,999.98	6,517.06	22,000.00
4190-13-000	IT/Website Maintenance	542.99	208.33	-334.66	8,050.38	1,249.98	-6,800.40	2,500.00
4190-22-000	Other Misc Admin Expenses	-2,645.08	0.00	2,645.08	44,584.17	0.00	-44,584.17	0.00
4191-00-000	Total Miscellaneous Admin Expenses	2,298.69	3,283.50	984.81	77,062.31	19,701.00	-57,361.31	39,402.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	54,827.54	57,663.16	2,835.62	426,412.91	345,978.96	-80,433.95	691,958.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	289.66	289.66	520.00	1,737.96	1,217.96	3,476.00
4220-02-000	Tenant FSS Goal Incentives	250.00	0.00	-250.00	1,175.00	0.00	-1,175.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	250.00	289.66	39.66	1,695.00	1,737.96	42.96	3,476.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-08-000	Supplies-Plumbing	114.55	0.00	-114.55	114.55	0.00	-114.55	0.00
4429-00-000	Total Materials	114.55	0.00	-114.55	114.55	0.00	-114.55	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	114.55	0.00	-114.55	114.55	0.00	-114.55	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	148.59	0.00	-148.59	896.48	0.00	-896.48	0.00
4510-10-000	Property Insurance	53.02	0.00	-53.02	319.85	0.00	-319.85	0.00
4510-20-000	Liability Insurance	13.56	0.00	-13.56	81.81	0.00	-81.81	0.00
4510-30-000	Workmen's Compensation	477.42	0.00	-477.42	2,880.46	0.00	-2,880.46	0.00
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	7,441.03	0.00	-7,441.03	0.00
4599-00-000	TOTAL GENERAL EXPENSES	692.59	0.00	-692.59	11,619.63	0.00	-11,619.63	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	708,629.00	618,445.50	-90,183.50	4,315,806.00	3,710,673.00	-605,133.00	7,421,346.00
4715-01-000	Tenant Utility Payments-Voucher	5,250.00	8,750.00	3,500.00	30,263.00	52,500.00	22,237.00	105,000.00
4715-02-000	Port Out HAP Payments	5,299.00	2,500.00	-2,799.00	33,750.00	15,000.00	-18,750.00	30,000.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4715-07-000	Tenant FSS Goal Incentives	2,400.00	3,333.33	933.33	23,950.00	19,999.98	-3,950.02	40,000.00

HOUSING CHOICE VOUCHER PROGRAM (MTW,MS5 and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4715-08-000	Landlord Incentives	628.21	1,666.67	1,038.46	3,185.49	10,000.02	6,814.53	20,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	722,206.21	634,778.83	-87,427.38	4,406,954.49	3,808,672.98	-598,281.51	7,617,346.00
8000-00-000	TOTAL EXPENSES	778,090.89	692,731.65	-85,359.24	4,846,796.58	4,156,389.90	-690,406.68	8,312,780.00
9000-00-000	NET INCOME	66,054.45	0.01	66,054.44	-87,535.91	0.06	-87,535.97	0.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	18,293.00	17,757.50	535.50	102,679.61	106,545.00	-3,865.39	213,090.00
3112-00-000	50059 HAP Subsidy	24,512.00	24,724.50	-212.50	147,601.00	148,347.00	-746.00	296,694.00
3119-00-000	Total Rental Income	42,805.00	42,482.00	323.00	250,280.61	254,892.00	-4,611.39	509,784.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	491.00	333.33	157.67	2,714.25	1,999.98	714.27	4,000.00
3120-03-000	Damages	1,654.00	333.33	1,320.67	5,596.77	1,999.98	3,596.79	4,000.00
3120-04-000	Late Charges	106.00	83.33	22.67	891.00	499.98	391.02	1,000.00
3120-08-000	Workorders/Maint Charges	35.00	83.33	-48.33	34.00	499.98	-465.98	1,000.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	10,731.59	0.00	10,731.59	0.00
3129-00-000	Total Other Tenant Income	2,286.00	833.32	1,452.68	19,967.61	4,999.92	14,967.69	10,000.00
3199-00-000	TOTAL TENANT INCOME	45,091.00	43,315.32	1,775.68	270,248.22	259,891.92	10,356.30	519,784.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	30,946.12	6,526.75	24,419.37	34,368.32	39,160.50	-4,792.18	78,321.00
3499-00-000	TOTAL GRANT INCOME	30,946.12	6,526.75	24,419.37	34,368.32	39,160.50	-4,792.18	78,321.00
3999-00-000	TOTAL INCOME	76,037.12	49,842.07	26,195.05	304,616.54	299,052.42	5,564.12	598,105.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,145.21	3,703.33	-441.88	23,717.32	22,219.98	-1,497.34	44,440.00
4110-04-000	Employee Benefit Contribution-Admin	1,404.05	1,388.42	-15.63	8,911.57	8,330.52	-581.05	16,661.00
4110-99-000	Total Administrative Salaries	5,549.26	5,091.75	-457.51	32,628.89	30,550.50	-2,078.39	61,101.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	25.00	250.02	225.02	500.00
4130-02-000	Criminal Background Checks	21.00	25.00	4.00	84.00	150.00	66.00	300.00
4130-04-000	General Legal Expense	355.50	250.00	-105.50	2,405.51	1,500.00	-905.51	3,000.00
4131-00-000	Total Legal Expense	376.50	316.67	-59.83	2,514.51	1,900.02	-614.49	3,800.00
4140-00-000	Staff Training	60.00	83.33	23.33	119.99	499.98	379.99	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	499.02	499.98	0.96	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	499.02	1,500.00	1,000.98	3,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4190-03-000	Advertising	0.00	20.83	20.83	155.05	124.98	-30.07	250.00
4190-04-000	Office Supplies	0.00	41.67	41.67	6.55	250.02	243.47	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4190-07-000	Telephone & Internet	385.91	250.00	-135.91	2,118.83	1,500.00	-618.83	3,000.00
4190-08-000	Postage	0.00	41.67	41.67	301.60	250.02	-51.58	500.00
4190-10-000	Copiers	39.19	50.00	10.81	208.63	300.00	91.37	600.00
4190-12-000	Software	0.00	416.67	416.67	229.08	2,500.02	2,270.94	5,000.00
4190-13-000	IT/Website Maintenance	105.09	166.67	61.58	1,647.85	1,000.02	-647.83	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	-1,585.08	499.98	2,085.06	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	530.19	1,170.85	640.66	3,082.51	7,025.10	3,942.59	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,515.95	6,912.60	396.65	38,844.92	41,475.60	2,630.68	82,951.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	7,212.85	4,553.33	-2,659.52	25,366.05	27,319.98	1,953.93	54,640.00
4211-20-300	Tenant Services-Benefits	1,579.71	1,104.58	-475.13	6,371.50	6,627.48	255.98	13,255.00
4220-01-000	Other Tenant Svcs.	1,607.28	1,833.33	226.05	16,474.89	10,999.98	-5,474.91	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	313.24	472.17	158.93	1,712.48	2,833.02	1,120.54	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	0.00	1,129.98	1,129.98	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	102.75	83.33	-19.42	117.48	499.98	382.50	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	10,815.83	8,360.07	-2,455.76	50,042.40	50,160.42	118.02	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,579.88	1,000.00	-579.88	5,975.48	6,000.00	24.52	12,000.00
4320-00-000	Electricity	6,569.10	5,833.33	-735.77	52,069.17	34,999.98	-17,069.19	70,000.00
4390-00-000	Sewer & Trash	2,735.72	2,333.33	-402.39	12,202.47	13,999.98	1,797.51	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,884.70	9,166.66	-1,718.04	70,247.12	54,999.96	-15,247.16	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,755.18	5,196.67	441.49	31,874.34	31,180.02	-694.32	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,370.33	2,159.58	789.25	8,687.05	12,957.48	4,270.43	25,915.00
4419-00-000	Total General Maint Expense	6,125.51	7,356.25	1,230.74	40,561.39	44,137.50	3,576.11	88,275.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	150.00	150.00	300.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	286.37	1,750.02	1,463.65	3,500.00
4420-04-000	Supplies-Electrical	488.00	333.33	-154.67	954.54	1,999.98	1,045.44	4,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	66.67	66.67	294.38	400.02	105.64	800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	164.31	499.98	335.67	1,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	416.67	416.67	1,003.64	2,500.02	1,496.38	5,000.00
4420-08-000	Supplies-Plumbing	120.49	250.00	129.51	1,059.59	1,500.00	440.41	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	375.00	375.00	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	124.98	124.98	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4429-00-000	Total Materials	608.49	1,891.66	1,283.17	3,762.83	11,349.96	7,587.13	22,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	795.24	0.00	-795.24	4,173.84	0.00	-4,173.84	0.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,087.50	499.98	-587.52	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	2,216.24	4,999.98	2,783.74	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	2,468.17	1,000.02	-1,468.15	2,000.00
4430-07-000	Contract-Pest Control	456.40	1,333.33	876.93	2,838.40	7,999.98	5,161.58	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	300.00	300.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	200.00	200.00	939.60	1,200.00	260.40	2,400.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	3,229.16	2,500.02	-729.14	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,750.00	1,750.00	8,324.64	10,500.00	2,175.36	21,000.00
4430-18-000	Contract-Alarm Monitoring	195.00	66.67	-128.33	736.25	400.02	-336.23	800.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,135.00	600.00	-535.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4439-00-000	Total Contract Costs	1,446.64	5,250.00	3,803.36	27,148.80	31,500.00	4,351.20	63,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	8,180.64	14,497.91	6,317.27	71,473.02	86,987.46	15,514.44	173,975.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	353.78	339.67	-14.11	2,140.50	2,038.02	-102.48	4,076.00
4510-10-000	Property Insurance	301.21	451.92	150.71	2,340.74	2,711.52	370.78	5,423.00
4510-20-000	Liability Insurance	119.37	238.33	118.96	1,223.53	1,429.98	206.45	2,860.00
4510-30-000	Workmen's Compensation	110.17	143.33	33.16	664.72	859.98	195.26	1,720.00
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	10,692.59	0.00	-10,692.59	0.00
4599-00-000	TOTAL GENERAL EXPENSES	884.53	1,173.25	288.72	17,062.08	7,039.50	-10,022.58	14,079.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,666.99	1,502.67	-164.32	10,127.84	9,016.02	-1,111.82	18,032.00
4899-00-000	TOTAL FINANCING EXPENSES	1,666.99	1,502.67	-164.32	10,127.84	9,016.02	-1,111.82	18,032.00
8000-00-000	TOTAL EXPENSES	38,948.64	41,613.16	2,664.52	257,797.38	249,678.96	-8,118.42	499,358.00
9000-00-000	NET INCOME	37,088.48	8,228.91	28,859.57	46,819.16	49,373.46	-2,554.30	98,747.00

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

January - June 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	52,767.70	45,833.33	6,934.37	300,386.56	274,999.98	25,386.58	550,000.00
3112-06-000	PBV HAP Subsidy	148,326.00	164,173.58	-15,847.58	949,977.00	985,041.48	-35,064.48	1,970,083.00
3119-00-000	Total Rental Income	201,093.70	210,006.91	-8,913.21	1,250,363.56	1,260,041.46	-9,677.90	2,520,083.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	9,285.95	1,666.67	7,619.28	23,547.53	10,000.02	13,547.51	20,000.00
3120-04-000	Late Charges	1,302.00	833.33	468.67	6,759.00	4,999.98	1,759.02	10,000.00
3120-06-000	NSF Charges	25.00	8.33	16.67	50.00	49.98	0.02	100.00
3120-07-000	Tenant Owed Utilities	90.00	100.00	-10.00	510.00	600.00	-90.00	1,200.00
3120-08-000	Workorders/Maint Charges	75.00	166.67	-91.67	381.62	1,000.02	-618.40	2,000.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
3120-11-000	Collection Loss-Tenants	0.00	141.67	-141.67	0.00	850.02	-850.02	1,700.00
3129-00-000	Total Other Tenant Income	10,777.95	2,916.67	7,861.28	31,273.15	17,500.02	13,773.13	35,000.00
3199-00-000	TOTAL TENANT INCOME	211,871.65	212,923.58	-1,051.93	1,281,636.71	1,277,541.48	4,095.23	2,555,083.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	921.05	0.00	921.05	9,966.44	0.00	9,966.44	0.00
3699-00-000	TOTAL OTHER INCOME	921.05	0.00	921.05	9,966.44	0.00	9,966.44	0.00
3999-00-000	TOTAL INCOME	212,792.70	212,923.58	-130.88	1,291,603.15	1,277,541.48	14,061.67	2,555,083.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	25,152.97	31,348.17	6,195.20	159,879.36	188,089.02	28,209.66	376,178.00
4110-04-000	Employee Benefit Contribution-Admin	7,391.24	9,630.25	2,239.01	47,017.58	57,781.50	10,763.92	115,563.00
4110-99-000	Total Administrative Salaries	32,544.21	40,978.42	8,434.21	206,896.94	245,870.52	38,973.58	491,741.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	165.00	41.67	-123.33	128.00	250.02	122.02	500.00
4130-02-000	Criminal Background Checks	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4130-04-000	General Legal Expense	3,450.63	833.33	-2,617.30	8,634.45	4,999.98	-3,634.47	10,000.00
4131-00-000	Total Legal Expense	3,615.63	916.67	-2,698.96	8,762.45	5,500.02	-3,262.43	11,000.00
4140-00-000	Staff Training	437.48	1,250.00	812.52	4,489.43	7,500.00	3,010.57	15,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4150-00-000	Travel	200.00	1,250.00	1,050.00	8,906.95	7,500.00	-1,406.95	15,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4189-00-000	Total Other Admin Expenses	200.00	1,458.33	1,258.33	8,906.95	8,749.98	-156.97	17,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	208.33	208.33	433.00	1,249.98	816.98	2,500.00
4190-02-000	Publications	0.00	83.33	83.33	228.80	499.98	271.18	1,000.00
4190-03-000	Advertising	0.00	83.33	83.33	734.61	499.98	-234.63	1,000.00
4190-04-000	Office Supplies	337.51	416.67	79.16	1,310.93	2,500.02	1,189.09	5,000.00
4190-06-000	Compliance	0.00	416.67	416.67	725.00	2,500.02	1,775.02	5,000.00
4190-07-000	Telephone & Internet	707.45	750.00	42.55	4,074.97	4,500.00	425.03	9,000.00
4190-08-000	Postage	22.62	375.00	352.38	1,359.82	2,250.00	890.18	4,500.00
4190-10-000	Copiers	155.92	250.00	94.08	927.86	1,500.00	572.14	3,000.00
4190-12-000	Software	611.04	2,083.33	1,472.29	6,741.62	12,499.98	5,758.36	25,000.00
4190-13-000	IT/Website Maintenance	609.24	416.67	-192.57	7,939.62	2,500.02	-5,439.60	5,000.00
4190-18-000	Small Office Equipment	0.00	1,333.33	1,333.33	2,894.63	7,999.98	5,105.35	16,000.00
4190-22-000	Other Misc Admin Expenses	640.00	416.67	-223.33	-7,419.98	2,500.02	9,920.00	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	3,083.78	6,833.33	3,749.55	19,950.88	40,999.98	21,049.10	82,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	39,881.10	51,436.75	11,555.65	249,006.65	308,620.50	59,613.85	617,241.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	14,309.80	1,500.00	-12,809.80	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	14,309.80	1,500.00	-12,809.80	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	6,410.92	3,166.67	-3,244.25	22,536.48	19,000.02	-3,536.46	38,000.00
4320-00-000	Electricity	922.90	916.67	-6.23	6,503.40	5,500.02	-1,003.38	11,000.00
4330-00-000	Gas	111.32	250.00	138.68	1,926.83	1,500.00	-426.83	3,000.00
4390-00-000	Sewer & Trash	2,785.26	3,583.33	798.07	14,255.63	21,499.98	7,244.35	43,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,230.40	7,916.67	-2,313.73	45,222.34	47,500.02	2,277.68	95,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	17,515.16	20,362.75	2,847.59	114,729.60	122,176.50	7,446.90	244,353.00
4410-05-000	Employee Benefit Contribution-Maint.	4,524.27	7,369.83	2,845.56	28,319.17	44,218.98	15,899.81	88,438.00
4419-00-000	Total General Maint Expense	22,039.43	27,732.58	5,693.15	143,048.77	166,395.48	23,346.71	332,791.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	155.31	250.00	94.69	1,127.17	1,500.00	372.83	3,000.00
4420-02-000	Supplies-Appliance	0.00	250.00	250.00	592.38	1,500.00	907.62	3,000.00
4420-03-000	Supplies-Unit Turnover	456.87	833.33	376.46	456.87	4,999.98	4,543.11	10,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-04-000	Supplies-Electrical	0.00	833.33	833.33	528.71	4,999.98	4,471.27	10,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	333.33	333.33	1,542.56	1,999.98	457.42	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	24.57	416.67	392.10	1,924.87	2,500.02	575.15	5,000.00
4420-07-000	Supplies-Maint/Repairs	163.45	1,666.67	1,503.22	1,669.36	10,000.02	8,330.66	20,000.00
4420-08-000	Supplies-Plumbing	1,294.65	583.33	-711.32	2,017.67	3,499.98	1,482.31	7,000.00
4420-09-000	Tools and Equipment	0.00	333.33	333.33	921.34	1,999.98	1,078.64	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	400.02	400.02	800.00
4420-11-000	Supplies-HVAC	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
4429-00-000	Total Materials	2,094.85	6,400.00	4,305.15	10,780.93	38,400.00	27,619.07	76,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	1,377.25	375.00	-1,002.25	3,275.48	2,250.00	-1,025.48	4,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	7,960.00	1,000.02	-6,959.98	2,000.00
4430-05-000	Contract-Unit Turnover	0.00	416.67	416.67	798.14	2,500.02	1,701.88	5,000.00
4430-06-000	Contract-Electrical	135.00	83.33	-51.67	2,080.50	499.98	-1,580.52	1,000.00
4430-07-000	Contract-Pest Control	166.51	833.33	666.82	999.06	4,999.98	4,000.92	10,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	480.92	499.98	19.06	1,000.00
4430-09-000	Contract-Grounds	0.00	833.33	833.33	1,989.07	4,999.98	3,010.91	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	150.00	416.67	266.67	2,269.61	2,500.02	230.41	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	1,155.16	1,500.00	344.84	3,000.00
4430-12-000	Contract-Inspections	0.00	833.33	833.33	1,940.00	4,999.98	3,059.98	10,000.00
4430-13-000	Contract-HVAC	0.00	1,250.00	1,250.00	12,772.41	7,500.00	-5,272.41	15,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	725.00	60,000.00	59,275.00	120,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	2,487.50	0.00	-2,487.50	0.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	3,327.00	250.02	-3,076.98	500.00
4439-00-000	Total Contract Costs	1,828.76	15,583.33	13,754.57	42,259.85	93,499.98	51,240.13	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	25,963.04	49,715.91	23,752.87	196,089.55	298,295.46	102,205.91	596,591.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	203.09	441.67	238.58	1,225.31	2,650.02	1,424.71	5,300.00
4510-10-000	Property Insurance	1,345.24	1,500.00	154.76	8,116.67	9,000.00	883.33	18,000.00
4510-20-000	Liability Insurance	715.89	791.67	75.78	4,319.19	4,750.02	430.83	9,500.00
4510-30-000	Workmen's Compensation	679.41	1,290.17	610.76	4,099.12	7,741.02	3,641.90	15,482.00
4521-00-000	Misc. Taxes/Licenses/Insurance	17,656.93	2,833.33	-14,823.60	17,656.93	16,999.98	-656.95	34,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	12,499.98	12,499.98	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	20,600.56	8,940.17	-11,660.39	35,417.22	53,641.02	18,223.80	107,282.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,660.90	15,743.00	13,082.10	77,300.31	94,458.00	17,157.69	188,916.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	2,660.90	15,743.00	13,082.10	77,300.31	94,458.00	17,157.69	188,916.00
8000-00-000	TOTAL EXPENSES	99,336.00	134,002.50	34,666.50	617,345.87	804,015.00	186,669.13	1,608,030.00
9000-00-000	NET INCOME	113,456.70	78,921.08	34,535.62	674,257.28	473,526.48	200,730.80	947,053.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	11,267.00	9,544.83	1,722.17	60,479.00	57,268.98	3,210.02	114,538.00
3112-06-000	PBV HAP Subsidy	12,469.00	14,317.17	-1,848.17	78,060.00	85,903.02	-7,843.02	171,806.00
3119-00-000	Total Rental Income	23,736.00	23,862.00	-126.00	138,539.00	143,172.00	-4,633.00	286,344.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	184.38	133.33	51.05	840.16	799.98	40.18	1,600.00
3120-03-000	Damages	35.00	250.00	-215.00	122.06	1,500.00	-1,377.94	3,000.00
3120-04-000	Late Charges	312.00	41.67	270.33	971.00	250.02	720.98	500.00
3120-06-000	NSF Charges	25.00	0.00	25.00	25.00	0.00	25.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	83.33	-83.33	10.00	499.98	-489.98	1,000.00
3129-00-000	Total Other Tenant Income	556.38	508.33	48.05	1,968.22	3,049.98	-1,081.76	6,100.00
3199-00-000	TOTAL TENANT INCOME	24,292.38	24,370.33	-77.95	140,507.22	146,221.98	-5,714.76	292,444.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	347.15	358.33	-11.18	2,000.58	2,149.98	-149.40	4,300.00
3699-00-000	TOTAL OTHER INCOME	347.15	358.33	-11.18	2,000.58	2,149.98	-149.40	4,300.00
3999-00-000	TOTAL INCOME	24,639.53	24,728.66	-89.13	142,507.80	148,371.96	-5,864.16	296,744.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,282.26	3,555.83	273.57	21,137.03	21,334.98	197.95	42,670.00
4110-04-000	Employee Benefit Contribution-Admin	1,078.20	1,175.17	96.97	6,702.15	7,051.02	348.87	14,102.00
4110-99-000	Total Administrative Salaries	4,360.46	4,731.00	370.54	27,839.18	28,386.00	546.82	56,772.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4130-02-000	Criminal Background Checks	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4130-04-000	General Legal Expense	2,392.01	166.67	-2,225.34	2,392.01	1,000.02	-1,391.99	2,000.00
4131-00-000	Total Legal Expense	2,392.01	183.33	-2,208.68	2,392.01	1,099.98	-1,292.03	2,200.00
4140-00-000	Staff Training	119.00	83.33	-35.67	558.00	499.98	-58.02	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	1,070.57	600.00	-470.57	1,200.00
4173-00-000	Management Fee	1,248.51	1,250.00	1.49	7,287.15	7,500.00	212.85	15,000.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	1,248.51	1,350.00	101.49	8,357.72	8,100.00	-257.72	16,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	8.33	8.33	58.10	49.98	-8.12	100.00
4190-06-000	Compliance	0.00	125.00	125.00	1,400.00	750.00	-650.00	1,500.00
4190-07-000	Telephone & Internet	312.83	300.00	-12.83	1,634.73	1,800.00	165.27	3,600.00
4190-08-000	Postage	0.00	20.83	20.83	160.80	124.98	-35.82	250.00
4190-10-000	Copiers	28.00	50.00	22.00	262.96	300.00	37.04	600.00
4190-12-000	Software	0.00	166.67	166.67	114.54	1,000.02	885.48	2,000.00
4190-13-000	IT/Website Maintenance	52.54	83.33	30.79	773.91	499.98	-273.93	1,000.00
4190-18-000	Small Office Equipment	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4190-21-000	HCC Fees	0.00	666.67	666.67	7,612.91	4,000.02	-3,612.89	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	-41.50	250.02	291.52	500.00
4191-00-000	Total Miscellaneous Admin Expenses	399.37	1,479.17	1,079.80	11,976.45	8,875.02	-3,101.43	17,750.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,519.35	7,826.83	-692.52	51,123.36	46,960.98	-4,162.38	93,922.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	5,000.00	1,666.67	-3,333.33	10,000.00	10,000.02	0.02	20,000.00
4220-01-000	Other Tenant Svcs.	750.00	250.00	-500.00	4,365.36	1,500.00	-2,865.36	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	5,750.00	1,916.67	-3,833.33	14,365.36	11,500.02	-2,865.34	23,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	439.56	500.00	60.44	2,794.55	3,000.00	205.45	6,000.00
4320-00-000	Electricity	1,869.34	1,666.67	-202.67	12,970.76	10,000.02	-2,970.74	20,000.00
4330-00-000	Gas	203.06	200.00	-3.06	1,318.36	1,200.00	-118.36	2,400.00
4390-00-000	Sewer & Trash	887.70	1,041.67	153.97	5,562.92	6,250.02	687.10	12,500.00
4399-00-000	TOTAL UTILITY EXPENSES	3,399.66	3,408.34	8.68	22,646.59	20,450.04	-2,196.55	40,900.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,474.68	1,656.50	181.82	9,620.40	9,939.00	318.60	19,878.00
4410-05-000	Employee Benefit Contribution-Maint.	424.87	675.25	250.38	2,748.50	4,051.50	1,303.00	8,103.00
4419-00-000	Total General Maint Expense	1,899.55	2,331.75	432.20	12,368.90	13,990.50	1,621.60	27,981.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	150.00	150.00	300.00
4420-02-000	Supplies-Appliance	0.00	66.67	66.67	62.07	400.02	337.95	800.00
4420-03-000	Supplies-Unit Turnover	223.00	66.67	-156.33	243.15	400.02	156.87	800.00
4420-04-000	Supplies-Electrical	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	16.67	16.67	115.57	100.02	-15.55	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	41.67	41.67	0.00	250.02	250.02	500.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-07-000	Supplies-Maint/Repairs	0.00	133.33	133.33	392.48	799.98	407.50	1,600.00
4420-08-000	Supplies-Plumbing	2.97	83.33	80.36	2.97	499.98	497.01	1,000.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4420-11-000	Supplies-HVAC	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4429-00-000	Total Materials	225.97	808.34	582.37	816.24	4,850.04	4,033.80	9,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	818.00	333.33	-484.67	4,549.06	1,999.98	-2,549.08	4,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,500.00	750.00	-750.00	1,500.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	0.00	150.00	150.00	300.00
4430-07-000	Contract-Pest Control	37.00	125.00	88.00	722.00	750.00	28.00	1,500.00
4430-08-000	Contract-Floor Covering	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-09-000	Contract-Grounds	0.00	0.00	0.00	275.00	0.00	-275.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	133.33	133.33	933.27	799.98	-133.29	1,600.00
4430-11-000	Contract-Plumbing	0.00	66.67	66.67	257.12	400.02	142.90	800.00
4430-12-000	Contract-Inspections	0.00	150.00	150.00	600.00	900.00	300.00	1,800.00
4430-13-000	Contract-HVAC	0.00	250.00	250.00	4,675.08	1,500.00	-3,175.08	3,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	13,100.09	250.02	-12,850.07	500.00
4430-18-000	Contract-Alarm Monitoring	0.00	75.00	75.00	0.00	450.00	450.00	900.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	133.33	133.33	1,425.00	799.98	-625.02	1,600.00
4439-00-000	Total Contract Costs	855.00	1,500.00	645.00	28,036.62	9,000.00	-19,036.62	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,980.52	4,640.09	1,659.57	41,221.76	27,840.54	-13,381.22	55,681.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	19.82	22.08	2.26	120.90	132.48	11.58	265.00
4510-10-000	Property Insurance	478.52	565.83	87.31	2,871.12	3,394.98	523.86	6,790.00
4510-20-000	Liability Insurance	119.62	125.00	5.38	717.72	750.00	32.28	1,500.00
4510-30-000	Workmen's Compensation	67.20	81.92	14.72	441.80	491.52	49.72	983.00
4521-00-000	Misc. Taxes/Licenses/Insurance	64.15	91.67	27.52	363.26	550.02	186.76	1,100.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	749.31	1,303.17	553.86	4,514.80	7,819.02	3,304.22	15,638.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	8,190.00	8,190.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	8,190.00	8,190.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	22,763.84	20,460.10	-2,303.74	142,061.87	122,760.60	-19,301.27	245,521.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	1,875.69	4,268.56	-2,392.87	445.93	25,611.36	-25,165.43	51,223.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	53,055.32	42,531.67	10,523.65	308,775.88	297,721.69	11,054.19	510,380.00
3112-06-000	PBV HAP Subsidy	74,804.00	52,817.09	21,986.91	499,640.00	369,719.63	129,920.37	633,805.00
3119-00-000	Total Rental Income	127,859.32	95,348.76	32,510.56	808,415.88	667,441.32	140,974.56	1,144,185.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	224.00	333.33	-109.33	2,938.25	2,333.31	604.94	4,000.00
3120-03-000	Damages	128.25	416.67	-288.42	1,953.97	2,916.69	-962.72	5,000.00
3120-04-000	Late Charges	230.00	83.33	146.67	1,179.00	583.31	595.69	1,000.00
3120-08-000	Workorders/Maint Charges	105.00	0.00	105.00	327.56	0.00	327.56	0.00
3129-00-000	Total Other Tenant Income	687.25	833.33	-146.08	6,398.78	5,833.31	565.47	10,000.00
3199-00-000	TOTAL TENANT INCOME	128,546.57	96,182.09	32,364.48	814,814.66	673,274.63	141,540.03	1,154,185.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	63,180.85	34,644.75	28,536.10	59,391.00
3410-50-101	VHSP (CoC BOS LPG Grant)	0.00	2,083.33	-2,083.33	25,000.00	14,583.31	10,416.69	25,000.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	21,062.70	49,042.00	-27,979.30	84,072.00
3410-61-200	COC Planning Grant	0.00	4,400.00	-4,400.00	20,598.61	30,800.00	-10,201.39	52,800.00
3499-00-000	TOTAL GRANT INCOME	0.00	18,438.58	-18,438.58	129,842.16	129,070.06	772.10	221,263.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	355.48	179.17	176.31	2,406.75	1,254.19	1,152.56	2,150.00
3620-00-000	Management Fee Income	1,252.56	1,166.67	85.89	8,539.71	8,166.69	373.02	14,000.00
3621-00-000	Bond Application Fees	0.00	2,500.00	-2,500.00	0.00	17,500.00	-17,500.00	30,000.00
3650-00-000	Miscellaneous Other Income	5,000.00	12,500.00	-7,500.00	21,583.59	87,500.00	-65,916.41	150,000.00
3699-00-000	TOTAL OTHER INCOME	6,608.04	16,345.84	-9,737.80	32,530.05	114,420.88	-81,890.83	196,150.00
3999-00-000	TOTAL INCOME	135,154.61	130,966.51	4,188.10	977,186.87	916,765.57	60,421.30	1,571,598.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	16,010.93	22,331.09	6,320.16	127,162.83	156,317.63	29,154.80	267,973.00
4110-04-000	Employee Benefit Contribution-Admin	5,335.03	7,650.50	2,315.47	45,510.68	53,553.50	8,042.82	91,806.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,143.40	3,544.67	1,401.27	33,541.45	24,812.69	-8,728.76	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,658.75	1,154.58	-504.17	11,624.02	8,082.06	-3,541.96	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,376.28	4,183.25	806.97	16,197.69	29,282.75	13,085.06	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,799.63	797.83	-1,001.80	6,953.62	5,584.81	-1,368.81	9,574.00
4110-61-200	Salary-COC Planning Grant	6,345.36	3,404.50	-2,940.86	23,971.56	23,831.50	-140.06	40,854.00
4110-61-201	Adm Benefits-COC Planning	477.63	995.50	517.87	3,450.04	6,968.50	3,518.46	11,946.00
4110-99-000	Total Administrative Salaries	37,147.01	44,061.92	6,914.91	268,411.89	308,433.44	40,021.55	528,743.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	-39.00	291.69	330.69	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	175.00	175.00	300.00
4130-04-000	General Legal Expense	0.00	1,166.66	1,166.66	8,465.00	8,166.62	-298.38	14,000.00
4131-00-000	Total Legal Expense	0.00	1,233.33	1,233.33	8,426.00	8,633.31	207.31	14,800.00
4140-00-000	Staff Training	0.00	916.66	916.66	1,218.00	6,416.62	5,198.62	11,000.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4150-00-000	Travel	2,370.19	1,333.33	-1,036.86	11,921.89	9,333.31	-2,588.58	16,000.00
4170-00-000	Accounting Fees	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	0.00	5,051.69	5,051.69	8,660.00
4189-00-000	Total Other Admin Expenses	2,370.19	2,180.00	-190.19	12,020.89	15,260.00	3,239.11	26,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	141.67	141.67	160.00	991.69	831.69	1,700.00
4190-02-000	Publications	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-03-000	Advertising	0.00	108.33	108.33	506.44	758.31	251.87	1,300.00
4190-04-000	Office Supplies	0.00	87.50	87.50	205.29	612.50	407.21	1,050.00
4190-06-000	Compliance	0.00	41.67	41.67	294.00	291.69	-2.31	500.00
4190-07-000	Telephone & Internet	889.24	833.34	-55.90	7,161.92	5,833.38	-1,328.54	10,000.00
4190-08-000	Postage	654.82	175.00	-479.82	1,970.42	1,225.00	-745.42	2,100.00
4190-10-000	Copiers	209.23	175.00	-34.23	1,235.27	1,225.00	-10.27	2,100.00
4190-12-000	Software	-1,107.22	1,333.33	2,440.55	575.88	9,333.31	8,757.43	16,000.00
4190-13-000	IT/Website Maintenance	2,333.71	783.33	-1,550.38	11,036.40	5,483.31	-5,553.09	9,400.00
4190-14-000	Community Donations	0.00	1,000.00	1,000.00	11,107.84	7,000.00	-4,107.84	12,000.00
4190-18-000	Small Office Equipment	125.72	291.67	165.95	2,354.69	2,041.69	-313.00	3,500.00
4190-22-000	Other Misc Admin Expenses	6,238.22	208.34	-6,029.88	-712.73	1,458.38	2,171.11	2,500.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4190-54-100	Other (Contract w/ CSH)	0.00	2,083.33	2,083.33	25,000.00	14,583.31	-10,416.69	25,000.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	2,183.00	1,414.56	-768.44	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	2,253.25	7,457.94	5,204.69	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	2,480.90	5,301.94	2,821.04	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	9,383.72	9,454.10	70.38	67,812.57	66,178.70	-1,633.87	113,449.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	48,900.92	57,846.01	8,945.09	357,889.35	404,922.07	47,032.72	694,152.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,747.60	1,833.33	85.73	19,712.05	12,833.31	-6,878.74	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,747.60	1,833.33	85.73	19,712.05	12,833.31	-6,878.74	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,125.58	1,333.33	207.75	8,672.69	9,333.31	660.62	16,000.00
4320-00-000	Electricity	7,551.47	7,791.66	240.19	56,829.57	54,541.62	-2,287.95	93,500.00
4330-00-000	Gas	39.09	83.33	44.24	1,296.65	583.31	-713.34	1,000.00
4390-00-000	Sewer & Trash	2,297.82	2,604.16	306.34	16,578.65	18,229.12	1,650.47	31,250.00
4399-00-000	TOTAL UTILITY EXPENSES	11,013.96	11,812.48	798.52	83,377.56	82,687.36	-690.20	141,750.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	7,293.49	8,314.09	1,020.60	55,556.95	58,198.63	2,641.68	99,769.00
4410-05-000	Employee Benefit Contribution-Maint.	2,188.59	3,203.24	1,014.65	14,295.00	22,422.68	8,127.68	38,439.00
4419-00-000	Total General Maint Expense	9,482.08	11,517.33	2,035.25	69,851.95	80,621.31	10,769.36	138,208.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	45.83	45.83	0.00	320.81	320.81	550.00
4420-02-000	Supplies-Appliance	0.00	91.66	91.66	-363.96	641.62	1,005.58	1,100.00
4420-03-000	Supplies-Unit Turnover	0.00	358.34	358.34	2,423.51	2,508.38	84.87	4,300.00
4420-04-000	Supplies-Electrical	0.34	366.66	366.32	579.21	2,566.62	1,987.41	4,400.00
4420-05-000	Supplies-Fuel & Parts	1,561.92	208.34	-1,353.58	1,955.28	1,458.38	-496.90	2,500.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	291.67	291.67	155.41	2,041.69	1,886.28	3,500.00
4420-07-000	Supplies-Maint/Repairs	412.41	1,458.33	1,045.92	2,481.25	10,208.31	7,727.06	17,500.00
4420-08-000	Supplies-Plumbing	0.00	333.33	333.33	690.60	2,333.31	1,642.71	4,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	437.50	437.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	33.33	33.33	0.00	233.31	233.31	400.00
4420-11-000	Supplies-HVAC	0.00	291.66	291.66	0.00	2,041.62	2,041.62	3,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	116.67	116.67	0.00	816.69	816.69	1,400.00
4429-00-000	Total Materials	1,974.67	3,658.32	1,683.65	7,921.30	25,608.24	17,686.94	43,900.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	732.24	991.66	259.42	5,383.67	6,941.62	1,557.95	11,900.00
4430-04-000	Contract-Snow Removal	0.00	150.01	150.01	1,321.00	1,050.07	-270.93	1,800.00
4430-05-000	Contract-Unit Turnover	1,584.85	833.33	-751.52	3,634.45	5,833.31	2,198.86	10,000.00
4430-06-000	Contract-Electrical	0.00	266.67	266.67	1,521.61	1,866.69	345.08	3,200.00
4430-07-000	Contract-Pest Control	107.31	1,533.33	1,426.02	2,267.91	10,733.31	8,465.40	18,400.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	350.00	350.00	600.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-10-000	Contract-Janitorial/Cleaning	356.16	325.00	-31.16	1,572.97	2,275.00	702.03	3,900.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	1,741.70	1,750.00	8.30	3,000.00
4430-12-000	Contract-Inspections	0.00	541.66	541.66	2,636.25	3,791.62	1,155.37	6,500.00
4430-13-000	Contract-HVAC	0.00	983.33	983.33	6,669.27	6,883.31	214.04	11,800.00
4430-15-000	Contract-Video Surveillance	0.00	125.00	125.00	13,975.00	875.00	-13,100.00	1,500.00
4430-17-000	Contract-Elevator Maintenance	160.00	1,041.67	881.67	12,481.63	7,291.69	-5,189.94	12,500.00
4430-18-000	Contract-Alarm Monitoring	117.50	329.16	211.66	3,751.95	2,304.12	-1,447.83	3,950.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	358.33	358.33	3,979.34	2,508.31	-1,471.03	4,300.00
4430-23-000	Contract-Consultants	-3,175.00	0.00	3,175.00	-3,175.00	0.00	3,175.00	0.00
4430-99-000	Contract Costs-Other	0.00	250.00	250.00	6,384.01	1,750.00	-4,634.01	3,000.00
4439-00-000	Total Contract Costs	-116.94	8,112.48	8,229.42	64,145.76	56,787.36	-7,358.40	97,350.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	11,339.81	23,288.13	11,948.32	141,919.01	163,016.91	21,097.90	279,458.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	355.82	332.50	-23.32	2,712.93	2,327.50	-385.43	3,990.00
4510-10-000	Property Insurance	956.16	824.59	-131.57	4,449.70	5,772.13	1,322.43	9,895.00
4510-20-000	Liability Insurance	363.09	331.25	-31.84	2,003.17	2,318.75	315.58	3,975.00
4510-30-000	Workmen's Compensation	578.34	556.49	-21.85	3,554.30	3,895.43	341.13	6,678.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	110.50	110.50	4,383.46	773.50	-3,609.96	1,326.00
4570-00-000	Bad Debt-Tenant Rents	0.00	875.00	875.00	0.00	6,125.00	6,125.00	10,500.00
4570-01-000	Bad Debt-Other	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,253.41	3,863.66	1,610.25	17,103.56	27,045.62	9,942.06	46,364.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	10,954.20	6,646.42	-4,307.78	81,401.15	46,524.94	-34,876.21	79,757.00
4899-00-000	TOTAL FINANCING EXPENSES	10,954.20	6,646.42	-4,307.78	81,401.15	46,524.94	-34,876.21	79,757.00
8000-00-000	TOTAL EXPENSES	86,209.90	105,290.03	19,080.13	701,402.68	737,030.21	35,627.53	1,263,481.00
9000-00-000	NET INCOME	48,944.71	25,676.48	23,268.23	275,784.19	179,735.36	96,048.83	308,117.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	31,364.09	19,115.00	12,249.09	145,703.07	133,805.00	11,898.07	229,380.00
3119-00-000	Total Rental Income	31,364.09	19,115.00	12,249.09	145,703.07	133,805.00	11,898.07	229,380.00
3199-00-000	TOTAL TENANT INCOME	31,364.09	19,115.00	12,249.09	145,703.07	133,805.00	11,898.07	229,380.00
3999-00-000	TOTAL INCOME	31,364.09	19,115.00	12,249.09	145,703.07	133,805.00	11,898.07	229,380.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	54.02	50.00	-4.02	327.19	350.00	22.81	600.00
4191-00-000	Total Miscellaneous Admin Expenses	54.02	50.00	-4.02	327.19	350.00	22.81	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	54.02	50.00	-4.02	327.19	350.00	22.81	600.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	281.40	583.31	301.91	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	281.40	583.31	301.91	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-04-000	Supplies-Electrical	0.34	0.00	-0.34	33.98	0.00	-33.98	0.00
4420-07-000	Supplies-Maint/Repairs	0.00	83.33	83.33	56.89	583.31	526.42	1,000.00
4429-00-000	Total Materials	0.34	83.33	82.99	90.87	583.31	492.44	1,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	16.67	16.67	175.00	116.69	-58.31	200.00
4430-06-000	Contract-Electrical	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-13-000	Contract-HVAC	0.00	275.00	275.00	3,775.11	1,925.00	-1,850.11	3,300.00
4430-17-000	Contract-Elevator Maintenance	160.00	291.67	131.67	3,572.36	2,041.69	-1,530.67	3,500.00
4430-18-000	Contract-Alarm Monitoring	0.00	25.00	25.00	345.00	175.00	-170.00	300.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	166.67	166.67	2,759.34	1,166.69	-1,592.65	2,000.00
4430-99-000	Contract Costs-Other	0.00	125.00	125.00	448.04	875.00	426.96	1,500.00
4439-00-000	Total Contract Costs	160.00	941.68	781.68	11,074.85	6,591.76	-4,483.09	11,300.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	160.34	1,025.01	864.67	11,165.72	7,175.07	-3,990.65	12,300.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,151.92	2,158.33	6.41	15,525.56	15,108.31	-417.25	25,900.00
4899-00-000	TOTAL FINANCING EXPENSES	2,151.92	2,158.33	6.41	15,525.56	15,108.31	-417.25	25,900.00
8000-00-000	TOTAL EXPENSES	2,366.28	3,316.67	950.39	27,299.87	23,216.69	-4,083.18	39,800.00
9000-00-000	NET INCOME	28,997.81	15,798.33	13,199.48	118,403.20	110,588.31	7,814.89	189,580.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	17,652.23	18,750.00	-1,097.77	130,441.51	131,250.00	-808.49	225,000.00
3112-06-000	PBV HAP Subsidy	59,465.00	40,946.17	18,518.83	404,005.00	286,623.19	117,381.81	491,354.00
3119-00-000	Total Rental Income	77,117.23	59,696.17	17,421.06	534,446.51	417,873.19	116,573.32	716,354.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	224.00	333.33	-109.33	2,938.25	2,333.31	604.94	4,000.00
3120-03-000	Damages	82.00	416.67	-334.67	1,560.20	2,916.69	-1,356.49	5,000.00
3120-04-000	Late Charges	185.00	83.33	101.67	883.00	583.31	299.69	1,000.00
3120-08-000	Workorders/Maint Charges	90.00	0.00	90.00	222.56	0.00	222.56	0.00
3129-00-000	Total Other Tenant Income	581.00	833.33	-252.33	5,604.01	5,833.31	-229.30	10,000.00
3199-00-000	TOTAL TENANT INCOME	77,698.23	60,529.50	17,168.73	540,050.52	423,706.50	116,344.02	726,354.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	353.13	166.67	186.46	2,303.24	1,166.69	1,136.55	2,000.00
3699-00-000	TOTAL OTHER INCOME	353.13	166.67	186.46	2,303.24	1,166.69	1,136.55	2,000.00
3999-00-000	TOTAL INCOME	78,051.36	60,696.17	17,355.19	542,353.76	424,873.19	117,480.57	728,354.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	6,225.59	5,133.67	-1,091.92	41,680.84	35,935.69	-5,745.15	61,604.00
4110-04-000	Employee Benefit Contribution-Admin	1,872.31	1,711.25	-161.06	12,880.24	11,978.75	-901.49	20,535.00
4110-99-000	Total Administrative Salaries	8,097.90	6,844.92	-1,252.98	54,561.08	47,914.44	-6,646.64	82,139.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	-64.00	291.69	355.69	500.00
4130-02-000	Criminal Background Checks	0.00	25.00	25.00	0.00	175.00	175.00	300.00
4130-04-000	General Legal Expense	0.00	250.00	250.00	-1,500.00	1,750.00	3,250.00	3,000.00
4131-00-000	Total Legal Expense	0.00	316.67	316.67	-1,564.00	2,216.69	3,780.69	3,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	428.00	583.31	155.31	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	633.50	583.31	-50.19	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	633.50	1,750.00	1,116.50	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	116.69	116.69	200.00
4190-03-000	Advertising	0.00	25.00	25.00	278.03	175.00	-103.03	300.00
4190-04-000	Office Supplies	0.00	37.50	37.50	49.29	262.50	213.21	450.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-07-000	Telephone & Internet	303.09	241.67	-61.42	1,709.44	1,691.69	-17.75	2,900.00
4190-08-000	Postage	180.63	50.00	-130.63	531.23	350.00	-181.23	600.00
4190-10-000	Copiers	44.68	50.00	5.32	282.26	350.00	67.74	600.00
4190-12-000	Software	-305.44	416.67	722.11	0.00	2,916.69	2,916.69	5,000.00
4190-13-000	IT/Website Maintenance	593.96	208.33	-385.63	2,775.47	1,458.31	-1,317.16	2,500.00
4190-18-000	Small Office Equipment	125.72	41.67	-84.05	1,359.72	291.69	-1,068.03	500.00
4190-22-000	Other Misc Admin Expenses	6,128.73	41.67	-6,087.06	-12,474.74	291.69	12,766.43	500.00
4191-00-000	Total Miscellaneous Admin Expenses	7,071.37	1,170.85	-5,900.52	-5,489.30	8,195.95	13,685.25	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,169.27	8,665.77	-6,503.50	48,569.28	60,660.39	12,091.11	103,989.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,747.60	1,833.33	85.73	18,283.47	12,833.31	-5,450.16	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,747.60	1,833.33	85.73	18,283.47	12,833.31	-5,450.16	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	812.52	1,000.00	187.48	6,274.16	7,000.00	725.84	12,000.00
4320-00-000	Electricity	5,783.28	5,833.33	50.05	45,743.60	40,833.31	-4,910.29	70,000.00
4390-00-000	Sewer & Trash	1,775.40	2,333.33	557.93	13,002.44	16,333.31	3,330.87	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,371.20	9,166.66	795.46	65,020.20	64,166.62	-853.58	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,750.88	5,196.67	445.79	36,405.57	36,376.69	-28.88	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,494.68	2,178.08	683.40	10,178.84	15,246.56	5,067.72	26,137.00
4419-00-000	Total General Maint Expense	6,245.56	7,374.75	1,129.19	46,584.41	51,623.25	5,038.84	88,497.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	175.00	175.00	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	75.24	583.31	508.07	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	2,415.04	2,041.69	-373.35	3,500.00
4420-04-000	Supplies-Electrical	0.00	333.33	333.33	286.57	2,333.31	2,046.74	4,000.00
4420-05-000	Supplies-Fuel & Parts	430.85	66.67	-364.18	753.08	466.69	-286.39	800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	117.54	583.31	465.77	1,000.00
4420-07-000	Supplies-Maint/Repairs	342.17	1,250.00	907.83	1,917.13	8,750.00	6,832.87	15,000.00
4420-08-000	Supplies-Plumbing	0.00	250.00	250.00	660.44	1,750.00	1,089.56	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	437.50	437.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	145.81	145.81	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4429-00-000	Total Materials	773.02	2,724.99	1,951.97	6,225.04	19,074.93	12,849.89	32,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	732.24	908.33	176.09	4,852.33	6,358.31	1,505.98	10,900.00
4430-04-000	Contract-Snow Removal	0.00	91.67	91.67	1,087.50	641.69	-445.81	1,100.00
4430-05-000	Contract-Unit Turnover	1,584.85	833.33	-751.52	3,634.45	5,833.31	2,198.86	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,521.61	1,166.69	-354.92	2,000.00
4430-07-000	Contract-Pest Control	29.60	1,200.00	1,170.40	1,940.20	8,400.00	6,459.80	14,400.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	356.16	200.00	-156.16	1,295.76	1,400.00	104.24	2,400.00
4430-11-000	Contract-Plumbing	0.00	166.67	166.67	1,741.70	1,166.69	-575.01	2,000.00
4430-12-000	Contract-Inspections	0.00	458.33	458.33	600.00	3,208.31	2,608.31	5,500.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	2,894.16	2,916.69	22.53	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	750.00	750.00	8,909.27	5,250.00	-3,659.27	9,000.00
4430-18-000	Contract-Alarm Monitoring	117.50	75.00	-42.50	853.75	525.00	-328.75	900.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	108.33	108.33	1,220.00	758.31	-461.69	1,300.00
4430-23-000	Contract-Consultants	-3,175.00	0.00	3,175.00	0.00	0.00	0.00	0.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4439-00-000	Total Contract Costs	-354.65	5,591.67	5,946.32	30,550.73	39,141.69	8,590.96	67,100.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	6,663.93	15,691.41	9,027.48	83,360.18	109,839.87	26,479.69	188,297.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	231.51	205.00	-26.51	1,812.78	1,435.00	-377.78	2,460.00
4510-10-000	Property Insurance	407.08	416.67	9.59	2,611.17	2,916.69	305.52	5,000.00
4510-20-000	Liability Insurance	241.21	218.75	-22.46	1,506.07	1,531.25	25.18	2,625.00
4510-30-000	Workmen's Compensation	126.54	143.33	16.79	886.81	1,003.31	116.50	1,720.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,006.34	1,817.08	810.74	6,816.83	12,719.56	5,902.73	21,805.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,315.34	2,321.42	6.08	16,546.08	16,249.94	-296.14	27,857.00
4899-00-000	TOTAL FINANCING EXPENSES	2,315.34	2,321.42	6.08	16,546.08	16,249.94	-296.14	27,857.00
8000-00-000	TOTAL EXPENSES	35,273.68	39,495.67	4,221.99	238,596.04	276,469.69	37,873.65	473,948.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	42,777.68	21,200.50	21,577.18	303,757.72	148,403.50	155,354.22	254,406.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		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	63,180.85	34,644.75	28,536.10	59,391.00
3410-50-101	VHSP (CoC BOS LPG Grant)	0.00	0.00	0.00	25,000.00	0.00	25,000.00	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	21,062.70	49,042.00	-27,979.30	84,072.00
3410-61-200	COC Planning Grant	0.00	4,400.00	-4,400.00	20,598.61	30,800.00	-10,201.39	52,800.00
3499-00-000	TOTAL GRANT INCOME	0.00	16,355.25	-16,355.25	129,842.16	114,486.75	15,355.41	196,263.00
3999-00-000	TOTAL INCOME	0.00	16,355.25	-16,355.25	129,842.16	114,486.75	15,355.41	196,263.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,143.40	3,544.67	1,401.27	33,541.45	24,812.69	-8,728.76	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,658.75	1,154.58	-504.17	11,624.02	8,082.06	-3,541.96	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,376.28	4,183.25	806.97	16,197.69	29,282.75	13,085.06	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI)	1,799.63	797.83	-1,001.80	6,953.62	5,584.81	-1,368.81	9,574.00
4110-61-200	Salary-COC Planning Grant	6,345.36	3,404.50	-2,940.86	23,971.56	23,831.50	-140.06	40,854.00
4110-61-201	Adm Benefits-COC Planning	477.63	995.50	517.87	3,450.04	6,968.50	3,518.46	11,946.00
4110-99-000	Total Administrative Salaries	15,801.05	14,080.33	-1,720.72	95,738.38	98,562.31	2,823.93	168,964.00
4140-50-100	Staff Training-VHSP	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4189-00-000	Total Other Admin Expenses	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4190-54-100	Other (Contract w/ CSH)	0.00	2,083.33	2,083.33	25,000.00	14,583.31	-10,416.69	25,000.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	2,183.00	1,414.56	-768.44	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	2,253.25	7,457.94	5,204.69	12,785.00
4190-60-202	Services (HMIS/SNAP)	40.00	757.42	717.42	2,480.90	5,301.94	2,821.04	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	40.00	4,233.25	4,193.25	31,917.15	29,632.75	-2,284.40	50,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	15,841.05	18,438.58	2,597.53	127,655.53	129,070.06	1,414.53	221,263.00
8000-00-000	TOTAL EXPENSES	15,841.05	18,438.58	2,597.53	127,655.53	129,070.06	1,414.53	221,263.00
9000-00-000	NET INCOME	-15,841.05	-2,083.33	-13,757.72	2,186.63	-14,583.31	16,769.94	-25,000.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	5,637.00	4,666.67	970.33	34,229.30	32,666.69	1,562.61	56,000.00
3112-06-000	PBV HAP Subsidy	15,339.00	11,870.92	3,468.08	95,635.00	83,096.44	12,538.56	142,451.00
3119-00-000	Total Rental Income	20,976.00	16,537.59	4,438.41	129,864.30	115,763.13	14,101.17	198,451.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	46.25	0.00	46.25	46.25	0.00	46.25	0.00
3120-04-000	Late Charges	45.00	0.00	45.00	296.00	0.00	296.00	0.00
3120-08-000	Workorders/Maint Charges	15.00	0.00	15.00	90.00	0.00	90.00	0.00
3129-00-000	Total Other Tenant Income	106.25	0.00	106.25	432.25	0.00	432.25	0.00
3199-00-000	TOTAL TENANT INCOME	21,082.25	16,537.59	4,544.66	130,296.55	115,763.13	14,533.42	198,451.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.16	0.00	0.16	62.08	0.00	62.08	0.00
3699-00-000	TOTAL OTHER INCOME	0.16	0.00	0.16	62.08	0.00	62.08	0.00
3999-00-000	TOTAL INCOME	21,082.41	16,537.59	4,544.82	130,358.63	115,763.13	14,595.50	198,451.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	1,103.02	740.75	-362.27	4,726.93	5,185.25	458.32	8,889.00
4110-04-000	Employee Benefit Contribution-Admin	244.40	254.58	10.18	825.38	1,782.06	956.68	3,055.00
4110-99-000	Total Administrative Salaries	1,347.42	995.33	-352.09	5,552.31	6,967.31	1,415.00	11,944.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	0.00	0.00	25.00	0.00	-25.00	0.00
4130-04-000	General Legal Expense	0.00	83.33	83.33	3,361.00	583.31	-2,777.69	1,000.00
4131-00-000	Total Legal Expense	0.00	83.33	83.33	3,386.00	583.31	-2,802.69	1,000.00
4171-00-000	Auditing Fees	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
4189-00-000	Total Other Admin Expenses	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-07-000	Telephone & Internet	218.40	125.00	-93.40	1,486.03	875.00	-611.03	1,500.00
4190-08-000	Postage	33.90	0.00	-33.90	126.60	0.00	-126.60	0.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-10-000	Copiers	2.90	41.67	38.77	58.74	291.69	232.95	500.00
4190-12-000	Software	-57.27	83.33	140.60	0.00	583.31	583.31	1,000.00
4190-13-000	IT/Website Maintenance	111.41	0.00	-111.41	430.53	0.00	-430.53	0.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	1,154.25	0.00	-1,154.25	0.00
4191-00-000	Total Miscellaneous Admin Expenses	309.34	291.67	-17.67	3,256.15	2,041.69	-1,214.46	3,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,656.76	1,470.33	-186.43	12,194.46	10,292.31	-1,902.15	17,644.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	1,428.58	0.00	-1,428.58	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	226.44	250.00	23.56	1,605.08	1,750.00	144.92	3,000.00
4320-00-000	Electricity	1,082.83	1,833.33	750.50	7,157.71	12,833.31	5,675.60	22,000.00
4390-00-000	Sewer & Trash	473.44	270.83	-202.61	3,313.98	1,895.81	-1,418.17	3,250.00
4399-00-000	TOTAL UTILITY EXPENSES	1,782.71	2,354.16	571.45	12,076.77	16,479.12	4,402.35	28,250.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	684.33	918.25	233.92	3,956.98	6,427.75	2,470.77	11,019.00
4410-05-000	Employee Benefit Contribution-Maint.	158.77	291.58	132.81	567.20	2,041.06	1,473.86	3,499.00
4419-00-000	Total General Maint Expense	843.10	1,209.83	366.73	4,524.18	8,468.81	3,944.63	14,518.00
4420-00-000	Materials							
4420-02-000	Supplies-Appliance	0.00	0.00	0.00	-439.20	0.00	439.20	0.00
4420-03-000	Supplies-Unit Turnover	0.00	66.67	66.67	8.47	466.69	458.22	800.00
4420-04-000	Supplies-Electrical	0.00	33.33	33.33	258.24	233.31	-24.93	400.00
4420-05-000	Supplies-Fuel & Parts	80.85	41.67	-39.18	85.94	291.69	205.75	500.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	166.67	166.67	37.87	1,166.69	1,128.82	2,000.00
4420-07-000	Supplies-Maint/Repairs	4.19	83.33	79.14	10.61	583.31	572.70	1,000.00
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	30.16	583.31	553.15	1,000.00
4420-11-000	Supplies-HVAC	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	66.67	66.67	0.00	466.69	466.69	800.00
4429-00-000	Total Materials	85.04	625.00	539.96	-7.91	4,375.00	4,382.91	7,500.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	531.34	583.31	51.97	1,000.00
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-06-000	Contract-Electrical	0.00	58.33	58.33	0.00	408.31	408.31	700.00
4430-07-000	Contract-Pest Control	5.56	250.00	244.44	255.56	1,750.00	1,494.44	3,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00

COMMERCE VILLAGE II Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-12-000	Contract-Inspections	0.00	83.33	83.33	2,036.25	583.31	-1,452.94	1,000.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	13,975.00	583.31	-13,391.69	1,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	83.33	83.33	1,035.00	583.31	-451.69	1,000.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,993.91	0.00	-2,993.91	0.00
4439-00-000	Total Contract Costs	5.56	1,183.31	1,177.75	20,827.06	8,283.17	-12,543.89	14,200.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	933.70	3,018.14	2,084.44	25,343.33	21,126.98	-4,216.35	36,218.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	21.91	16.67	-5.24	21.91	116.69	94.78	200.00
4510-10-000	Property Insurance	485.13	282.92	-202.21	485.13	1,980.44	1,495.31	3,395.00
4510-20-000	Liability Insurance	105.40	62.50	-42.90	105.40	437.50	332.10	750.00
4510-30-000	Workmen's Compensation	72.31	40.83	-31.48	72.31	285.81	213.50	490.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4599-00-000	TOTAL GENERAL EXPENSES	684.75	444.59	-240.16	684.75	3,112.13	2,427.38	5,335.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	6,486.94	2,166.67	-4,320.27	49,329.51	15,166.69	-34,162.82	26,000.00
4899-00-000	TOTAL FINANCING EXPENSES	6,486.94	2,166.67	-4,320.27	49,329.51	15,166.69	-34,162.82	26,000.00
8000-00-000	TOTAL EXPENSES	11,544.86	9,453.89	-2,090.97	101,057.40	66,177.23	-34,880.17	113,447.00
9000-00-000	NET INCOME	9,537.55	7,083.70	2,453.85	29,301.23	49,585.90	-20,284.67	85,004.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3600-00-000	OTHER INCOME							
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	16,583.59	0.00	16,583.59	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	16,583.59	0.00	16,583.59	0.00
3999-00-000	TOTAL INCOME	0.00	0.00	0.00	16,583.59	0.00	16,583.59	0.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	0.00	0.00	276.50	0.00	-276.50	0.00
4131-00-000	Total Legal Expense	0.00	0.00	0.00	276.50	0.00	-276.50	0.00
4170-00-000	Accounting Fees	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4189-00-000	Total Other Admin Expenses	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	0.00	0.00	99.00	0.00	-99.00	0.00
4190-07-000	Telephone & Internet	0.00	0.00	0.00	1,288.39	0.00	-1,288.39	0.00
4190-13-000	IT/Website Maintenance	0.00	0.00	0.00	1,250.48	0.00	-1,250.48	0.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	352.00	0.00	-352.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	0.00	0.00	0.00	2,989.87	0.00	-2,989.87	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	0.00	3,365.37	0.00	-3,365.37	0.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	86.62	0.00	-86.62	512.05	0.00	-512.05	0.00
4320-00-000	Electricity	582.07	0.00	-582.07	3,078.70	0.00	-3,078.70	0.00
4330-00-000	Gas	39.09	0.00	-39.09	502.45	0.00	-502.45	0.00
4390-00-000	Sewer & Trash	48.98	0.00	-48.98	262.23	0.00	-262.23	0.00
4399-00-000	TOTAL UTILITY EXPENSES	756.76	0.00	-756.76	4,355.43	0.00	-4,355.43	0.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	0.00	0.00	337.16	0.00	-337.16	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	337.16	0.00	-337.16	0.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	0.00	0.00	58.50	0.00	-58.50	0.00

COURT SQUARE THEATER								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	277.21	0.00	-277.21	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	855.36	0.00	-855.36	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	2,942.06	0.00	-2,942.06	0.00
4439-00-000	Total Contract Costs	0.00	0.00	0.00	4,133.13	0.00	-4,133.13	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	4,470.29	0.00	-4,470.29	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	0.00	0.00	0.00	177.98	0.00	-177.98	0.00
4510-10-000	Property Insurance	0.00	0.00	0.00	916.06	0.00	-916.06	0.00
4510-20-000	Liability Insurance	0.00	0.00	0.00	279.00	0.00	-279.00	0.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	100.29	0.00	-100.29	0.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	0.00	0.00	1,473.33	0.00	-1,473.33	0.00
8000-00-000	TOTAL EXPENSES	756.76	0.00	-756.76	13,664.42	0.00	-13,664.42	0.00
9000-00-000	NET INCOME	-756.76	0.00	-756.76	2,919.17	0.00	2,919.17	0.00

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

January - July 2026

		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	727,641.00	631,445.50	96,195.50	5,017,105.00	4,420,118.50	596,986.50	7,577,346.00
3410-02-000	Section 8 Admin. Fee Income	54,454.00	45,553.50	8,900.50	376,358.00	318,874.50	57,483.50	546,642.00
3410-03-000	Section 8 FSS Grant Income	11,843.05	11,466.00	377.05	83,639.22	80,262.00	3,377.22	137,592.00
3410-04-000	Port-In Admin Fees Earned	522.60	100.00	422.60	4,190.47	700.00	3,490.47	1,200.00
3410-06-000	Port In HAP Earned	9,865.00	2,500.00	7,365.00	71,272.00	17,500.00	53,772.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	804,325.65	691,065.00	113,260.65	5,552,564.69	4,837,455.00	715,109.69	8,292,780.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	249.00	833.33	-584.33	5,759.81	5,833.31	-73.50	10,000.00
3640-01-000	Fraud Recovery-ADM	249.00	833.33	-584.33	5,759.82	5,833.31	-73.49	10,000.00
3699-00-000	TOTAL OTHER INCOME	498.00	1,666.66	-1,168.66	11,519.63	11,666.62	-146.99	20,000.00
3999-00-000	TOTAL INCOME	804,823.65	692,731.66	112,091.99	5,564,084.32	4,849,121.62	714,962.70	8,312,780.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	29,265.86	27,254.17	-2,011.69	207,367.61	190,779.19	-16,588.42	327,050.00
4110-04-000	Employee Benefit Contribution-Admin	8,713.95	9,365.58	651.63	61,577.22	65,559.06	3,981.84	112,387.00
4110-20-400	Administrative Salaries-FSS	8,987.53	8,065.25	-922.28	67,406.44	56,456.75	-10,949.69	96,783.00
4110-21-400	Employee Benefits Contribution-FSS	3,183.94	2,993.33	-190.61	21,811.40	20,953.31	-858.09	35,920.00
4110-30-100	Administrative Salaries-MS5	1,869.88	2,363.33	493.45	20,134.60	16,543.31	-3,591.29	28,360.00
4110-30-101	Employee Benefits Contribution-MS5	142.58	388.92	246.34	999.43	2,722.44	1,723.01	4,667.00
4110-99-000	Total Administrative Salaries	52,163.74	50,430.58	-1,733.16	379,296.70	353,014.06	-26,282.64	605,167.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	135.00	333.33	198.33	1,878.00	2,333.31	455.31	4,000.00
4131-00-000	Total Legal Expense	135.00	333.33	198.33	1,878.00	2,333.31	455.31	4,000.00
4140-00-000	Staff Training	0.00	1,083.33	1,083.33	4,676.00	7,583.31	2,907.31	13,000.00
4140-01-400	Staff Training-FSS	1,307.00	407.42	-899.58	7,899.72	2,851.94	-5,047.78	4,889.00
4150-00-000	Travel	0.00	1,083.33	1,083.33	7,878.87	7,583.31	-295.56	13,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
4172-00-000	Port Out Admin Fee Paid	228.07	208.34	-19.73	1,555.12	1,458.38	-96.74	2,500.00
4189-00-000	Total Other Admin Expenses	228.07	2,125.00	1,896.93	9,433.99	14,875.00	5,441.01	25,500.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	799.00	0.00	-799.00	2,336.00	0.00	-2,336.00	0.00
4190-04-000	Office Supplies	216.79	166.67	-50.12	1,056.39	1,166.69	110.30	2,000.00
4190-05-000	Fuel-Administrative	392.68	75.00	-317.68	919.29	525.00	-394.29	900.00
4190-06-000	Compliance	1,170.00	500.00	-670.00	13,104.50	3,500.00	-9,604.50	6,000.00
4190-07-000	Telephone & Internet	509.98	250.00	-259.98	3,334.98	1,750.00	-1,584.98	3,000.00
4190-08-000	Postage	699.95	125.17	-574.78	2,060.55	876.19	-1,184.36	1,502.00
4190-10-000	Copiers	183.60	125.00	-58.60	1,105.13	875.00	-230.13	1,500.00
4190-12-000	Software	-1,183.58	1,833.33	3,016.91	3,299.34	12,833.31	9,533.97	22,000.00
4190-13-000	IT/Website Maintenance	2,301.62	208.33	-2,093.29	10,352.00	1,458.31	-8,893.69	2,500.00
4190-22-000	Other Misc Admin Expenses	776.08	0.00	-776.08	58,670.24	0.00	-58,670.24	0.00
4191-00-000	Total Miscellaneous Admin Expenses	5,866.12	3,283.50	-2,582.62	96,238.42	22,984.50	-73,253.92	39,402.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	59,699.93	57,663.16	-2,036.77	499,422.83	403,642.12	-95,780.71	691,958.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	289.66	289.66	520.00	2,027.62	1,507.62	3,476.00
4220-02-000	Tenant FSS Goal Incentives	200.00	0.00	-200.00	1,375.00	0.00	-1,375.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	200.00	289.66	89.66	1,895.00	2,027.62	132.62	3,476.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	120.50	0.00	-120.50	1,016.98	0.00	-1,016.98	0.00
4510-10-000	Property Insurance	85.53	0.00	-85.53	405.38	0.00	-405.38	0.00
4510-20-000	Liability Insurance	15.71	0.00	-15.71	97.52	0.00	-97.52	0.00
4510-30-000	Workmen's Compensation	397.69	0.00	-397.69	3,278.15	0.00	-3,278.15	0.00
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	7,441.03	0.00	-7,441.03	0.00
4599-00-000	TOTAL GENERAL EXPENSES	619.43	0.00	-619.43	12,239.06	0.00	-12,239.06	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	724,582.00	618,445.50	-106,136.50	5,025,002.00	4,329,118.50	-695,883.50	7,421,346.00
4715-01-000	Tenant Utility Payments-Voucher	4,503.00	8,750.00	4,247.00	34,766.00	61,250.00	26,484.00	105,000.00
4715-02-000	Port Out HAP Payments	5,299.00	2,500.00	-2,799.00	41,125.00	17,500.00	-23,625.00	30,000.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4715-07-000	Tenant FSS Goal Incentives	4,129.33	3,333.33	-796.00	28,079.33	23,333.31	-4,746.02	40,000.00
4715-08-000	Landlord Incentives	0.00	1,666.67	1,666.67	3,185.49	11,666.69	8,481.20	20,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	738,513.33	634,778.83	-103,734.50	5,132,157.82	4,443,451.81	-688,706.01	7,617,346.00
8000-00-000	TOTAL EXPENSES	799,032.69	692,731.65	-106,301.04	5,645,714.71	4,849,121.55	-796,593.16	8,312,780.00
9000-00-000	NET INCOME	5,790.96	0.01	5,790.95	-81,630.39	0.07	-81,630.46	0.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	17,434.26	17,757.50	-323.24	120,113.87	124,302.50	-4,188.63	213,090.00
3112-00-000	50059 HAP Subsidy	24,653.00	24,724.50	-71.50	172,254.00	173,071.50	-817.50	296,694.00
3119-00-000	Total Rental Income	42,087.26	42,482.00	-394.74	292,367.87	297,374.00	-5,006.13	509,784.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	224.00	333.33	-109.33	2,938.25	2,333.31	604.94	4,000.00
3120-03-000	Damages	70.00	333.33	-263.33	5,666.77	2,333.31	3,333.46	4,000.00
3120-04-000	Late Charges	173.00	83.33	89.67	1,064.00	583.31	480.69	1,000.00
3120-08-000	Workorders/Maint Charges	233.00	83.33	149.67	267.00	583.31	-316.31	1,000.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	10,731.59	0.00	10,731.59	0.00
3129-00-000	Total Other Tenant Income	700.00	833.32	-133.32	20,667.61	5,833.24	14,834.37	10,000.00
3199-00-000	TOTAL TENANT INCOME	42,787.26	43,315.32	-528.06	313,035.48	303,207.24	9,828.24	519,784.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	34,368.32	45,687.25	-11,318.93	78,321.00
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	34,368.32	45,687.25	-11,318.93	78,321.00
3999-00-000	TOTAL INCOME	42,787.26	49,842.07	-7,054.81	347,403.80	348,894.49	-1,490.69	598,105.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,201.97	3,703.33	-498.64	27,919.29	25,923.31	-1,995.98	44,440.00
4110-04-000	Employee Benefit Contribution-Admin	1,556.32	1,388.42	-167.90	10,467.89	9,718.94	-748.95	16,661.00
4110-99-000	Total Administrative Salaries	5,758.29	5,091.75	-666.54	38,387.18	35,642.25	-2,744.93	61,101.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	41.67	41.67	25.00	291.69	266.69	500.00
4130-02-000	Criminal Background Checks	30.00	25.00	-5.00	114.00	175.00	61.00	300.00
4130-04-000	General Legal Expense	2,972.80	250.00	-2,722.80	5,378.31	1,750.00	-3,628.31	3,000.00
4131-00-000	Total Legal Expense	3,002.80	316.67	-2,686.13	5,517.31	2,216.69	-3,300.62	3,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	119.99	583.31	463.32	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	499.02	583.31	84.29	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	499.02	1,750.00	1,250.98	3,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	16.67	16.67	0.00	116.69	116.69	200.00
4190-03-000	Advertising	0.00	20.83	20.83	155.05	145.81	-9.24	250.00
4190-04-000	Office Supplies	0.00	41.67	41.67	6.55	291.69	285.14	500.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-07-000	Telephone & Internet	474.93	250.00	-224.93	2,593.76	1,750.00	-843.76	3,000.00
4190-08-000	Postage	135.47	41.67	-93.80	437.07	291.69	-145.38	500.00
4190-10-000	Copiers	40.86	50.00	9.14	249.49	350.00	100.51	600.00
4190-12-000	Software	-229.08	416.67	645.75	0.00	2,916.69	2,916.69	5,000.00
4190-13-000	IT/Website Maintenance	445.47	166.67	-278.80	2,093.32	1,166.69	-926.63	2,000.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	-1,585.08	583.31	2,168.39	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	867.65	1,170.85	303.20	3,950.16	8,195.95	4,245.79	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,628.74	6,912.60	-2,716.14	48,473.66	48,388.20	-85.46	82,951.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	0.00	4,553.33	4,553.33	25,366.05	31,873.31	6,507.26	54,640.00
4211-20-300	Tenant Services-Benefits	0.00	1,104.58	1,104.58	6,371.50	7,732.06	1,360.56	13,255.00
4220-01-000	Other Tenant Svcs.	1,747.59	1,833.33	85.74	18,222.48	12,833.31	-5,389.17	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	253.13	472.17	219.04	1,965.61	3,305.19	1,339.58	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	0.00	1,318.31	1,318.31	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	117.48	583.31	465.83	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,000.72	8,360.07	6,359.35	52,043.12	58,520.49	6,477.37	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	936.84	1,000.00	63.16	6,912.32	7,000.00	87.68	12,000.00
4320-00-000	Electricity	6,264.42	5,833.33	-431.09	58,333.59	40,833.31	-17,500.28	70,000.00
4390-00-000	Sewer & Trash	1,978.24	2,333.33	355.09	14,180.71	16,333.31	2,152.60	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	9,179.50	9,166.66	-12.84	79,426.62	64,166.62	-15,260.00	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,750.97	5,196.67	445.70	36,625.31	36,376.69	-248.62	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	1,494.72	2,159.58	664.86	10,181.77	15,117.06	4,935.29	25,915.00
4419-00-000	Total General Maint Expense	6,245.69	7,356.25	1,110.56	46,807.08	51,493.75	4,686.67	88,275.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	175.00	175.00	300.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	286.37	2,041.69	1,755.32	3,500.00
4420-04-000	Supplies-Electrical	0.00	333.33	333.33	954.54	2,333.31	1,378.77	4,000.00
4420-05-000	Supplies-Fuel & Parts	323.13	66.67	-256.46	617.51	466.69	-150.82	800.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	164.31	583.31	419.00	1,000.00
4420-07-000	Supplies-Maint/Repairs	65.90	416.67	350.77	1,069.54	2,916.69	1,847.15	5,000.00
4420-08-000	Supplies-Plumbing	38.75	250.00	211.25	1,126.98	1,750.00	623.02	3,000.00
4420-09-000	Tools and Equipment	0.00	62.50	62.50	0.00	437.50	437.50	750.00
4420-10-000	Maintenance Paper/Supplies	0.00	20.83	20.83	0.00	145.81	145.81	250.00
4420-11-000	Supplies-HVAC	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4420-12-000	Supplies-Exterior Supplies	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4429-00-000	Total Materials	427.78	1,891.66	1,463.88	4,219.25	13,241.62	9,022.37	22,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	682.74	0.00	-682.74	4,856.58	0.00	-4,856.58	0.00
4430-04-000	Contract-Snow Removal	0.00	91.67	91.67	1,087.50	641.69	-445.81	1,100.00
4430-05-000	Contract-Unit Turnover	1,758.31	816.67	-941.64	3,974.55	5,716.69	1,742.14	9,800.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	2,468.17	1,166.69	-1,301.48	2,000.00
4430-07-000	Contract-Pest Control	358.41	1,333.33	974.92	3,196.81	9,333.31	6,136.50	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	350.00	350.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	356.16	200.00	-156.16	1,295.76	1,400.00	104.24	2,400.00
4430-11-000	Contract-Plumbing	804.00	83.33	-720.67	804.00	583.31	-220.69	1,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	3,229.16	2,916.69	-312.47	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-17-000	Contract-Elevator Maintenance	6,636.07	1,750.00	-4,886.07	14,960.71	12,250.00	-2,710.71	21,000.00
4430-18-000	Contract-Alarm Monitoring	117.50	75.00	-42.50	853.75	525.00	-328.75	900.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	1,135.00	700.00	-435.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4439-00-000	Total Contract Costs	10,713.19	5,250.01	-5,463.18	37,861.99	36,750.07	-1,111.92	63,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	17,386.66	14,497.92	-2,888.74	88,888.32	101,485.44	12,597.12	173,975.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	362.59	339.67	-22.92	2,503.09	2,377.69	-125.40	4,076.00
4510-10-000	Property Insurance	413.96	451.92	37.96	2,754.70	3,163.44	408.74	5,423.00
4510-20-000	Liability Insurance	245.20	238.33	-6.87	1,468.73	1,668.31	199.58	2,860.00
4510-30-000	Workmen's Compensation	126.54	143.33	16.79	791.26	1,003.31	212.05	1,720.00
4570-00-000	Bad Debt-Tenant Rents	0.00	0.00	0.00	10,692.59	0.00	-10,692.59	0.00
4599-00-000	TOTAL GENERAL EXPENSES	1,148.29	1,173.25	24.96	18,210.37	8,212.75	-9,997.62	14,079.00

JR POLLY LINEWEAVER APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,666.99	1,502.67	-164.32	11,794.83	10,518.69	-1,276.14	18,032.00
4899-00-000	TOTAL FINANCING EXPENSES	1,666.99	1,502.67	-164.32	11,794.83	10,518.69	-1,276.14	18,032.00
8000-00-000	TOTAL EXPENSES	41,010.90	41,613.17	602.27	298,836.92	291,292.19	-7,544.73	499,358.00
9000-00-000	NET INCOME	1,776.36	8,228.90	-6,452.54	48,566.88	57,602.30	-9,035.42	98,747.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	51,455.00	45,833.33	5,621.67	351,841.56	320,833.31	31,008.25	550,000.00
3112-06-000	PBV HAP Subsidy	147,193.00	164,173.58	-16,980.58	1,097,170.00	1,149,215.06	-52,045.06	1,970,083.00
3119-00-000	Total Rental Income	198,648.00	210,006.91	-11,358.91	1,449,011.56	1,470,048.37	-21,036.81	2,520,083.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	756.59	1,666.67	-910.08	24,304.12	11,666.69	12,637.43	20,000.00
3120-04-000	Late Charges	1,069.00	833.33	235.67	7,828.00	5,833.31	1,994.69	10,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	50.00	58.31	-8.31	100.00
3120-07-000	Tenant Owed Utilities	90.00	100.00	-10.00	600.00	700.00	-100.00	1,200.00
3120-08-000	Workorders/Maint Charges	105.00	166.67	-61.67	486.62	1,166.69	-680.07	2,000.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
3120-11-000	Collection Loss-Tenants	0.00	141.67	-141.67	0.00	991.69	-991.69	1,700.00
3129-00-000	Total Other Tenant Income	2,020.59	2,916.67	-896.08	33,293.74	20,416.69	12,877.05	35,000.00
3199-00-000	TOTAL TENANT INCOME	200,668.59	212,923.58	-12,254.99	1,482,305.30	1,490,465.06	-8,159.76	2,555,083.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	606.02	0.00	606.02	10,572.46	0.00	10,572.46	0.00
3699-00-000	TOTAL OTHER INCOME	606.02	0.00	606.02	10,572.46	0.00	10,572.46	0.00
3999-00-000	TOTAL INCOME	201,274.61	212,923.58	-11,648.97	1,492,877.76	1,490,465.06	2,412.70	2,555,083.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	22,619.36	31,348.17	8,728.81	182,498.72	219,437.19	36,938.47	376,178.00
4110-04-000	Employee Benefit Contribution-Admin	7,917.93	9,630.25	1,712.32	54,935.51	67,411.75	12,476.24	115,563.00
4110-99-000	Total Administrative Salaries	30,537.29	40,978.42	10,441.13	237,434.23	286,848.94	49,414.71	491,741.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-101.00	41.67	142.67	27.00	291.69	264.69	500.00
4130-02-000	Criminal Background Checks	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4130-04-000	General Legal Expense	1,346.33	833.33	-513.00	9,980.78	5,833.31	-4,147.47	10,000.00
4131-00-000	Total Legal Expense	1,245.33	916.67	-328.66	10,007.78	6,416.69	-3,591.09	11,000.00
4140-00-000	Staff Training	545.00	1,250.00	705.00	5,034.43	8,750.00	3,715.57	15,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4150-00-000	Travel	4,611.17	1,250.00	-3,361.17	13,518.12	8,750.00	-4,768.12	15,000.00
4171-00-000	Auditing Fees	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4189-00-000	Total Other Admin Expenses	4,611.17	1,458.33	-3,152.84	13,518.12	10,208.31	-3,309.81	17,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	208.33	208.33	433.00	1,458.31	1,025.31	2,500.00
4190-02-000	Publications	127.10	83.33	-43.77	355.90	583.31	227.41	1,000.00
4190-03-000	Advertising	0.00	83.33	83.33	734.61	583.31	-151.30	1,000.00
4190-04-000	Office Supplies	559.52	416.67	-142.85	1,870.45	2,916.69	1,046.24	5,000.00
4190-06-000	Compliance	0.00	416.67	416.67	725.00	2,916.69	2,191.69	5,000.00
4190-07-000	Telephone & Internet	695.41	750.00	54.59	4,770.38	5,250.00	479.62	9,000.00
4190-08-000	Postage	699.95	375.00	-324.95	2,059.77	2,625.00	565.23	4,500.00
4190-10-000	Copiers	187.42	250.00	62.58	1,115.28	1,750.00	634.72	3,000.00
4190-12-000	Software	-342.94	2,083.33	2,426.27	6,398.68	14,583.31	8,184.63	25,000.00
4190-13-000	IT/Website Maintenance	2,355.62	416.67	-1,938.95	10,295.24	2,916.69	-7,378.55	5,000.00
4190-18-000	Small Office Equipment	0.00	1,333.33	1,333.33	2,894.63	9,333.31	6,438.68	16,000.00
4190-22-000	Other Misc Admin Expenses	-6,127.99	416.67	6,544.66	-13,547.97	2,916.69	16,464.66	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	-1,845.91	6,833.33	8,679.24	18,104.97	47,833.31	29,728.34	82,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35,092.88	51,436.75	16,343.87	284,099.53	360,057.25	75,957.72	617,241.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	14,309.80	1,750.00	-12,559.80	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	14,309.80	1,750.00	-12,559.80	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	3,539.78	3,166.67	-373.11	26,076.26	22,166.69	-3,909.57	38,000.00
4320-00-000	Electricity	1,188.01	916.67	-271.34	7,691.41	6,416.69	-1,274.72	11,000.00
4330-00-000	Gas	48.65	250.00	201.35	1,975.48	1,750.00	-225.48	3,000.00
4390-00-000	Sewer & Trash	2,483.57	3,583.33	1,099.76	16,739.20	25,083.31	8,344.11	43,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,260.01	7,916.67	656.66	52,482.35	55,416.69	2,934.34	95,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	17,884.73	20,362.75	2,478.02	132,614.33	142,539.25	9,924.92	244,353.00
4410-05-000	Employee Benefit Contribution-Maint.	5,037.31	7,369.83	2,332.52	33,356.48	51,588.81	18,232.33	88,438.00
4419-00-000	Total General Maint Expense	22,922.04	27,732.58	4,810.54	165,970.81	194,128.06	28,157.25	332,791.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	64.27	250.00	185.73	1,191.44	1,750.00	558.56	3,000.00
4420-02-000	Supplies-Appliance	175.91	250.00	74.09	768.29	1,750.00	981.71	3,000.00
4420-03-000	Supplies-Unit Turnover	515.11	833.33	318.22	971.98	5,833.31	4,861.33	10,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-04-000	Supplies-Electrical	-65.52	833.33	898.85	463.19	5,833.31	5,370.12	10,000.00
4420-05-000	Supplies-Fuel & Parts	2,946.48	333.33	-2,613.15	4,489.04	2,333.31	-2,155.73	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	84.45	416.67	332.22	2,009.32	2,916.69	907.37	5,000.00
4420-07-000	Supplies-Maint/Repairs	701.22	1,666.67	965.45	2,370.58	11,666.69	9,296.11	20,000.00
4420-08-000	Supplies-Plumbing	0.00	583.33	583.33	2,017.67	4,083.31	2,065.64	7,000.00
4420-09-000	Tools and Equipment	0.00	333.33	333.33	921.34	2,333.31	1,411.97	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	466.69	466.69	800.00
4420-11-000	Supplies-HVAC	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4429-00-000	Total Materials	4,421.92	6,400.00	1,978.08	15,202.85	44,800.00	29,597.15	76,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	288.75	375.00	86.25	3,564.23	2,625.00	-939.23	4,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	7,960.00	1,166.69	-6,793.31	2,000.00
4430-05-000	Contract-Unit Turnover	1,455.85	416.67	-1,039.18	2,253.99	2,916.69	662.70	5,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	2,080.50	583.31	-1,497.19	1,000.00
4430-07-000	Contract-Pest Control	1,614.70	833.33	-781.37	2,613.76	5,833.31	3,219.55	10,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	480.92	583.31	102.39	1,000.00
4430-09-000	Contract-Grounds	0.00	833.33	833.33	1,989.07	5,833.31	3,844.24	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	637.28	416.67	-220.61	2,906.89	2,916.69	9.80	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	1,155.16	1,750.00	594.84	3,000.00
4430-12-000	Contract-Inspections	0.00	833.33	833.33	1,940.00	5,833.31	3,893.31	10,000.00
4430-13-000	Contract-HVAC	332.81	1,250.00	917.19	13,105.22	8,750.00	-4,355.22	15,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	725.00	70,000.00	69,275.00	120,000.00
4430-18-000	Contract-Alarm Monitoring	335.40	0.00	-335.40	2,822.90	0.00	-2,822.90	0.00
4430-99-000	Contract Costs-Other	702.00	41.67	-660.33	4,029.00	291.69	-3,737.31	500.00
4439-00-000	Total Contract Costs	5,366.79	15,583.33	10,216.54	47,626.64	109,083.31	61,456.67	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	32,710.75	49,715.91	17,005.16	228,800.30	348,011.37	119,211.07	596,591.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	197.18	441.67	244.49	1,422.49	3,091.69	1,669.20	5,300.00
4510-10-000	Property Insurance	1,374.45	1,500.00	125.55	9,491.12	10,500.00	1,008.88	18,000.00
4510-20-000	Liability Insurance	738.99	791.67	52.68	5,058.18	5,541.69	483.51	9,500.00
4510-30-000	Workmen's Compensation	650.77	1,290.17	639.40	4,749.89	9,031.19	4,281.30	15,482.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,833.33	2,833.33	17,656.93	19,833.31	2,176.38	34,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	14,583.31	14,583.31	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,961.39	8,940.17	5,978.78	38,378.61	62,581.19	24,202.58	107,282.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	68,106.44	15,743.00	-52,363.44	145,406.75	110,201.00	-35,205.75	188,916.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	68,106.44	15,743.00	-52,363.44	145,406.75	110,201.00	-35,205.75	188,916.00
8000-00-000	TOTAL EXPENSES	146,131.47	134,002.50	-12,128.97	763,477.34	938,017.50	174,540.16	1,608,030.00
9000-00-000	NET INCOME	55,143.14	78,921.08	-23,777.94	729,400.42	552,447.56	176,952.86	947,053.00

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

January - July 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	11,259.00	9,544.83	1,714.17	71,738.00	66,813.81	4,924.19	114,538.00
3112-06-000	PBV HAP Subsidy	12,554.00	14,317.17	-1,763.17	90,614.00	100,220.19	-9,606.19	171,806.00
3119-00-000	Total Rental Income	23,813.00	23,862.00	-49.00	162,352.00	167,034.00	-4,682.00	286,344.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	53.88	133.33	-79.45	894.04	933.31	-39.27	1,600.00
3120-03-000	Damages	530.00	250.00	280.00	652.06	1,750.00	-1,097.94	3,000.00
3120-04-000	Late Charges	390.00	41.67	348.33	1,361.00	291.69	1,069.31	500.00
3120-06-000	NSF Charges	0.00	0.00	0.00	25.00	0.00	25.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	83.33	-83.33	10.00	583.31	-573.31	1,000.00
3129-00-000	Total Other Tenant Income	973.88	508.33	465.55	2,942.10	3,558.31	-616.21	6,100.00
3199-00-000	TOTAL TENANT INCOME	24,786.88	24,370.33	416.55	165,294.10	170,592.31	-5,298.21	292,444.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	336.91	358.33	-21.42	2,337.49	2,508.31	-170.82	4,300.00
3699-00-000	TOTAL OTHER INCOME	336.91	358.33	-21.42	2,337.49	2,508.31	-170.82	4,300.00
3999-00-000	TOTAL INCOME	25,123.79	24,728.66	395.13	167,631.59	173,100.62	-5,469.03	296,744.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,282.27	3,555.83	273.56	24,419.30	24,890.81	471.51	42,670.00
4110-04-000	Employee Benefit Contribution-Admin	1,125.29	1,175.17	49.88	7,827.44	8,226.19	398.75	14,102.00
4110-99-000	Total Administrative Salaries	4,407.56	4,731.00	323.44	32,246.74	33,117.00	870.26	56,772.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4130-02-000	Criminal Background Checks	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4130-04-000	General Legal Expense	5,066.95	166.67	-4,900.28	7,458.96	1,166.69	-6,292.27	2,000.00
4131-00-000	Total Legal Expense	5,066.95	183.33	-4,883.62	7,458.96	1,283.31	-6,175.65	2,200.00
4140-00-000	Staff Training	0.00	83.33	83.33	558.00	583.31	25.31	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	1,070.57	700.00	-370.57	1,200.00
4173-00-000	Management Fee	1,252.56	1,250.00	-2.56	8,539.71	8,750.00	210.29	15,000.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	1,252.56	1,350.00	97.44	9,610.28	9,450.00	-160.28	16,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	8.33	8.33	58.10	58.31	0.21	100.00
4190-06-000	Compliance	0.00	125.00	125.00	1,400.00	875.00	-525.00	1,500.00
4190-07-000	Telephone & Internet	314.49	300.00	-14.49	1,949.22	2,100.00	150.78	3,600.00
4190-08-000	Postage	67.73	20.83	-46.90	228.53	145.81	-82.72	250.00
4190-10-000	Copiers	51.23	50.00	-1.23	314.19	350.00	35.81	600.00
4190-12-000	Software	-114.54	166.67	281.21	0.00	1,166.69	1,166.69	2,000.00
4190-13-000	IT/Website Maintenance	222.73	83.33	-139.40	996.64	583.31	-413.33	1,000.00
4190-18-000	Small Office Equipment	0.00	16.67	16.67	0.00	116.69	116.69	200.00
4190-21-000	HCC Fees	0.00	666.67	666.67	7,612.91	4,666.69	-2,946.22	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	-35.50	291.69	327.19	500.00
4191-00-000	Total Miscellaneous Admin Expenses	547.64	1,479.17	931.53	12,524.09	10,354.19	-2,169.90	17,750.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	11,274.71	7,826.83	-3,447.88	62,398.07	54,787.81	-7,610.26	93,922.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,666.67	1,666.67	10,000.00	11,666.69	1,666.69	20,000.00
4220-01-000	Other Tenant Svcs.	0.00	250.00	250.00	4,365.36	1,750.00	-2,615.36	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,916.67	1,916.67	14,365.36	13,416.69	-948.67	23,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	439.56	500.00	60.44	3,234.11	3,500.00	265.89	6,000.00
4320-00-000	Electricity	1,951.99	1,666.67	-285.32	14,922.75	11,666.69	-3,256.06	20,000.00
4330-00-000	Gas	194.27	200.00	5.73	1,512.63	1,400.00	-112.63	2,400.00
4390-00-000	Sewer & Trash	887.70	1,041.67	153.97	6,450.62	7,291.69	841.07	12,500.00
4399-00-000	TOTAL UTILITY EXPENSES	3,473.52	3,408.34	-65.18	26,120.11	23,858.38	-2,261.73	40,900.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,457.09	1,656.50	199.41	11,077.49	11,595.50	518.01	19,878.00
4410-05-000	Employee Benefit Contribution-Maint.	489.37	675.25	185.88	3,237.87	4,726.75	1,488.88	8,103.00
4419-00-000	Total General Maint Expense	1,946.46	2,331.75	385.29	14,315.36	16,322.25	2,006.89	27,981.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	0.00	175.00	175.00	300.00
4420-02-000	Supplies-Appliance	0.00	66.67	66.67	62.07	466.69	404.62	800.00
4420-03-000	Supplies-Unit Turnover	0.00	66.67	66.67	243.15	466.69	223.54	800.00
4420-04-000	Supplies-Electrical	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
4420-05-000	Supplies-Fuel & Parts	161.56	33.33	-128.23	277.13	233.31	-43.82	400.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	41.67	41.67	0.00	291.69	291.69	500.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-07-000	Supplies-Maint/Repairs	284.47	133.33	-151.14	676.95	933.31	256.36	1,600.00
4420-08-000	Supplies-Plumbing	0.00	83.33	83.33	31.61	583.31	551.70	1,000.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4420-11-000	Supplies-HVAC	0.00	133.33	133.33	0.00	933.31	933.31	1,600.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4429-00-000	Total Materials	446.03	808.33	362.30	1,290.91	5,658.31	4,367.40	9,700.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	1,043.00	333.33	-709.67	5,592.06	2,333.31	-3,258.75	4,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,500.00	875.00	-625.00	1,500.00
4430-05-000	Contract-Unit Turnover	460.26	0.00	-460.26	460.26	0.00	-460.26	0.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	0.00	175.00	175.00	300.00
4430-07-000	Contract-Pest Control	11.10	125.00	113.90	733.10	875.00	141.90	1,500.00
4430-08-000	Contract-Floor Covering	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-09-000	Contract-Grounds	0.00	0.00	0.00	275.00	0.00	-275.00	0.00
4430-10-000	Contract-Janitorial/Cleaning	353.76	133.33	-220.43	1,287.03	933.31	-353.72	1,600.00
4430-11-000	Contract-Plumbing	0.00	66.67	66.67	257.12	466.69	209.57	800.00
4430-12-000	Contract-Inspections	0.00	150.00	150.00	600.00	1,050.00	450.00	1,800.00
4430-13-000	Contract-HVAC	130.00	250.00	120.00	4,805.08	1,750.00	-3,055.08	3,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	13,100.09	291.69	-12,808.40	500.00
4430-18-000	Contract-Alarm Monitoring	0.00	75.00	75.00	0.00	525.00	525.00	900.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	133.33	133.33	1,425.00	933.31	-491.69	1,600.00
4439-00-000	Total Contract Costs	1,998.12	1,500.00	-498.12	30,034.74	10,500.00	-19,534.74	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,390.61	4,640.08	249.47	45,641.01	32,480.56	-13,160.45	55,681.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	21.91	22.08	0.17	142.81	154.56	11.75	265.00
4510-10-000	Property Insurance	478.52	565.83	87.31	3,349.64	3,960.81	611.17	6,790.00
4510-20-000	Liability Insurance	119.62	125.00	5.38	837.34	875.00	37.66	1,500.00
4510-30-000	Workmen's Compensation	72.31	81.92	9.61	514.11	573.44	59.33	983.00
4521-00-000	Misc. Taxes/Licenses/Insurance	64.15	91.67	27.52	427.41	641.69	214.28	1,100.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	756.51	1,303.17	546.66	5,271.31	9,122.19	3,850.88	15,638.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	21,260.35	20,460.09	-800.26	163,350.86	143,220.63	-20,130.23	245,521.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2026								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	3,863.44	4,268.57	-405.13	4,280.73	29,879.99	-25,599.26	51,223.00

Overview of Proposed Changes Effective January 1, 2027

The following documents have been updated and are available for review here:

<https://harrisonburgrha.com/fy2026-annual-plan-documents/>

HRHA MTW Supplement

HRHA Annual Plan

HCV Administrative Plan

Commerce Village Admissions and Continued Occupancy Plan

Commerce Village II Admissions and Continued Occupancy Plan

Franklin Heights Admissions and Continued Occupancy Plan

J.R. “Polly” Lineweaver Admissions and Continued Occupancy Plan (effective January 1, 2026-January 31, 2026)

J.R. “Polly” Lineweaver Admissions and Continued Occupancy Plan (effective February 1, 2027)

Lineweaver Annex Admissions and Continued Occupancy Plan

Admissions and Continued Occupancy Plans for HRHA Owned Properties

- Alignment of reasons for denial across all properties and with HCV Administrative Plan
- Alignment of streamlined sections: Eligibility and Admissions, Waiting List Requirements, and Admissions Processes to coincide with Housing Choice Voucher Administrative Plan

Overview of Changes Made to Housing Choice Voucher Administrative Plan

- Alignment of reasons for denial with HRHA Owned Properties
- Streamlined Section 6: Eligibility and Admissions, Section 7: Waiting list requirements, and Section 8: Admission Process to eliminate redundant information.

As an MTW Expansion agency, HRHA cannot implement HOTMA guidelines on January 1, 2027. HRHA is awaiting HUD guidance regarding the implementation date of these changes.

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
ALL PROGRAMS			
2027 BUDGETS			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	1,403,008	1,486,640
3112-00-000	50059 HAP Subsidy	296,694	38,303
3112-06-000	PBV HAP Subsidy	2,760,694	3,004,440
3119-00-000	Total Rental Income	4,460,396	4,529,383
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	9,600	11,680
3120-03-000	Damages	-	29,500
3120-04-000	Late Charges	32,000	16,300
3120-05-000	Legal Fees - Tenant	12,500	200
3120-06-000	NSF Charges	100	100
3120-07-000	Tenant Owed Utilities	1,200	1,200
3120-08-000	Workorders/Maint Charges	4,000	5,600
3129-00-000	Total Other Tenant Income	61,100	64,580
3199-00-000	TOTAL TENANT INCOME	4,521,496	4,593,963
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	7,577,346	8,785,217
3410-02-000	Section 8 Admin. Fee Income	546,642	643,808
3410-03-000	Section 8 FSS Grant Income	137,592	141,030
3410-04-000	Port-In Admin Fees Earned	1,200	5,000
3410-06-000	Port In HAP Earned	30,000	120,000
3410-20-300	Service Coordinator Grant (SC)	78,321	82,848
3410-50-100	VA Homelessness Solutions Program	59,391	59,391
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072	95,457
3410-61-200	COC Planning Grant	52,800	52,800
3499-00-000	TOTAL GRANT INCOME	8,567,364	9,985,551
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	2,150	13,800
3611-00-000	Investment Income - Restricted	4,300	4,300
3620-00-000	Management Fee Income	14,000	15,000
3621-00-000	Bond Application Fees	30,000	30,000
3640-00-000	Fraud Recovery-HAP	10,000	12,000
3640-01-000	Fraud Recovery-ADM	10,000	12,000
3650-00-000	Miscellaneous Other Income	150,000	35,000
3699-00-000	TOTAL OTHER INCOME	220,450	122,100
3999-00-000	TOTAL INCOME	13,309,310	14,701,614

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
ALL PROGRAMS			
2027 BUDGETS			
		2026	2027
		BUDGET	BUDGET
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	1,058,311	1,211,404
4110-04-000	Employee Benefit Contribution-Admin	350,519	425,416
4110-20-400	Administrative Salaries-FSS	96,783	96,693
4110-21-400	Employee Benefits Contribution-FSS	35,920	39,337
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	42,536	45,144
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	13,855	11,247
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	50,199	55,847
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	9,574	9,325
4110-61-200	Salary-COC Planning Grant	40,854	41,364
4110-61-201	Adm Benefits-COC Planning	11,946	11,436
4110-99-000	Total Administrative Salaries	1,743,524	1,947,213
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	1,600	1,600
4130-02-000	Criminal Background Checks	5,200	4,000
4130-04-000	General Legal Expense	29,000	37,000
4131-00-000	Total Legal Expense	35,800	42,600
4140-00-000	Staff Training	41,000	41,000
4140-01-400	Staff Training-FSS	4,889	5,000
4140-50-100	Staff Training-VHSP	1,500	1,500
4150-00-000	Travel	46,200	48,500
4170-00-000	Accounting Fees	-	500
4171-00-000	Auditing Fees	23,160	25,476
4172-00-000	Port Out Admin Fee Paid	2,500	3,000
4173-00-000	Management Fee	15,000	16,000
4189-00-000	Total Other Admin Expenses	88,360	94,976
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	4,400	6,400
4190-02-000	Publications	1,500	2,000
4190-03-000	Advertising	2,550	3,000
4190-04-000	Office Supplies	10,050	10,600
4190-05-000	Fuel-Administrative	900	2,000
4190-06-000	Compliance	13,500	28,000
4190-07-000	Telephone & Internet	29,200	36,160
4190-08-000	Postage	8,752	10,950
4190-10-000	Copiers	7,800	9,000
4190-12-000	Software	70,000	68,500
4190-13-000	IT/Website Maintenance	18,000	28,000
4190-14-000	Community Donations	12,000	12,000
4190-18-000	Small Office Equipment	20,200	12,200

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
ALL PROGRAMS			
2027 BUDGETS			
		2026	2027
		BUDGET	BUDGET
4190-21-000	HCC Fees	8,000	8,000
4190-22-000	Other Misc Admin Expenses	9,000	10,000
4190-50-100	Other Expenses-VHSP	1,500	1,500
4190-60-200	Equipment (HMIS/SNAP)	2,425	2,000
4190-60-201	Software (HMIS/SNAP)	12,785	24,285
4190-60-202	Services (HMIS/SNAP)	9,089	4,000
4191-00-000	Total Miscellaneous Admin Expenses	266,651	278,595
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,180,224	2,409,384
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Services Salaries	20,000	20,000
4210-20-300	Tenant Services-Salaries	54,640	57,000
4211-20-300	Tenant Services-Benefits	13,255	14,348
4220-01-000	Other Tenant Svcs.	53,476	83,000
4220-02-000	Tenant FSS Goal Incentives	-	2,000
4240-20-300	Tenant Services-Other Direct Costs	5,666	6,000
4241-20-300	Tenant Services-Training	2,260	2,500
4242-20-300	Tenant Services-Supplies & Materials	1,000	1,500
4243-20-300	Tenant Services-Travel	1,500	1,500
4299-00-000	TOTAL TENANT SERVICES EXPENSES	151,797	187,848
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	72,000	81,840
4320-00-000	Electricity	194,500	222,500
4330-00-000	Gas	6,400	9,700
4390-00-000	Sewer & Trash	114,750	108,200
4399-00-000	TOTAL UTILITY EXPENSES	387,650	422,240
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	426,360	434,202
4410-05-000	Employee Benefit Contribution-Maint.	160,895	176,309
4419-00-000	Total General Maint Expense	587,255	610,511
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	4,150	4,350
4420-02-000	Supplies-Appliance	5,900	6,100
4420-03-000	Supplies-Unit Turnover	18,800	17,800
4420-04-000	Supplies-Electrical	20,700	17,800
4420-05-000	Supplies-Fuel & Parts	6,500	10,000
4420-06-000	Supplies-Janitorial/Cleaning	10,000	7,900
4420-07-000	Supplies-Maint/Repairs	44,100	46,500
4420-08-000	Supplies-Plumbing	15,500	13,000
4420-09-000	Tools and Equipment	5,600	5,350
4420-11-000	Supplies-HVAC	12,800	14,000

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
ALL PROGRAMS			
2027 BUDGETS			
		2026	2027
		BUDGET	BUDGET
4420-12-000	Supplies-Exterior Supplies	7,500	4,200
4429-00-000	Total Materials	153,100	147,000
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	20,500	34,000
4430-04-000	Contract-Snow Removal	6,300	12,000
4430-05-000	Contract-Unit Turnover	25,000	25,000
4430-06-000	Contract-Electrical	6,300	8,300
4430-07-000	Contract-Pest Control	46,900	43,500
4430-08-000	Contract-Floor Covering	3,500	3,500
4430-09-000	Contract-Grounds	11,200	13,200
4430-10-000	Contract-Janitorial/Cleaning	12,900	14,900
4430-11-000	Contract-Plumbing	7,800	8,800
4430-12-000	Contract-Inspections	18,300	17,400
4430-13-000	Contract-HVAC	33,800	33,500
4430-15-000	Contract-Video Surveillance	122,500	132,000
4430-17-000	Contract-Elevator Maintenance	33,500	37,000
4430-18-000	Contract-Alarm Monitoring	5,550	7,800
4430-19-000	Contract-Sprinkler Monitoring	7,100	6,500
4430-99-000	Contract Costs-Other	4,000	5,000
4439-00-000	Total Contract Costs	365,150	402,400
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,105,505	1,159,911
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	13,631	15,423
4510-10-000	Property Insurance	40,108	44,350
4510-20-000	Liability Insurance	17,835	19,589
4510-30-000	Workmen's Compensation	24,863	19,828
4521-00-000	Misc. Taxes/Licenses/Insurance	36,426	46,100
4570-00-000	Bad Debt-Tenant Rents	40,500	40,500
4570-01-000	Bad Debt-Other	10,000	-
4599-00-000	TOTAL GENERAL EXPENSES	183,363	185,790
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	7,421,346	8,733,217
4715-01-000	Tenant Utility Payments-Voucher	105,000	60,000
4715-02-000	Port Out HAP Payments	30,000	66,000
4715-05-000	Tenant Deposit Assistance(SD/Util)	1,000	1,000
4715-07-000	Tenant FSS Goal Incentives	40,000	30,000
4715-08-000	Landlord Incentives	20,000	10,000
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	7,617,346	8,900,217
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	303,085	278,709
4899-00-000	TOTAL FINANCING EXPENSES	303,085	278,709

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
ALL PROGRAMS			
2027 BUDGETS			
		2026	2027
		BUDGET	BUDGET
8000-00-000	TOTAL EXPENSES	11,928,970	13,544,099
9000-00-000	NET INCOME	1,380,340	1,157,515
	ADJUSTMENTS	Principal/Reserve	893,253
			264,262

LOCAL COMMUNITY DEVELOPMENT (incl. BP,LAO,Grants,CVII,CST)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	525,380	511,689
3112-06-000	PBV HAP Subsidy	618,805	722,454
3119-00-000	Total Rental Income	1,144,185	1,234,143
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000	5,040
3120-03-000	Damages	5,000	3,500
3120-04-000	Late Charges	1,000	1,300
3120-05-000	Legal Fees - Tenant	-	200
3120-08-000	Workorders/Maint Charges	-	1,600
3129-00-000	Total Other Tenant Income	10,000	11,640
3199-00-000	TOTAL TENANT INCOME	1,154,185	1,245,783
3400-00-000	GRANT INCOME		
3410-50-100	VA Homelessness Solutions Program	59,391	59,391
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072	95,457
3410-61-200	COC Planning Grant	52,800	52,800
3499-00-000	TOTAL GRANT INCOME	196,263	207,648
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	2,150	3,800
3620-00-000	Management Fee Income	14,000	15,000
3621-00-000	Bond Application Fees	30,000	30,000
3650-00-000	Miscellaneous Other Income	150,000	35,000
3699-00-000	TOTAL OTHER INCOME	196,150	83,800
3999-00-000	TOTAL INCOME	1,546,598	1,537,231
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	267,973	307,224
4110-04-000	Employee Benefit Contribution-Admin	91,806	120,957
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	42,536	45,144
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	13,855	11,247
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	50,199	55,847
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	9,574	9,325
4110-61-200	Salary-COC Planning Grant	40,854	41,364
4110-61-201	Adm Benefits-COC Planning	11,946	11,436

LOCAL COMMUNITY DEVELOPMENT (incl. BP,LAO,Grants,CVII,CST)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4110-99-000	Total Administrative Salaries	528,743	602,544
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	500	500
4130-04-000	General Legal Expense	14,000	16,000
4131-00-000	Total Legal Expense	14,800	16,500
4140-00-000	Staff Training	11,000	11,000
4140-50-100	Staff Training-VHSP	1,500	1,500
4150-00-000	Travel	16,000	16,000
4171-00-000	Auditing Fees	8,660	8,776
4189-00-000	Total Other Admin Expenses	26,160	26,276
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,700	1,700
4190-02-000	Publications	500	500
4190-03-000	Advertising	1,300	1,250
4190-04-000	Office Supplies	2,450	3,000
4190-06-000	Compliance	500	1,000
4190-07-000	Telephone & Internet	10,600	14,160
4190-08-000	Postage	2,000	2,700
4190-10-000	Copiers	2,100	2,600
4190-12-000	Software	16,000	18,000
4190-13-000	IT/Website Maintenance	7,500	9,000
4190-14-000	Community Donations	12,000	12,000
4190-18-000	Small Office Equipment	3,500	3,500
4190-22-000	Other Misc Admin Expenses	2,500	3,500
4190-50-100	Other Expenses-VHSP	1,500	1,500
4190-54-100	Other (Contract w/ CSH)	25,000	-
4190-60-200	Equipment (HMIS/SNAP)	2,425	2,000
4190-60-201	Software (HMIS/SNAP)	12,785	24,285
4190-60-202	Services (HMIS/SNAP)	9,089	4,000
4191-00-000	Total Miscellaneous Admin Expenses	113,449	104,695
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	694,152	762,515
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	22,000	32,000
4299-00-000	TOTAL TENANT SERVICES EXPENSES	22,000	32,000
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	16,000	17,840
4320-00-000	Electricity	93,500	104,500
4330-00-000	Gas	1,000	2,700
4390-00-000	Sewer & Trash	31,250	34,700
4399-00-000	TOTAL UTILITY EXPENSES	141,750	159,740
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		

LOCAL COMMUNITY DEVELOPMENT (incl. BP,LAO,Grants,CVII,CST)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4410-00-000	Maintenance Salaries	99,769	99,239
4410-05-000	Employee Benefit Contribution-Maint.	38,439	43,144
4419-00-000	Total General Maint Expense	138,208	142,383
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	550	750
4420-02-000	Supplies-Appliance	1,100	1,300
4420-03-000	Supplies-Unit Turnover	4,500	5,000
4420-04-000	Supplies-Electrical	4,700	4,800
4420-05-000	Supplies-Fuel & Parts	1,500	2,700
4420-06-000	Supplies-Janitorial/Cleaning	3,500	1,700
4420-07-000	Supplies-Maint/Repairs	17,500	15,500
4420-08-000	Supplies-Plumbing	4,500	4,000
4420-09-000	Tools and Equipment	750	500
4420-10-000	Maintenance Paper/Supplies	400	-
4420-11-000	Supplies-HVAC	3,500	4,500
4420-12-000	Supplies-Exterior Supplies	1,400	1,100
4429-00-000	Total Materials	43,900	41,850
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	12,000	12,000
4430-04-000	Contract-Snow Removal	1,800	4,000
4430-05-000	Contract-Unit Turnover	10,000	10,000
4430-06-000	Contract-Electrical	3,000	3,000
4430-07-000	Contract-Pest Control	19,400	19,000
4430-08-000	Contract-Floor Covering	1,000	1,000
4430-09-000	Contract-Grounds	600	600
4430-10-000	Contract-Janitorial/Cleaning	3,900	4,100
4430-11-000	Contract-Plumbing	3,000	3,000
4430-12-000	Contract-Inspections	6,500	5,600
4430-13-000	Contract-HVAC	10,800	10,500
4430-15-000	Contract-Video Surveillance	1,500	10,500
4430-17-000	Contract-Elevator Maintenance	12,500	13,000
4430-18-000	Contract-Alarm Monitoring	3,850	4,900
4430-19-000	Contract-Sprinkler Monitoring	4,300	3,300
4430-99-000	Contract Costs-Other	3,000	4,000
4439-00-000	Total Contract Costs	97,150	108,500
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	279,258	292,733
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	3,990	5,046
4510-10-000	Property Insurance	9,895	13,585
4510-20-000	Liability Insurance	3,975	5,413
4510-30-000	Workmen's Compensation	6,678	7,108
4521-00-000	Misc. Taxes/Licenses/Insurance	1,326	9,000
4570-00-000	Bad Debt-Tenant Rents	10,500	10,500
4570-01-000	Bad Debt-Other	10,000	-

LOCAL COMMUNITY DEVELOPMENT (incl. BP,LAO,Grants,CVII,CST)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4599-00-000	TOTAL GENERAL EXPENSES	46,364	50,652
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	79,757	104,793
4899-00-000	TOTAL FINANCING EXPENSES	79,757	104,793
8000-00-000	TOTAL EXPENSES	1,263,281	1,402,433
9000-00-000	NET INCOME	283,317	134,798
	ADJUSTMENTS	Principal Payments	108,026
			26,772

BRIDGEPORT BUILDING			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	229,380	231,540
3119-00-000	Total Rental Income	229,380	231,540
3199-00-000	TOTAL TENANT INCOME	229,380	231,540
3999-00-000	TOTAL INCOME	229,380	231,540
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4190-00-000	Miscellaneous Admin Expenses		
4190-07-000	Telephone & Internet	600	660
4191-00-000	Total Miscellaneous Admin Expenses	600	660
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	600	660
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	1,000	840
4399-00-000	TOTAL UTILITY EXPENSES	1,000	840
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4420-00-000	Materials		
4420-07-000	Supplies-Maint/Repairs	1,000	1,000
4429-00-000	Total Materials	1,000	1,000
4430-00-000	Contract Costs		
4430-04-000	Contract-Snow Removal	1,000	1,000
4430-06-000	Contract-Electrical	500	500
4430-07-000	Contract-Pest Control	1,000	500
4430-13-000	Contract-HVAC	2,000	2,000
4430-17-000	Contract-Elevator Maintenance	3,000	4,000
4430-18-000	Contract-Alarm Monitoring	300	400
4430-19-000	Contract-Sprinkler Monitoring	2,000	1,000
4430-99-000	Contract Costs-Other	1,500	1,000
4439-00-000	Total Contract Costs	11,300	10,400
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	12,300	11,400
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	25,900	24,178
4899-00-000	TOTAL FINANCING EXPENSES	25,900	24,178
8000-00-000	TOTAL EXPENSES	39,800	37,078

BRIDGEPORT BUILDING			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
9000-00-000	NET INCOME	189,580	194,462
	ADJUSTMENTS	BOJ-Principal	28,958
			165,504

LINEWEAVER ANNEX APARTMENTS			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income - 20% Vacancy Rate-Renovations		
3111-00-000	Tenant Rent	249,000	210,954
3112-06-000	PBV HAP Subsidy	467,354	542,454
3119-00-000	Total Rental Income	716,354	753,408
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000	5,040
3120-03-000	Damages	4,000	3,000
3120-04-000	Late Charges	1,000	1,000
3120-08-000	Workorders/Maint Charges	1,000	1,000
3129-00-000	Total Other Tenant Income	10,000	10,040
3199-00-000	TOTAL TENANT INCOME	726,354	763,448
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	2,000	3,600
3699-00-000	TOTAL OTHER INCOME	2,000	3,600
3999-00-000	TOTAL INCOME	728,354	767,048
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	61,604	81,304
4110-04-000	Employee Benefit Contribution-Admin	20,535	26,506
4110-99-000	Total Administrative Salaries	82,139	107,810
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	500	500
4130-01-000	Criminal Background Checks	300	-
4130-04-000	General Legal Expense	3,000	3,000
4131-00-000	Total Legal Expense	3,800	3,500
4140-00-000	Staff Training	1,000	1,000
4150-00-000	Travel	1,000	1,000
4171-00-000	Auditing Fees	2,000	2,200
4189-00-000	Total Other Admin Expenses	3,000	3,200
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	200	200
4190-03-000	Advertising	250	250
4190-04-000	Office Supplies	500	500
4190-06-000	Compliance	500	500
4190-07-000	Telephone & Internet	3,000	3,000

LINEWEAVER ANNEX APARTMENTS			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4190-08-000	Postage	500	500
4190-10-000	Copiers	600	600
4190-12-000	Software	5,000	5,000
4190-13-000	IT/Website Maintenance	2,000	2,000
4190-18-000	Small Office Equipment	500	500
4190-22-000	Other Misc Admin Expenses	1,000	1,000
4191-00-000	Total Miscellaneous Admin Expenses	14,050	14,050
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	103,989	129,560
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	22,000	30,000
4299-00-000	TOTAL TENANT SERVICES EXPENSES	22,000	30,000
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	12,000	13,000
4320-00-000	Electricity	70,000	75,000
4390-00-000	Sewer & Trash	28,000	28,000
4399-00-000	TOTAL UTILITY EXPENSES	110,000	116,000
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	62,360	64,345
4410-05-000	Employee Benefit Contribution-Maint.	26,137	28,889
4419-00-000	Total General Maint Expense	88,497	93,234
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300	300
4420-02-000	Supplies-Appliance	1,000	1,000
4420-03-000	Supplies-Unit Turnover	3,500	4,000
4420-04-000	Supplies-Electrical	4,000	4,000
4420-05-000	Supplies-Fuel & Parts	800	1,000
4420-06-000	Supplies-Janitorial/Cleaning	1,000	500
4420-07-000	Supplies-Maint/Repairs	15,000	10,000
4420-08-000	Supplies-Plumbing	3,000	3,000
4420-09-000	Tools and Equipment	750	500
4420-09-000	Maintenance Paper/Supplies	250	-
4420-11-000	Supplies-HVAC	2,500	2,500
4420-12-000	Supplies-Exterior Supplies	600	600
4429-00-000	Total Materials	32,700	27,400
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	11,000	11,000
4430-04-000	Contract-Snow Removal	1,000	1,500
4430-05-000	Contract-Unit Turnover	10,000	10,000
4430-06-000	Contract-Electrical	2,000	2,000
4430-07-000	Contract-Pest Control	16,000	16,000
4430-08-000	Contract-Floor Covering	1,000	1,000

LINEWEAVER ANNEX APARTMENTS			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4430-09-000	Contract-Grounds	600	600
4430-10-000	Contract-Janitorial/Cleaning	2,400	2,600
4430-11-000	Contract-Plumbing	1,000	2,000
4430-12-000	Contract-Inspections	5,500	4,000
4430-13-000	Contract-HVAC	5,000	5,000
4430-15-000	Contract-Video Surveillance	500	500
4430-17-000	Contract-Elevator Maintenance	8,600	9,000
4430-18-000	Contract-Alarm Monitoring	800	1,000
4430-19-000	Contract-Sprinkler Monitoring	1,200	1,300
4430-99-000	Contract Costs-Other	500	500
4439-00-000	Total Contract Costs	67,100	68,000
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	188,297	188,634
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	2,460	3,046
4510-10-000	Property Insurance	5,000	5,272
4510-20-000	Liability Insurance	2,625	3,124
4510-30-000	Workmen's Compensation	1,720	1,490
4570-00-000	Bad Debt-Tenant Rents	10,000	10,000
4599-00-000	TOTAL GENERAL EXPENSES	21,805	22,932
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	27,857	25,615
4899-00-000	TOTAL FINANCING EXPENSES	27,857	25,615
8000-00-000	TOTAL EXPENSES	473,948	512,741
9000-00-000	NET INCOME	254,406	254,307
	ADJUSTMENTS	-Principal Payments	79,068
			175,239

COMMUNITY GRANTS			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-50-100	VA Homelessness Solutions Program	59,391	59,391
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072	95,457
3410-61-200	COC Planning Grant	52,800	52,800
3499-00-000	TOTAL GRANT INCOME	196,263	207,648
3999-00-000	TOTAL INCOME	196,263	207,648
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	42,536	45,144
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	13,855	11,247
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	50,199	55,847
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	9,574	9,325
4110-61-200	Salary-COC Planning Grant	40,854	41,364
4110-61-201	Adm Benefits-COC Planning	11,946	11,436
4110-99-000	Total Administrative Salaries	168,964	174,363
4140-50-100	Staff Training-VHSP	1,500	1,500
4189-00-000	Total Other Admin Expenses	1,500	1,500
4190-00-000	Miscellaneous Admin Expenses		
4190-50-100	Other Expenses-VHSP	1,500	1,500
4190-60-200	Equipment (HMIS/SNAP)	2,425	2,000
4190-60-201	Software (HMIS/SNAP)	12,785	24,285
4190-60-202	Services (HMIS/SNAP)	9,089	4,000
4191-00-000	Total Miscellaneous Admin Expenses	25,799	31,785
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	196,263	207,648
8000-00-000	TOTAL EXPENSES	196,263	207,648
9000-00-000	NET INCOME	-	-

COMMERCE VILLAGE II			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income - 1% Vacancy Rate		
3111-00-000	Tenant Rent	99,225	69,195
3112-06-000	PBV HAP Subsidy	99,226	180,000
3119-00-000	Total Rental Income	198,451	249,195
3120-00-000	Other Tenant Income		
3120-03-000	Damages	-	500
3120-04-000	Late Charges	-	300
3120-05-000	Legal Fees - Tenant	-	200
3120-08-000	Workorders/Maint Charges	-	600
3129-00-000	Total Other Tenant Income	-	1,600
3199-00-000	TOTAL TENANT INCOME	198,451	250,795
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	-	100
3699-00-000	TOTAL OTHER INCOME	-	100
3999-00-000	TOTAL INCOME	198,451	250,895
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	8,889	25,440
4110-04-000	Employee Benefit Contribution-Admin	3,055	8,952
4110-99-000	Total Administrative Salaries	11,944	34,392
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	1,000	3,000
4131-00-000	Total Legal Expense	1,000	3,000
4171-00-000	Auditing Fees	1,200	570
4189-00-000	Total Other Admin Expenses	1,200	570
4190-00-000	Miscellaneous Admin Expenses		
4190-04-000	Office Supplies	1,000	1,000
4190-07-000	Telephone & Internet	1,000	2,500
4190-08-000	Postage	-	200
4190-10-000	Copiers	500	500
4190-12-000	Software	1,000	1,000
4190-13-000	IT/Website Maintenance	-	500
4190-22-000	Other Misc Admin Expenses	-	-
4191-00-000	Total Miscellaneous Admin Expenses	3,500	5,700

COMMERCE VILLAGE II			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	17,644	43,662
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	-	2,000
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-	2,000
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	3,000	3,000
4320-00-000	Electricity	22,000	22,000
4390-00-000	Sewer & Trash	3,250	5,700
4399-00-000	TOTAL UTILITY EXPENSES	28,250	30,700
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	11,019	14,409
4410-05-000	Employee Benefit Contribution-Maint.	3,499	6,085
4419-00-000	Total General Maint Expense	14,518	20,494
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	-	200
4420-02-000	Supplies-Appliance	-	200
4420-03-000	Supplies-Unit Turnover	1,000	1,000
4420-04-000	Supplies-Electrical	200	300
4420-05-000	Supplies-Fuel & Parts	500	500
4420-06-000	Supplies-Janitorial/Cleaning	2,000	1,000
4420-07-000	Supplies-Maint/Repairs	1,000	1,000
4420-08-000	Supplies-Plumbing	1,000	1,000
4420-11-000	Supplies-HVAC	1,000	1,000
4420-12-000	Supplies-Exterior Supplies	800	500
4429-00-000	Total Materials	7,500	6,700
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	1,000	1,000
4430-04-000	Contract-Snow Removal	500	500
4430-06-000	Contract-Electrical	500	500
4430-07-000	Contract-Pest Control	3,000	2,000
4430-10-000	Contract-Janitorial/Cleaning	1,500	500
4430-11-000	Contract-Plumbing	1,000	1,000
4430-12-000	Contract-Inspections	1,000	1,600
4430-13-000	Contract-HVAC	2,500	2,500
4430-15-000	Contract-Video Surveillance	1,000	10,000
4430-18-000	Contract-Alarm Monitoring	1,000	1,000
4430-19-000	Contract-Sprinkler Monitoring	1,000	1,000
4439-00-000	Total Contract Costs	14,000	21,600
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	36,018	48,794
4500-00-000	GENERAL EXPENSES		

COMMERCE VILLAGE II			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4510-00-000	Insurance-Other	200	285
4510-10-000	Property Insurance	3,395	6,283
4510-20-000	Liability Insurance	750	1,365
4510-30-000	Workmen's Compensation	490	936
4570-00-000	Bad Debt-Tenant Rents	500	500
4599-00-000	TOTAL GENERAL EXPENSES	5,335	9,369
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	26,000	55,000
4899-00-000	TOTAL FINANCING EXPENSES	26,000	55,000
8000-00-000	TOTAL EXPENSES	113,247	189,525
9000-00-000	NET INCOME	85,204	61,370

COURT SQUARE THEATER			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3600-00-000	OTHER INCOME		
3650-00-000	Miscellaneous Other Income (fundrasing/donations/grants)	-	35,000
3699-00-000	TOTAL OTHER INCOME	-	35,000
3999-00-000	TOTAL INCOME	-	35,000
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4130-00-000	Legal Expense	-	
4130-04-000	General Legal Expense	-	1,000
4131-00-000	Total Legal Expense	-	1,000
4170-00-000	Accounting Fees	-	500
4189-00-000	Total Other Admin Expenses	-	500
4190-00-000	Miscellaneous Admin Expenses		
4190-04-000	Office Supplies	-	500
4190-07-000	Telephone & Internet	-	2,000
4190-13-000	IT/Website Maintenance	-	1,500
4190-22-000	Other Misc Admin Expenses	-	500
4191-00-000	Total Miscellaneous Admin Expenses	-	4,500
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	-	6,000
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	-	1,000
4320-00-000	Electricity	-	6,000
4330-00-000	Gas	-	1,500
4390-00-000	Sewer & Trash	-	1,000
4399-00-000	TOTAL UTILITY EXPENSES	-	9,500
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4420-00-000	Materials		
4420-07-000	Supplies-Maint/Repairs	-	3,000
4429-00-000	Total Materials	-	3,000
4430-00-000	Contract Costs		
4430-04-000	Contract-Snow Removal	-	1,000
4430-10-000	Contract-Janitorial/Cleaning	-	1,000
4430-18-000	Contract-Alarm Monitoring	-	1,500
4430-99-000	Contract Costs-Other	-	1,500
4439-00-000	Total Contract Costs	-	5,000
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	-	8,000

COURT SQUARE THEATER			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4500-00-000	GENERAL EXPENSES		
4510-10-000	Property Insurance	-	1,000
4510-20-000	Liability Insurance	-	500
4521-00-000	Misc. Taxes/Licenses/Insurance	-	9,000
4599-00-000	TOTAL GENERAL EXPENSES	-	10,500
8000-00-000	TOTAL EXPENSES	-	34,000
9000-00-000	NET INCOME	-	1,000

HOUSING CHOICE VOUCHER PROGRAM (MTW, MS5, FSS)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	7,577,346	8,785,217
3410-02-000	Section 8 Admin. Fee Income	546,642	643,808
3410-03-000	Section 8 FSS Grant Income	137,592	141,030
3410-04-000	Port-In Admin Fees Earned	1,200	5,000
3410-06-000	Port In HAP Earned	30,000	120,000
3499-00-000	TOTAL GRANT INCOME	8,292,780	9,695,055
3600-00-000	OTHER INCOME		
3640-00-000	Fraud Recovery-HAP	10,000	12,000
3640-01-000	Fraud Recovery-ADM	10,000	12,000
3699-00-000	TOTAL OTHER INCOME	20,000	24,000
3999-00-000	TOTAL INCOME	8,312,780	9,719,055
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	327,050	403,697
4110-04-000	Employee Benefit Contribution-Admin	112,387	138,606
4110-20-400	Administrative Salaries-FSS	96,783	96,693
4110-21-400	Employee Benefits Contribution-FSS	35,920	39,337
4110-99-000	Total Administrative Salaries	605,167	678,333
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	4,000	4,000
4130-04-000	General Legal Expense	-	2,000
4131-00-000	Total Legal Expense	4,000	6,000
4140-00-000	Staff Training	13,000	13,000
4140-01-400	Staff Training-FSS	4,889	5,000
4150-00-000	Travel	13,000	15,000
4171-00-000	Auditing Fees	10,000	12,000
4172-00-000	Port Out Admin Fee Paid	2,500	3,000
4189-00-000	Total Other Admin Expenses	25,500	30,000
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	-	2,000
4190-02-000	Publications	-	500
4190-03-000	Advertising	-	500
4190-04-000	Office Supplies	2,000	2,000
4190-05-000	Fuel-Administrative	900	2,000
4190-06-000	Compliance	6,000	20,000

HOUSING CHOICE VOUCHER PROGRAM (MTW, MS5, FSS)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4190-07-000	Telephone & Internet	3,000	6,000
4190-08-000	Postage	1,502	3,000
4190-10-000	Copiers	1,500	2,200
4190-12-000	Software	22,000	20,000
4190-13-000	IT/Website Maintenance	2,500	6,000
4190-18-000	Small Office Equipment	-	3,000
4190-22-000	Other Misc Admin Expenses	-	-
4191-00-000	Total Miscellaneous Admin Expenses	39,402	67,200
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	691,958	799,533
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	3,476	1,000
4220-02-000	Tenant FSS Goal Incentives (MS5 only)	-	2,000
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,476	3,000
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	7,421,346	8,733,217
4715-01-000	Tenant Utility Payments-Voucher	105,000	60,000
4715-02-000	Port Out HAP Payments	30,000	66,000
4715-05-000	Tenant Deposit Assistance(SD/Util)	1,000	1,000
4715-07-000	Tenant FSS Goal Incentives	40,000	30,000
4715-08-000	Landlord Incentives	20,000	10,000
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	7,617,346	8,900,217
8000-00-000	TOTAL EXPENSES	8,312,780	9,702,750
9000-00-000	NET INCOME	-	16,305

JR POLLY LINEWEAVER APARMENTS (incl. Service Coordinator Grant)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income - 4% Vacancy Rate		
3111-00-000	Tenant Rent	213,090	319,195
3112-00-000	50059 HAP Subsidy (1 month)	296,694	38,303
3112-06-000	PBV HAP Subsidy	-	398,347
3119-00-000	Total Rental Income	509,784	755,845
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000	5,040
3120-03-000	Damages	4,000	3,000
3120-04-000	Late Charges	1,000	1,000
3120-08-000	Workorders/Maint Charges	1,000	1,000
3129-00-000	Total Other Tenant Income	10,000	10,040
3199-00-000	TOTAL TENANT INCOME	519,784	765,885
3400-00-000	GRANT INCOME		
3410-20-300	Service Coordinator Grant (SC)	78,321	82,848
3499-00-000	TOTAL GRANT INCOME	78,321	82,848
3999-00-000	TOTAL INCOME	598,105	848,733
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	44,440	63,453
4110-04-000	Employee Benefit Contribution-Admin	16,661	22,345
4110-99-000	Total Administrative Salaries	61,101	85,798
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	500	500
4130-02-000	Criminal Background Checks	300	-
4130-04-000	General Legal Expense	3,000	3,000
4131-00-000	Total Legal Expense	3,800	3,500
4140-00-000	Staff Training	1,000	1,000
4150-00-000	Travel	1,000	1,000
4171-00-000	Auditing Fees	2,000	2,200
4189-00-000	Total Other Admin Expenses	3,000	3,200
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	200	200
4190-03-000	Advertising	250	250
4190-04-000	Office Supplies	500	500
4190-06-000	Compliance	500	500

JR POLLY LINEWEAVER APARMENTS (incl. Service Coordinator Grant)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4190-07-000	Telephone & Internet	3,000	3,000
4190-08-000	Postage	500	500
4190-10-000	Copiers	600	600
4190-12-000	Software	5,000	5,000
4190-13-000	IT/Website Maintenance	2,000	2,000
4190-18-000	Small Office Equipment	500	500
4190-22-000	Other Misc Admin Expenses	1,000	1,000
4191-00-000	Total Miscellaneous Admin Expenses	14,050	14,050
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	82,951	107,548
4200-00-000	TENANT SERVICES		
4210-20-300	Tenant Services-Salaries	54,640	57,000
4211-20-300	Tenant Services-Benefits	13,255	14,348
4220-01-000	Other Tenant Svcs.	22,000	30,000
4240-20-300	Tenant Services-Other Direct Costs	5,666	6,000
4241-20-300	Tenant Services-Training	2,260	2,500
4242-20-300	Tenant Services-Supplies & Materials	1,000	1,500
4243-20-300	Tenant Services-Travel	1,500	1,500
4299-00-000	TOTAL TENANT SERVICES EXPENSES	100,321	112,848
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	12,000	13,000
4320-00-000	Electricity	70,000	80,000
4390-00-000	Sewer & Trash	28,000	28,000
4399-00-000	TOTAL UTILITY EXPENSES	110,000	121,000
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	62,360	64,345
4410-05-000	Employee Benefit Contribution-Maint.	25,915	28,889
4419-00-000	Total General Maint Expense	88,275	93,234
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300	300
4420-02-000	Supplies-Appliance	1,000	1,000
4420-03-000	Supplies-Unit Turnover	3,500	4,000
4420-04-000	Supplies-Electrical	4,000	4,000
4420-05-000	Supplies-Fuel & Parts	800	800
4420-06-000	Supplies-Janitorial/Cleaning	1,000	1,000
4420-07-000	Supplies-Maint/Repairs	5,000	10,000
4420-08-000	Supplies-Plumbing	3,000	3,000
4420-09-000	Tools and Equipment	750	750
4420-10-000	Maintenance Paper/Supplies	250	-
4420-11-000	Supplies-HVAC	2,500	3,500
4420-12-000	Supplies-Exterior Supplies	600	600
4429-00-000	Total Materials	22,700	28,950

JR POLLY LINEWEAVER APARMENTS (incl. Service Coordinator Grant)			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	-	11,000
4430-04-000	Contract-Snow Removal	1,000	1,500
4430-05-000	Contract-Unit Turnover	10,000	10,000
4430-06-000	Contract-Electrical	2,000	2,000
4430-07-000	Contract-Pest Control	16,000	16,000
4430-08-000	Contract-Floor Covering	1,000	1,000
4430-09-000	Contract-Grounds	600	600
4430-10-000	Contract-Janitorial/Cleaning	2,400	2,600
4430-11-000	Contract-Plumbing	1,000	2,000
4430-13-000	Contract-HVAC	5,000	4,000
4430-15-000	Contract-Video Surveillance	500	500
4430-17-000	Contract-Elevator Maintenance	21,000	24,000
4430-18-000	Contract-Alarm Monitoring	800	1,000
4430-19-000	Contract-Sprinkler Monitoring	1,200	1,200
4430-99-000	Contract Costs-Other	500	500
4439-00-000	Total Contract Costs	63,000	77,900
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	173,975	200,084
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	4,076	4,777
4510-10-000	Property Insurance	5,423	5,965
4510-20-000	Liability Insurance	2,860	3,176
4510-30-000	Workmen's Compensation	1,720	1,720
4570-00-000	Bad Debt-Tenant Rents	-	-
4599-00-000	TOTAL GENERAL EXPENSES	14,079	15,638
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	18,032	17,350
4899-00-000	TOTAL FINANCING EXPENSES	18,032	17,350
8000-00-000	TOTAL EXPENSES	499,358	574,468
9000-00-000	NET INCOME	98,747	274,265
	ADJUSTMENTS	UB-Principal	101,341
			172,924

FRANKLIN HEIGHTS LLC			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	Rental Income - 3% Vacancy Rate		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	550,000	559,000
3112-06-000	PBV HAP Subsidy	1,970,083	1,677,847
3119-00-000	Total Rental Income	2,520,083	2,236,847
3120-00-000	Other Tenant Income		
3120-03-000	Damages	20,000	20,000
3120-04-000	Late Charges	10,000	12,000
3120-06-000	NSF Charges	100	100
3120-07-000	Tenant Owed Utilities	1,200	1,200
3120-08-000	Workorders/Maint Charges	2,000	2,000
3120-11-000	Collection Loss-Tenants	1,700	-
3129-00-000	Total Other Tenant Income	35,000	35,300
3199-00-000	TOTAL TENANT INCOME	2,555,083	2,272,147
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	-	10,000
3699-00-000	TOTAL OTHER INCOME	-	10,000
3999-00-000	TOTAL INCOME	2,555,083	2,282,147
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	376,178	392,295
4110-04-000	Employee Benefit Contribution-Admin	115,563	127,808
4110-99-000	Total Administrative Salaries	491,741	520,103
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	500	500
4130-02-000	Criminal Background Checks	500	-
4130-04-000	General Legal Expense	10,000	10,000
4131-00-000	Total Legal Expense	11,000	10,500
4140-00-000	Staff Training	15,000	15,000
4150-00-000	Travel	15,000	15,000
4171-00-000	Auditing Fees	2,500	2,500
4189-00-000	Total Other Admin Expenses	17,500	17,500
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	2,500	2,500
4190-02-000	Publications	1,000	1,000
4190-03-000	Advertising	1,000	1,000

FRANKLIN HEIGHTS LLC			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4190-04-000	Office Supplies	5,000	5,000
4190-06-000	Compliance	5,000	5,000
4190-07-000	Telephone & Internet	9,000	9,000
4190-08-000	Postage	4,500	4,500
4190-10-000	Copiers	3,000	3,000
4190-12-000	Software	25,000	23,000
4190-13-000	IT/Website Maintenance	5,000	10,000
4190-18-000	Small Office Equipment	16,000	5,000
4190-22-000	Other Misc Admin Expenses	5,000	5,000
4191-00-000	Total Miscellaneous Admin Expenses	82,000	74,000
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	617,241	637,103
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	3,000	15,000
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,000	15,000
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	38,000	45,000
4320-00-000	Electricity	11,000	13,000
4330-00-000	Gas	3,000	4,000
4390-00-000	Sewer & Trash	43,000	33,000
4399-00-000	TOTAL UTILITY EXPENSES	95,000	95,000
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	244,353	247,654
4410-05-000	Employee Benefit Contribution-Maint.	88,438	95,257
4419-00-000	Total General Maint Expense	332,791	342,911
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	3,000	3,000
4420-02-000	Supplies-Appliance	3,000	3,000
4420-03-000	Supplies-Unit Turnover	10,000	8,000
4420-04-000	Supplies-Electrical	10,000	8,000
4420-05-000	Supplies-Fuel & Parts	4,000	6,000
4420-06-000	Supplies-Janitorial/Cleaning	5,000	5,000
4420-07-000	Supplies-Maint/Repairs	20,000	20,000
4420-08-000	Supplies-Plumbing	7,000	5,000
4420-09-000	Tools and Equipment	4,000	4,000
4420-10-000	Maintenance Paper/Supplies	800	-
4420-11-000	Supplies-HVAC	5,000	5,000
4420-12-000	Supplies-Exterior Supplies	5,000	2,000
4429-00-000	Total Materials	76,800	69,000
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	4,500	6,000
4430-04-000	Contract-Snow Removal	2,000	5,000

FRANKLIN HEIGHTS LLC			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4430-05-000	Contract-Unit Turnover	5,000	5,000
4430-06-000	Contract-Electrical	1,000	3,000
4430-07-000	Contract-Pest Control	10,000	7,000
4430-08-000	Contract-Floor Covering	1,000	1,000
4430-09-000	Contract-Grounds	10,000	12,000
4430-10-000	Contract-Janitorial/Cleaning	5,000	6,000
4430-11-000	Contract-Plumbing	3,000	3,000
4430-12-000	Contract-Inspections	10,000	10,000
4430-13-000	Contract-HVAC	15,000	15,000
4430-15-000	Contract-Video Surveillance	120,000	120,000
4430-18-000	Contract-Alarm Monitoring	-	1,000
4430-99-000	Contract Costs-Other	500	500
4439-00-000	Total Contract Costs	187,000	194,500
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	596,591	606,411
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	5,300	5,300
4510-10-000	Property Insurance	18,000	18,000
4510-20-000	Liability Insurance	9,500	9,500
4510-30-000	Workmen's Compensation	15,482	10,000
4521-00-000	Misc. Taxes/Licenses/Insurance	34,000	36,000
4570-00-000	Bad Debt-Tenant Rents	25,000	25,000
4599-00-000	TOTAL GENERAL EXPENSES	107,282	103,800
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	188,916	140,186
4899-00-000	TOTAL FINANCING EXPENSES	188,916	140,186
8000-00-000	TOTAL EXPENSES	1,608,030	1,590,500
9000-00-000	NET INCOME	947,053	691,647
	ADJUSTMENTS	COH/BOJ-Principal	674,886
			16,761

COMMERCE VILLAGE LLC			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent (1% vacancy rate)	114,538	96,756
3112-06-000	PBV HAP Subsidy	171,806	205,792
3119-00-000	Total Rental Income	286,344	302,548
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	1,600	1,600
3120-03-000	Damages	3,000	3,000
3120-04-000	Late Charges	500	2,000
3120-08-000	Workorders/Maint Charges	1,000	1,000
3129-00-000	Total Other Tenant Income	6,100	7,600
3199-00-000	TOTAL TENANT INCOME	292,444	310,148
3600-00-000	OTHER INCOME		
3611-00-000	Investment Income - Restricted	4,300	4,300
3699-00-000	TOTAL OTHER INCOME	4,300	4,300
3999-00-000	TOTAL INCOME	296,744	314,448
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	42,670	44,735
4110-04-000	Employee Benefit Contribution-Admin	14,102	15,700
4110-99-000	Total Administrative Salaries	56,772	60,435
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	100	100
4130-02-000	Criminal Background Checks	100	-
4130-04-000	General Legal Expense	2,000	3,000
4131-00-000	Total Legal Expense	2,200	3,100
4140-00-000	Staff Training	1,000	1,000
4150-00-000	Travel	1,200	1,500
4173-00-000	Management Fee	15,000	16,000
4189-00-000	Total Other Admin Expenses	16,200	17,500
4190-00-000	Miscellaneous Admin Expenses		
4190-04-000	Office Supplies	100	100
4190-06-000	Compliance	1,500	1,500
4190-07-000	Telephone & Internet	3,600	4,000
4190-08-000	Postage	250	250
4190-10-000	Copiers	600	600

COMMERCE VILLAGE LLC			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4190-12-000	Software	2,000	2,500
4190-13-000	IT/Website Maintenance	1,000	1,000
4190-18-000	Small Office Equipment	200	200
4190-21-000	HCC Fees	8,000	8,000
4190-22-000	Other Misc Admin Expenses	500	500
4191-00-000	Total Miscellaneous Admin Expenses	17,750	18,650
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	93,922	102,685
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Services Salaries	20,000	20,000
4220-01-000	Other Tenant Svcs.	3,000	5,000
4299-00-000	TOTAL TENANT SERVICES EXPENSES	23,000	25,000
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	6,000	6,000
4320-00-000	Electricity	20,000	25,000
4330-00-000	Gas	2,400	3,000
4390-00-000	Sewer & Trash	12,500	12,500
4399-00-000	TOTAL UTILITY EXPENSES	40,900	46,500
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	19,878	22,964
4410-05-000	Employee Benefit Contribution-Maint.	8,103	9,019
4419-00-000	Total General Maint Expense	27,981	31,983
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300	300
4420-02-000	Supplies-Appliance	800	800
4420-03-000	Supplies-Unit Turnover	800	800
4420-04-000	Supplies-Electrical	2,000	1,000
4420-05-000	Supplies-Fuel & Parts	200	500
4420-06-000	Supplies-Janitorial/Cleaning	500	200
4420-07-000	Supplies-Maint/Repairs	1,600	1,000
4420-08-000	Supplies-Plumbing	1,000	1,000
4420-09-000	Tools and Equipment	-	100
4420-10-000	Maintenance Paper/Supplies	100	-
4420-11-000	Supplies-HVAC	1,800	1,000
4420-12-000	Supplies-Exterior Supplies	500	500
4429-00-000	Total Materials	9,700	7,200
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	4,000	5,000
4430-04-000	Contract-Snow Removal	1,500	1,500
4430-06-000	Contract-Electrical	300	300
4430-07-000	Contract-Pest Control	1,500	1,500
4430-08-000	Contract-Floor Covering	500	500

COMMERCE VILLAGE LLC			
2027 BUDGET			
		2026	2027
		BUDGET	BUDGET
4430-10-000	Contract-Janitorial/Cleaning	1,600	2,200
4430-11-000	Contract-Plumbing	800	800
4430-12-000	Contract-Inspections	1,800	1,800
4430-13-000	Contract-HVAC	3,000	4,000
4430-15-000	Contract-Video Surveillance	500	1,000
4430-18-000	Contract-Alarm Monitoring	900	900
4430-19-000	Contract-Sprinkler Monitoring	1,600	2,000
4439-00-000	Total Contract Costs	18,000	21,500
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	55,681	60,683
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	265	300
4510-10-000	Property Insurance	6,790	6,800
4510-20-000	Liability Insurance	1,500	1,500
4510-30-000	Workmen's Compensation	983	1,000
4521-00-000	Misc. Taxes/Licenses/Insurance	1,100	1,100
4570-00-000	Bad Debt-Tenant Rents	5,000	5,000
4599-00-000	TOTAL GENERAL EXPENSES	15,638	15,700
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	16,380	16,380
4899-00-000	TOTAL FINANCING EXPENSES	16,380	16,380
8000-00-000	TOTAL EXPENSES	245,521	266,948
9000-00-000	NET INCOME	51,223	47,500
	ADJUSTMENTS	Reserve Pymts	9,000
			38,500

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

June 2026

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY

We are actively working on the 2027 Administrative Plan updates while also continuing to define and strengthen internal workflow. As activity increases, unclear processes are often the first thing to break down, so we are focusing on mapping how requests move from intake to completion and making sure each step has a clear owner. That work is intended to reduce unnecessary handoffs, improve consistency, and help the team move more efficiently across the program.

2. VOUCHER UTILIZATION

Number of Vouchers Available (includes Ms5 and PBV): 979

	Under Lease	Issued, Not Leased	Not Issued
Housing Choice Vouchers-MTW (Includes Project Based Vouchers):	710	7	164
Mainstream Vouchers:	52	2	44
Totals	762	9	208
Voucher Utilization Rate: 78%			

3. WAITING LISTS

Number of Applicants on All Waitlists: 5097

Number of PBV Applicants by Bedroom Size	1	2	3	4	5
	1159	729	528	118	15
Total Applicants on PBV Waitlist: 2549					
Total Applicants on TBV Waitlist: 2548					

4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers:	\$813,407
Housing Assistance Payments (MTW and Mainstream Vouchers):	\$717,666
Administrative Costs:	\$46,774
Landlord and Family Self Sufficiency Incentives	\$3,028
Average HAP cost per unit:	\$1,007
Projected Variance for All Vouchers Combined:	\$45,939
** See Variance Table Below	

Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$715,253	\$717,666	-\$2,413
Administrative Expense Payments	\$98,154	\$46,774	\$51,380
Landlord Incentives	\$0	\$628	-\$628
Family Self Sufficiency Program Incentives	\$0	\$2,400	-\$2,400
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$813,407	\$767,468	\$45,939

5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 112
 Number of Units Passed: 52
 Number of Units Failed: 60
 Number of failed units that were re-inspected: 7
 Number of re-inspected units that passed: 86%
 Number of Landlords who have made NSPIRE updates 86%

Common Violations:

Smoke Detectors, Electrical, sharp edges,

Other:

Two landlords have not made repairs to the unit. The HCV team is working on next steps with notifications to the landlords as well as informing tenants of their options.

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

No significant issues or violations to report.

There are no HUD Monitoring visits scheduled at this time.

Fair Housing Compliance:

No update at this time.

7. LANDLORD PARTICIPATION AND ENGAGEMENT

Number of Active Landlords:

177

In the June landlord bulletin, HRHA reminded landlords of their obligation to comply with Fair Housing requirements. Landlords were reminded of the need to consider reasonable accommodation requests related to disabilities. Examples of these needs such as assistance animals, accessible parking, live-in aides, and communication adjustments were provided. The bulletin also highlighted door and entry standards as the monthly inspection focus, emphasizing that exterior doors must close properly, latch securely, and provide safe access to avoid failed inspections. In addition, landlords were reminded that unresolved repairs can lead to HAP abatement. Also reinforced were key compliance expectations related to payments, rent rules, occupancy, communication, and NSPIRE maintenance standards.

8. PROGRAM PERFORMANCE METRICS

Property/Voucher Type	New Admission	Transfer/Unit Change	Port-In	Property Total
Franklin Heights	1	0	0	1
Commerce Village	0	0	0	0
Lineweaver	0	0	0	0
Tenant-Based Vouchers	1	5	0	6
TYPE TOTAL	2	5	0	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	9	0 change owners		
Income Increase	3			
Household Change	3			
Owner-Led (rent change)	31			
Other	1			
TOTAL	47			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	1	DECEASED TENANT AND FAILURE TO RESPOND TO DEBT OWED NOTICE One termination, one at full rent for 6 months		
Gave Up Voucher	0			
Voucher Expired	1			
Other	4			
TOTAL	6			

FAMILY SELF-SUFFICIENCY
MONTHLY REPORT
JUNE 2026

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED: 2	Family Wellness. 2
Employed: 17	Enrolled in ESL: 1	Financial Activities: 2 Employment.
Unemployed/Furlough: 12	Enrolled in Continuing Ed: 5	FSS Activities:
Medical Leave/ Disability or Maternity Leave: 7 Elderly:3	Education Activities Goal Reward.	HomebuyerActivity.2 Bachelor's degree. Education.
New jobs this month:		Goal Rewards completed: 6

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 61	Enrolled in GED: 1	Family Wellness. 5
Employed: 31	Enrolled in ESL: 1	Financial Activities:11 Employment. 1
Unemployed/Furlough: 30	Enrolled in Continuing Ed:(5)	FSS Activities: 0 Education.0

Employment	Education/Training	Goal Rewards
Medical Leave/ Disability or Maternity Leave: Elderly: 5	Educational Goal Reward: HomebuyerActivity:2	
New job this month:2		Total Goal Rewards completed: 17

Program Highlights

During this reporting period, the Family Self-Sufficiency (FSS) Program enrolled two new participants and continued to support families in advancing toward economic independence and self-sufficiency.

The FSS Program also launched outreach and participant registration for the upcoming Summer Reading Program and Money Smart financial education program, scheduled to take place in July and August. These activities are designed to promote youth engagement, financial capability, and family stability.

During this period, the FSS Program issued cash incentives for the successful completion of 23 goal-related achievements under participants' Individual Training and Services Plans. Reported outcomes included consistent participation in financial management activities, particularly monthly budgeting; completion of two online. We also collaborated with United Bank to host a credit repair essentials workshop for FSS participants.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

June 30, 2026, 2026

HRHA Maintenance Report

June, 2026

Year to Date

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)	0	1	2	0
Commerce Vllage II	2	9	11	0
Commerce Village Operating(cvo)	0	17	16	1
Franklin Heights Operating(fho)	6	59	56	9
JR Polly Lineweaver(jrpl)	4	37	35	6
Lineweaver Annex Operating(lao)	0	27	25	2
Pleasant View(plesview)	0	1	1	0
Total	12	153	147	18

Work Orders Created

Property	W.O. created
Bridgeport	2
Commerce Village II	45
Commerce Village Operating(cvo)	77
Franklin Heights Operating(fho)	328
JR Polly Lineweaver(jrpl)	180
Lineweaver Annex Operating(lao)	183
Pleasant View(plesview)	8
Total	831

Unit turns

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

Unit turns

Property	
Commerce Village II	1
Commerce Village (cvo)	0
Franklin Heights Operating(fho)	8
JR Polly Lineweaver(jrpl)	6
Lineweaver Annex Operating(lao)	3
Total	18

Emergency Work orders

Property	Created	Closed
Commerce Vllage II	0	0
Commerce Village Operating(cvo)	0	0
Franklin Heights Operating(fho)	0	0
JR Polly Lineweaver(jrpl)	2	2
Lineweaver Annex Operating(lao)	2	2
Pleasant View	0	0
Total	4	4

Emergency Work orders

Property	
Commerce Village II	0
Commerce Village Operating(cvo)	0
Franklin Heights Operating(fho)	2
JR Polly Lineweaver(jrpl)	8
Lineweaver Annex Operating(lao)	6
Pleasant View	0
Total	17

units off line due to maintenance 0 0

HRHA Maintenance Report - cont.

Comments on this month

It has been a busy month, but the team has handled the workload well and continues to make good progress. As the weather gets hotter, we are seeing an increase in calls related to air conditioning issues. Last month, we replaced two AC units at Franklin Heights.

We have also been addressing thermostat and programming issues at Commerce Village II. We believe we have identified a possible solution and expect to know whether it resolves the problem by next week.

Note: Upon finalizing this report I noticed tha the Make Ready WO for 3 Linclon was not closed out when the unit was completed. The report shows a unit turn closing balance of 3 it is actualy 2 and the unit turns closing balance should be 3 and YTD total 19

Contractors used this month:

New Direction Mechanical, LLC

BoxScore Summary

For Selected Properties

Date = 06/01/2026-06/30/2026

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	724	47	43	0	4	0	0	4	0	0	0	91.48	91.48	91.48	91.48		
1b1b-FH	Franklin Heights-one bedro	896	56	18	17	0	0	0	1	1	0	0	0	100.00	100.00	100.00	94.44		
1b1b-JRP	JR Polly Lineweaver One be	0	768	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	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1bed-CV2	Commerce Village II-one be	0	82	16	15	1	0	0	0	0	0	0	0	93.75	93.75	100.00	100.00		
1bed-LA	Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33		
2b1b-FH	Franklin Heights-twobedroo	988	0	38	36	0	0	0	2	2	0	0	0	100.00	100.00	100.00	94.73		
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83		
3b2b-FH	Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
4b2b-FH	Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
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	615	195	296	286	1	6	0	3	9	0	0	0	97.63	97.63	97.97	96.95		

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	1	0	2	0	0	0	0	0	0				
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	1	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-CV2	Commerce Village II-one be	16	0	0	2	1	1	2	2	0	0	0	0	0	0				
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	0	0	0	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	1	0	0	0	0	0	0	0	0	0	0				
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	0	0	0	0	0	0	0	0	0				
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0				
5b2b-FH	Franklin Heighths 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0				
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Total	296	0	0	4	1	4	2	4	0	0	0	0	0	0				

Conversion Ratios

		First Contact																	
--	--	---------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BoxScore Summary

For Selected Properties

Date = 06/01/2026-06/30/2026

Code	Name	Calls	Walk-in	Email	Other	SMS	Web	Chat	Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancel s	Re-Apply	% Net Conv Ratio
Not Specified	Not Specified	0	0	0	0	0	0	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	2	2	200.00	0	200.00	0	0	0	200.00
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-CV2	Commerce Village II-one be	0	0	0	1	0	0	0	0	0	1	2	200.00	0	200.00	0	0	1	200.00
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	1	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	3	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
	Total	0	0	0	3	0	3	0	0	0	3	4	400.00	0	400.00	0	0	1	400.00

Unit Availability

For Selected Properties
As Of = 06/30/2026

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	724	47	43	0	4	0	0	4	0	0	0	91.49	91.49	91.49	91.49
Franklin Heights-one bedro	896	56	18	17	0	0	0	1	1	0	0	0	100.00	100.00	100.00	94.44
JR Polly Lineweaver One be	0	768	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village II-one be	0	82	16	15	1	0	0	0	0	0	0	0	93.75	93.75	100.00	100.00
Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33
Franklin Heights-twobedroo	988	0	38	36	0	0	0	2	2	0	0	0	100.00	100.00	100.00	94.74
Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
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	615	195	296	286	1	6	0	3	9	0	0	0	97.64	97.64	97.97	96.96

Commerce Village Program Management Summary Report

Month of: June 2026

1. Occupancy as of 06-30-2026

	VASH	HCV	Total
# of Leased Units	15	15	30
# of Move Ins	0	0	0
Empty units	0	0	0
# of Evictions	0	0	0
# of Unlawful Detainers Filed	2	0	0

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	2,785.00	1,882.00	178.06	0
Current Month Rent/HAP Charged	\$23,736.00			
Amount Collected (Rent/HAP)	\$22,468.00			
Late Fees Applied	\$234			
Late Fee Amount Billed	\$234			

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

31-60 past due – two residents court pending for non-payment of rent

Food pantry delivering boxed to veterans housed.

Verona food pantry to start delivering vegetables at ARC.

Vine and Fig deliver fresh vegetables every Tuesday.

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

Signed: *Sandra Lowther*

Date: 06-30-2026

Commerce Village II Program Management Summary Report

Month of: June 2026

1. Occupancy as of 06-30-2026

	VASH	HCV	Total
# of Leased Units	8	7	15
# of Move Ins	0	0	0
Empty units	0	1	1
# of Evictions	0	1	1
# of Unlawful Detainers Filed	0	0	0

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	0.00	5.00	5.00	0
Current Month Rent/HAP Charged	\$22,287.00			
Amount Collected (Rent/HAP)	\$20,009.00			
Late Fees Applied	0			
Late Fee Amount Billed	0			

Comment on accomplishments and/or challenges experienced during the month

Applicant approved for empty unit

Food pantry delivering boxed to veterans housed

Ving and Fig delivering fresh vegetables on Tuesdays

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

Signed: *Sandra Lowther*

Date: 06-30-2026

Franklin Heights Program Management Summary Report

Month of: June 2026

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

	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5 bdrms	Total
# of Leased Units	18	36	55	13	4	126
# of Move Ins				1		
# of Move Outs		1				
# of Evictions			1			
# of Unlawful Detainers Filed				1		

2. Current Tenant Accounts Receivable

Current Total Owed	\$113,102.12			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	11847.54	7574.82	4212.49	89,467.27
Current Month Rent/HAP charged	\$206,376.95			
Amount Collected (Rent/HAP)	\$206,392.16			
Late Fees Applied (date)	6/12/2026			
Late Fee Amount Billed (amount)	\$1263.00			

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

- *mowing is getting caught up on
- *had some tree trimming finished up during June
- *sent out the Summer newsletter with reminders about kids playing outside and no swimming pools
- *working on getting tenants to pay rent on time
 - Working on housekeeping issues with a few tenants

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

Signed: Christa Good Date: 7/2/26

JR Polly Lineweaver Program Management Summary Report

Month of: June 2026

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	43	14	57
# of Move Ins	0	0	0
# of Move Outs	1	0	1
# of Evictions	0	0	0
# of Unlawful Detainers Filed	0	0	0

2. Tenant Accounts Receivable

Current Total Owed	\$13,666.61			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$1,025.00	\$960.50	\$1,183.50	\$10,510.34
Current Month Rent/HAP Charged	\$43,179.00			
Amount Collected (Rent/HAP)	\$43,434.86			
Late Fees Applied (date)	6/11/2026			
Late Fee Amount Billed (amount)	\$136.00			

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

In June, our vending machines were removed because the owner retired. This has been challenging for the tenants due to a lot of their transportation and/or mobility ability. HRHA is currently trying to find someone to replace them, but most companies require a larger number of tenants to install.

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

Signed: Natalie Gazzara Date: 07/09/2026

Lineweaver Annex Program Management Summary Report

Month of: June 2026

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

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

2. Current Tenant Accounts Receivable

Current Total Owed	\$32,724.60			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$1,900.70	\$1,685.56	\$363.00.00	\$28,775.34
Current Month Rent/HAP Charged	\$77,172.00			
Amount Collected (Rent/HAP)	\$77,789.96			
Late Fees Applied (date)	6/11/2026			
Late Fees Applied (amount)	\$136.00			

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

In June, our vending machines were removed because the owner retired. This has been challenging for the tenants due to a lot of their transportation and/or mobility ability. HRHA is currently trying to find someone to replace them, but most companies require a larger number of tenants to install.

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

Signed: Natalie Jazzara Date: 07/09/2026

Harrisonburg Redevelopment & Housing Authority Report Financial Report as of June 30, 2026

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$156,085.13
		Total	\$156,085.13
	AR Due from:		
	JR Polly Lineweaver Apartments	\$316,930.55	
	Housing Choice Voucher Program	\$0.00	
	Commerce Village, LLC	\$53.13	
	Commerce Village II	\$11,244.04	
	Franklin Heights, LLC-Operating/Debt Servicing	\$0.00	
	Commerce Village II-Construction Costs	\$132,030.59	
	Glen's Fair Price/JRL/LAO	\$208,191.89	
	EPHO	\$257,717.77	
		\$926,167.97	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist-Checking Account		\$197,384.78
		Total	\$197,384.78

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$1,057.98
		Total	\$1,057.98

COMMERCE VILLAGE II

Cash:	Bank of the James-Checking Account		\$26,596.25
	Bank of the James-Money Market Account		\$190.34
		Total	\$26,786.59

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

Cash:	United Bank-Security Deposit Account		\$275,919.43
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$179,417.37
	United Bank-Money Market Account		\$504,565.71
	United Bank-CD		\$500,000.00
		Total	\$1,183,983.08

Commerce Village, LLC

Cash:	First Bank & Trust		\$199,331.64
	Virginia Housing-Replacement Reserve Account		\$94,188.80
	Truist-Operating Reseve Account		\$134,476.55
		Total	\$427,996.99

		<u>Grand Total</u>	<u>\$2,269,213.98</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of June 2026**

	Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30
LOCAL COMMUNITY DEVELOPMENT						
First Bank & Trust	\$51,542.34	\$41,067.42	\$219,850.98	\$133,604.88	\$107,688.83	\$156,085.13
HOUSING CHOICE VOUCHER PROGRAM						
Truist-Checking	\$285,817.62	\$162,040.24	\$123,226.43	\$141,066.90	\$146,859.34	\$197,384.78
J.R. POLLY LINEWEAVER APARTMENTS						
United Bank-Checking	\$47,513.57	\$14,543.91	\$19,913.83	\$2,385.68	\$6,327.00	\$1,057.98
COMMERCE VILLAGE II						
Bank of the James-Checking	\$21,334.89	\$31,629.76	\$31,629.76	\$31,953.93	\$25,224.81	\$26,596.25
Bank of the James-MMkt	\$143.54	\$117,359.84	\$189.86	\$190.02	\$190.17	\$190.34
ALL PROGRAMS-FH, LW, JRL, CVO						
United Bank-Security Dep.	\$248,550.33	\$254,512.60	\$266,472.11	\$273,252.17	\$275,888.50	\$275,919.43
COMPONENT UNITS						
Franklin Heights, LLC						
United Bank-Checking	\$183,197.19	\$274,430.88	\$117,468.29	\$177,526.81	\$136,494.83	\$179,417.37
United Bank-Money Market	\$301,471.63	\$301,816.21	\$502,271.64	\$502,886.75	\$503,644.66	\$504,565.71
United Bank-CD	\$300,000.00	\$302,798.57	\$302,798.57	\$305,561.83	\$500,000.00	\$500,000.00
Commerce Village LLC						
First Bank & Trust	\$224,901.20	\$314,530.61	\$219,398.03	\$214,696.56	\$203,109.78	\$199,331.64
VA Housing-Repl Reserve	\$89,041.66	\$90,074.98	\$91,075.58	\$92,110.83	\$93,146.90	\$94,188.80
Truist-Operating Reserve	\$134,200.52	\$134,252.00	\$134,309.02	\$134,364.23	\$134,423.30	\$134,476.55
Total	\$1,887,714.49	\$2,039,057.02	\$2,028,604.10	\$2,009,600.59	\$2,132,998.12	\$2,269,213.98

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

July 2026

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY

The HCV team has completed its review and proposed updates to the 2027 Administrative Plan, which will next move through public comment and Board approval. We are also continuing to refine team responsibilities and cross-train staff through our monthly team meetings so that work is better shared across the two HCV specialists and inspector. Over the next several weeks, we will focus on mapping key workflows, assigning clear ownership, reducing unnecessary handoffs, and addressing backlog. These efforts are intended to strengthen consistency, accountability, and day-to-day program operations as we prepare for the 2027 plan year.

2. VOUCHER UTILIZATION

Number of Vouchers Available (includes Ms5 and PBV): 979

	Under Lease	Issued, Not Leased	Not Issued
Housing Choice Vouchers-MTW (Includes Project Based Vouchers):	682	0	199
Mainstream Vouchers:	52	3	43
Totals	734	3	242

Voucher Utilization Rate: 75%

3. WAITING LISTS

Number of Applicants on All Waitlists: 5156

Number of PBV Applicants by Bedroom Size	1	2	3	4	5
	1214	726	533	119	16

Total Applicants on PBV Waitlist: 2608

Total Applicants on TBV Waitlist: 2548

4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers:	\$782,095
Housing Assistance Payments (MTW and Mainstream Vouchers):	\$703,320
Administrative Costs:	\$46,347
Landlord and Family Self Sufficiency Incentives	\$4,129
Average HAP cost per unit:	\$1,027
Projected Variance for All Vouchers Combined:	\$28,299

**** See Variance Table Below**

Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$727,641	\$703,320	\$24,321
Administrative Expense Payments	\$54,454	\$46,347	\$8,107
Landlord Incentives	\$0	\$0	\$0
Family Self Sufficiency Program Incentives	\$0	\$4,129	-\$4,129
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$782,095	\$753,796	\$28,299

5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 87

Number of Units Passed: 45

Number of Units Failed: 42

Number of failed units that were re-inspected: 6

Number of re-inspected units that passed: 100%

Number of Landlords who have made NSPIRE updates 100%

Common Violations:

Smoke Detectors, Electrical, Window Screens

Other:

36 Units remain in failed status. We are working with the property manager at the complex to have them correct the deficiencies so that we can reinspect the failed units.

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

No significant issues or violations to report.

There are no HUD Monitoring visits scheduled at this time.

Fair Housing Compliance:

No update at this time.

7. LANDLORD PARTICIPATION AND ENGAGEMENT

Number of Active Landlords:

177

In the July landlord bulletin, HRHA reminded landlords that all rent charged must match the approved lease and HAP contract and that unapproved side payments are not permitted. Landlords were also encouraged to apply screening criteria, occupancy standards, lease requirements, and enforcement procedures consistently to reduce Fair Housing risk. The monthly inspection focus was egress and windows, with landlords asked to ensure windows open, remain open, and lock properly, and that emergency exits and escape routes remain clear to support resident safety and prevent failed inspections or reinspection delays.

8. PROGRAM PERFORMANCE METRICS

Property/Voucher Type	New Admission	Transfer/Unit Change	Port-In	Property Total
Franklin Heights	1	0	0	1
Commerce Village	1	0	0	1
Lineweaver	0	0	0	0
Tenant-Based Vouchers	0	10	0	10
TYPE TOTAL	2	10	0	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	6	CHANGED HAP RECIPIENT-NEW PROPERTY MANAGEMENT.		
Income Increase	4			
Household Change	6			
Owner-Led (rent change)	23	Denied rent change		
Other	2			
TOTAL	41			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	2	ABANDONED UNIT.		
Gave Up Voucher	0			
Voucher Expired	2			
Other	1			
TOTAL	5			

FAMILY SELF-SUFFICIENCY
MONTHLY REPORT
JULY 2026

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED: 2	Family Wellness. 4
Employed: 19	Enrolled in ESL: 1	Financial Activities: 8 Employment. 1
Unemployed/Furlough: 10	Enrolled in Continuing Ed: 5	FSS Activities: 2
Medical Leave/ Disability or Maternity Leave: 7 Elderly:3	Education Activities Goal Reward.	Homebuyer Activity Bachelor's degree. Education.
New jobs this month:		Goal Rewards completed: 15

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 61	Enrolled in GED: 1	Family Wellness. 7
Employed: 41	Enrolled in ESL: 1	Financial Activities:10 Employment. 0
Unemployed/Furlough: 20	Enrolled in Continuing Ed:(5)	FSS Activities: 0 Education.0

Employment	Education/Training	Goal Rewards
Medical Leave/ Disability or Maternity Leave: Elderly: 5	Educational Goal Reward: HomebuyerActivity:0	
2New job this month:		Total Goal Rewards completed: 17

Program Highlights

During this reporting period, the Family Self-Sufficiency (FSS) Program enrolled four new participants and continued to support families in advancing toward economic independence and self-sufficiency.

The FSS Program, in partnership with Virginia Works, facilitated an informative workshop designed to enhance participants' employment readiness and economic self-sufficiency. Participants received practical guidance on interview preparation, résumé development, and job-search strategies, as well as information about current high-demand employment opportunities listed on the Hot Jobs postings for Harrisonburg and Rockingham County. Weekly emails about the Hot job posting will be sent to those who chose to be soon the mailing list.

The FSS Program also launched the Summer Reading Program and the Money Smart Financial Education Program. These initiatives are designed to promote youth engagement, strengthen financial capability, support academic development, and contribute to overall family stability. A total of 18 children are currently enrolled in the Money Smart Program, while 22 children are participating in the Summer Reading Program.

During this period, the FSS Program issued cash incentives for the successful completion of 32 goal-related achievements under participants' Individual Training and Services Plans. Reported outcomes included consistent participation in financial management activities, particularly monthly budgeting; completion of two online classes.

FSS Coordinators:

Jacques Mushagasha & Victoria Hill

July 31, 2026

HRHA Maintenance Report

July

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Admin Office	0	1	1	0
Bridgeport(bport)	0	0	0	0
Commerce Village II	0	4	2	2
Commerce Village Operating(cvo)	1	11	12	0
Franklin Heights Operating(fho)	9	51	56	4
HRHA Office	0	1	1	0
JR Polly Lineweaver(jrpl)	6	52	55	3
Lineweaver Annex Operating(lao)	2	34	36	0
Pleasant View(plesview)	0	0	0	0
Total	18	155	164	9

Unit turns

Property	Opening Balance	Created	Closed	Closing Balance
Commerce Village II	0	0	0	0
Commerce Village (cvo)	0	1	1	0
Franklin Heights Operating(fho)	3	2	2	3
JR Polly Lineweaver(jrpl)	1	3	4	0
Lineweaver Annex Operating(lao)				
Total	4	6	7	3

Emergency Work orders

Property	Created	Closed
Commerce Village II		
Commerce Village Operating(cvo)		
Franklin Heights Operating(fho)	1	1
JR Polly Lineweaver(jrpl)	2	2
Lineweaver Annex Operating(lao)	2	2
Pleasant View	5	5
Total		

units off line due to maintenance issues 2

Year to Date

Work Orders Created

Property	W.O. created
Admin Office	3
Bridgeport	2
Commerce Village II	47
Commerce Village Operating(cvo)	89
Franklin Heights Operating(fho)	386
HRHA Office	2
JR Polly Lineweaver(jrpl)	232
Lineweaver Annex Operating(lao)	217
Pleasant View(plesview)	7
Total	985

Unit turns

Property	
Commerce Village II	2
Commerce Village (cvo)	1
Franklin Heights Operating(fho)	10
JR Polly Lineweaver(jrpl)	9
Lineweaver Annex Operating(lao)	3
Total	24

Emergency Work orders

Property	
Commerce Village II	0
Commerce Village Operating(cvo)	0
Franklin Heights Operating(fho)	3
JR Polly Lineweaver(jrpl)	10
Lineweaver Annex Operating(lao)	8
Pleasant View	0
Total	21

HRHA Maintenance Report - cont.

Comments on this month

Due to the extreme heat this summer, HVAC-related work orders continue to be our primary source of new maintenance requests.

I continue to receive calls regarding roof leaks in the Comcast office area at the Bridgeport building. Skyline Roofing has been onsite three or four times this summer to repair leaks in several locations; however, after each heavy rainfall, the roof begins leaking again. I am not sure when that section of the roof was last replaced, but it may be time to consider replacing it in the near future.

The JRPL and Bridgeport elevators were inspected this month. We experienced a minor issue with the emergency call button in one of the JRPL elevators, but the problem has been resolved. City inspection certificates have been received for all elevators.

Work is scheduled to begin in August on the five roof replacement projects that were put out for bid. Public Works is also expected to begin the Sterling Street sidewalk and retaining wall project.

Contractors used this month:

New Direction Mechanical, LLC
Strickler Carpet

BoxScore Summary

For Selected Properties

Date = 07/01/2026-07/31/2026

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	724	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	17	0	0	0	1	1	0	0	0	100.00	100.00	100.00	94.44		
1b1b-JRP	JR Polly Lineweaver One be	0	768	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1bed-CV	Commerce Village	600	160	30	29	0	1	0	0	1	0	0	0	96.66	96.66	96.66	96.66		
1bed-CV2	Commerce Village II-one be	0	82	16	16	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1bed-LA	Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33		
2b1b-FH	Franklin Heights-twobedroo	988	0	38	36	0	1	0	1	2	0	0	0	97.36	97.36	97.36	94.73		
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83		
3b2b-FH	Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
4b2b-FH	Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
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	615	195	296	289	0	5	0	2	7	0	0	0	98.31	98.31	98.31	97.63		

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	3	0	0	0	0	0	1	0	0	0	0	0	0				
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0				
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-CV	Commerce Village	30	0	0	1	0	1	0	0	0	0	0	0	0	0				
1bed-CV2	Commerce Village II-one be	16	1	0	0	0	0	0	1	0	0	0	0	0	0				
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	0	0	0	0	0	0	0	0	0				
2b1b-FH	Franklin Heights-twobedroo	38	0	0	0	0	0	0	0	0	0	0	0	0	0				
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0				
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	0	0	0	0	0	0	0	0	0				
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0				
5b2b-FH	Franklin Heighths 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0				
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Total	296	4	0	1	0	1	0	2	0	0	0	0	0	0				

Conversion Ratios

		First Contact															
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BoxScore Summary

For Selected Properties

Date = 07/01/2026-07/31/2026

Code	Name	Calls	Walk-in	Email	Other	SMS	Web	Chat	Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancel	Re-Apply	% Net Conv Ratio
Not Specified	Not Specified	0	0	0	0	0	1	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
1b1b-FH	Franklin Heights-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV	Commerce Village	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV2	Commerce Village II-one be	0	0	0	1	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	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	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	8	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
	Total	0	0	0	1	0	9	0	0	0	2	2	200.00	0	200.00	0	0	0	200.00

Unit Availability

For Selected Properties
As Of = 07/31/2026

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	724	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	17	0	0	0	1	1	0	0	0	100.00	100.00	100.00	94.44
JR Polly Lineweaver One be	0	768	14	14	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Commerce Village	600	160	30	29	0	1	0	0	1	0	0	0	96.67	96.67	96.67	96.67
Commerce Village II-one be	0	82	16	16	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33
Franklin Heights-twobedroo	988	0	38	36	0	1	0	1	2	0	0	0	97.37	97.37	97.37	94.74
Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
Franklin Heights-three bed	1,248	55	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
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	615	195	296	289	0	5	0	2	7	0	0	0	98.31	98.31	98.31	97.64

Commerce Village Program Management Summary Report

Month of: JULY 2026

1. Occupancy as of 07-31-2026

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

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	1,279.00	1,064.00	87.00	890.06
Current Month Rent/HAP Charged	\$23,813.00			
Amount Collected (Rent/HAP)	\$22,521.00			
Late Fees Applied	\$390			
Late Fee Amount Billed	\$390			

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

All past due amount are two residents being evicted

Food pantry delivering boxed to veterans housed.

Verona food pantry to start delivering vegetables at ARC.

Vine and Fig deliver fresh vegetables every Tuesday.

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

Signed: *Sandra Lowther*

Date: 07-31-2026

Commerce Village II Program Management Summary Report

Month of: July 2026

1. Occupancy as of 07-31-2026

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

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	15.00	0	0	(14)
Current Month Rent/HAP Charged	\$19,665.00			
Amount Collected (Rent/HAP)	\$20,810.00			
Late Fees Applied	1			
Late Fee Amount Billed	45			

Comment on accomplishments and/or challenges experienced during the month

0-30 charge – key replacement added to August rent

Credit \$14 is credit to resident accounts who overpaid

Ving and Fig delivering fresh vegetables on Tuesdays

Hope Distributors delivering veteran boxes once a month

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

Signed: *Sandra Lowther*

Date: 07-31-2026

Franklin Heights Program Management Summary Report

Month of: July 2026

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

	1 bdrm	2 bdrms	3 bdrms	4 bdrms	5 bdrms	Total
# of Leased Units	17	36	56	13	4	126
# of Move Ins						
# of Move Outs		1				
# of Evictions	1					
# of Unlawful Detainers Filed		1		1		

2. Current Tenant Accounts Receivable

Current Total Owed	\$109,401.33			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	5,718.14	7,983.05	1,515.82	94,184.32
Current Month Rent/HAP charged	\$199,095.00			
Amount Collected (Rent/HAP)	\$202,573.66			
Late Fees Applied (date)	7/14/2026			
Late Fee Amount Billed (amount)	\$1,014.00			

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

*mowing and weed eating is getting caught up
*roof repairs were scheduled at several units
*working on getting tenants to pay rent on time
*Working on housekeeping issues with a few tenants
*Still working to get tenants to schedule trash pickups

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

Signed: Christa Good Date: 8/6/26

JR Polly Lineweaver Program Management Summary Report

Month of: July 2026

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	46	14	57
# of Move Ins	3	0	3
# of Move Outs	1	0	1
# of Evictions	0	0	0
# of Unlawful Detainers Filed	0	0	0

2. Tenant Accounts Receivable

Current Total Owed	\$14,662.17			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$1,785.00	\$743.00	\$163.50	\$11,970.67
Current Month Rent/HAP Charged	\$45,325.00			
Amount Collected (Rent/HAP)	\$44,446.44			
Late Fees Applied (date)	7/9/2026			
Late Fee Amount Billed (amount)	\$173.00			

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

As summer heats up, the sweltering temperatures have led to a lot of PTACs leaking and needing to be fixed. Frequently, the carpets have also needed to have the water removed by a shopvac and then cleaned to prevent mildew. Raymond and the other maintenance employees have been great at responding to these work orders in a timely fashion.

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

Signed: Natalie Gazzara Date: 08/05/2026

Lineweaver Annex Program Management Summary Report

Month of: July 2026

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

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

2. Current Tenant Accounts Receivable

Current Total Owed	\$32,145.60			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$1,760.00	\$1,619.70	\$149.56	\$28,616.34
Current Month Rent/HAP Charged	\$77,172.00			
Amount Collected (Rent/HAP)	\$77,925.00			
Late Fees Applied (date)	7/9/26			
Late Fees Applied (amount)	\$185.00			

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

As summer heats up, the sweltering temperatures have led to a lot of PTACs leaking and needing to be fixed. Frequently, the carpets have also needed to have the water removed by a shopvac and then cleaned to prevent mildew. Raymond and the other maintenance employees have been great at responding to these work orders in a timely fashion.

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

Signed: Natalie Jazzara Date: 08 /05 /2026

Harrisonburg Redevelopment & Housing Authority Report

Financial Report as of July 31, 2026

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$33,886.74
		Total	\$33,886.74
	AR Due from:		
	JR Polly Lineweaver Apartments	\$327,035.92	
	Housing Choice Voucher Program	\$33,908.38	
	Commerce Village, LLC	\$13,721.98	
	Commerce Village II	\$10,313.35	
	Franklin Heights, LLC-Operating/Debt Servicing	\$55,208.03	
	Commerce Village II-Construction Costs	\$132,030.59	
	Glen's Fair Price/JRL/LAO	\$240,809.29	
	EPHO	\$290,036.52	
		\$1,103,064.06	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist-Checking Account		\$237,599.26
		Total	\$237,599.26

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$5,912.42
		Total	\$5,912.42

COMMERCE VILLAGE II

Cash:	Bank of the James-Checking Account		\$32,406.25
	Bank of the James-Money Market Account		\$190.50
		Total	\$32,596.75

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

Cash:	United Bank-Security Deposit Account		\$280,232.56
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$69,169.66
	United Bank-Money Market Account		\$158,475.00
	United Bank-CD		\$500,000.00
		Total	\$727,644.66

Commerce Village, LLC

Cash:	First Bank & Trust		\$213,846.64
	Virginia Housing-Replacement Reserve Account		\$95,218.59
	Truist-Operating Reseve Account		\$134,533.67
		Total	\$443,598.90

		<u>Grand Total</u>	<u>\$1,761,471.29</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of July 2026

	Cash Balance as of 1/31	Cash Balance as of 2/28	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
LOCAL COMMUNITY DEVELOPMENT							
First Bank & Trust	\$51,542.34	\$41,067.42	\$219,850.98	\$133,604.88	\$107,688.83	\$156,085.13	\$33,886.74
HOUSING CHOICE VOUCHER PROGRAM							
Truist-Checking	\$285,817.62	\$162,040.24	\$123,226.43	\$141,066.90	\$146,859.34	\$197,384.78	\$237,599.26
J.R. POLLY LINEWEAVER APARTMENTS							
United Bank-Checking	\$47,513.57	\$14,543.91	\$19,913.83	\$2,385.68	\$6,327.00	\$1,057.98	\$5,912.42
COMMERCE VILLAGE II							
Bank of the James-Checking	\$21,334.89	\$31,629.76	\$31,629.76	\$31,953.93	\$25,224.81	\$26,596.25	\$32,406.25
Bank of the James-MMkt	\$143.54	\$117,359.84	\$189.86	\$190.02	\$190.17	\$190.34	\$190.50
ALL PROGRAMS-FH, LW, JRL, CVO							
United Bank-Security Dep.	\$248,550.33	\$254,512.60	\$266,472.11	\$273,252.17	\$275,888.50	\$275,919.43	\$280,232.56
COMPONENT UNITS							
Franklin Heights, LLC							
United Bank-Checking	\$183,197.19	\$274,430.88	\$117,468.29	\$177,526.81	\$136,494.83	\$179,417.37	\$69,169.66
United Bank-Money Market	\$301,471.63	\$301,816.21	\$502,271.64	\$502,886.75	\$503,644.66	\$504,565.71	\$158,475.00
United Bank-CD	\$300,000.00	\$302,798.57	\$302,798.57	\$305,561.83	\$500,000.00	\$500,000.00	\$500,000.00
Commerce Village LLC							
First Bank & Trust	\$224,901.20	\$314,530.61	\$219,398.03	\$214,696.56	\$203,109.78	\$199,331.64	\$213,846.64
VA Housing-Repl Reserve	\$89,041.66	\$90,074.98	\$91,075.58	\$92,110.83	\$93,146.90	\$94,188.80	\$95,218.59
Truist-Operating Reserve	\$134,200.52	\$134,252.00	\$134,309.02	\$134,364.23	\$134,423.30	\$134,476.55	\$134,533.67
Total	\$1,887,714.49	\$2,039,057.02	\$2,028,604.10	\$2,009,600.59	\$2,132,998.12	\$2,269,213.98	\$1,761,471.29