

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	38,708.86	35,004.67	3,704.19	10.58	66,254.87	70,009.34	-3,754.47	-5.36	420,056.00
3112-06-000	PBV HAP Subsidy	22,786.00	25,492.92	-2,706.92	-10.62	45,552.00	50,985.84	-5,433.84	-10.66	305,915.00
3119-00-000	Total Rental Income	61,494.86	60,497.59	997.27	1.65	111,806.87	120,995.18	-9,188.31	-7.59	725,971.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	331.37	333.33	-1.96	-0.59	647.93	666.66	-18.73	-2.81	4,000.00
3120-03-000	Damages	0.00	125.00	-125.00	-100.00	0.00	250.00	-250.00	-100.00	1,500.00
3120-04-000	Late Charges	204.00	0.00	204.00	N/A	404.00	0.00	404.00	N/A	0.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	-100.00	0.00	583.34	-583.34	-100.00	3,500.00
3129-00-000	Total Other Tenant Income	535.37	750.00	-214.63	-28.62	1,051.93	1,500.00	-448.07	-29.87	9,000.00
3199-00-000	TOTAL TENANT INCOME	62,030.23	61,247.59	782.64	1.28	112,858.80	122,495.18	-9,636.38	-7.87	734,971.00
3400-00-000	GRANT INCOME									
3410-50-100	VA Homelessness Solutions Program	9,505.41	4,949.25	4,556.16	92.06	15,468.98	9,898.50	5,570.48	56.28	59,391.00
3410-53-100	CHERP-HMIS Grant	0.00	2,482.17	-2,482.17	-100.00	0.00	4,964.34	-4,964.34	-100.00	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	-100.00	0.00	14,012.00	-14,012.00	-100.00	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	-100.00	0.00	3,785.66	-3,785.66	-100.00	22,714.00
3499-00-000	TOTAL GRANT INCOME	9,505.41	16,330.25	-6,824.84	-41.79	15,468.98	32,660.50	-17,191.52	-52.64	195,963.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	33.03	0.00	33.03	N/A	65.23	0.00	65.23	N/A	0.00
3611-00-000	Investment Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	50.00	-50.00	-100.00	300.00
3620-00-000	Management Fee Income	837.41	958.33	-120.92	-12.62	1,713.52	1,916.66	-203.14	-10.60	11,500.00
3621-00-000	Bond Application Fees	0.00	1,250.00	-1,250.00	-100.00	0.00	2,500.00	-2,500.00	-100.00	15,000.00
3650-00-000	Miscellaneous Other Income	0.00	14,000.00	-14,000.00	-100.00	0.00	28,000.00	-28,000.00	-100.00	168,000.00
3699-00-000	TOTAL OTHER INCOME	870.44	16,233.33	-15,362.89	-94.64	1,778.75	32,466.66	-30,687.91	-94.52	194,800.00
3999-00-000	TOTAL INCOME	72,406.08	93,811.17	-21,405.09	-22.82	130,106.53	187,622.34	-57,515.81	-30.66	1,125,734.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	17,841.55	21,075.83	3,234.28	15.35	35,901.89	42,151.66	6,249.77	14.83	252,910.00
4110-04-000	Employee Benefit Contribution-Admin	4,145.11	6,409.83	2,264.72	35.33	9,129.40	12,819.66	3,690.26	28.79	76,918.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,340.76	3,532.58	808.18	22.88	9,493.10	7,065.16	2,427.94	34.36	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,176.72	1,250.00	73.28	5.86	2,342.42	2,500.00	157.58	6.30	15,000.00
4110-53-100	Salary-CHERP HMIS	1,981.20	2,482.17	500.97	20.18	3,987.60	4,964.34	976.74	19.68	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	150.33	0.00	-150.33	N/A	303.82	0.00	-303.82	N/A	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,298.89	5,000.00	298.89	5.98	9,211.01	10,000.00	788.99	7.89	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,405.18	1,000.00	405.18	40.52	2,688.89	2,000.00	688.89	34.44	12,000.00
4110-61-200	Salary-COC Planning Grant	0.00	1,392.83	1,392.83	100.00	0.00	2,785.66	2,785.66	100.00	16,714.00
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
4110-99-000	Total Administrative Salaries	36,339.74	42,643.24	6,303.50	14.78	73,058.13	85,286.48	12,228.35	14.34	511,719.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	0.00	26.67	26.67	100.00	0.00	53.34	53.34	100.00	320.00
4130-04-000	General Legal Expense	0.00	1,431.66	1,431.66	100.00	7,121.85	2,863.32	-4,258.53	-148.73	17,180.00
4131-00-000	Total Legal Expense	0.00	1,458.33	1,458.33	100.00	7,121.85	2,916.66	-4,205.19	-144.18	17,500.00
4140-00-000	Staff Training	651.00	500.00	-151.00	-30.20	900.00	1,000.00	100.00	10.00	6,000.00
4150-00-000	Travel	400.00	500.00	100.00	20.00	3,372.61	1,000.00	-2,372.61	-237.26	6,000.00
4171-00-000	Auditing Fees	0.00	520.84	520.84	100.00	0.00	1,041.68	1,041.68	100.00	6,250.00
4182-00-000	Consultants	5,310.30	0.00	-5,310.30	N/A	5,310.30	0.00	-5,310.30	N/A	0.00
4189-00-000	Total Other Admin Expenses	5,710.30	1,020.84	-4,689.46	-459.37	8,682.91	2,041.68	-6,641.23	-325.28	12,250.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	125.00	125.00	100.00	550.00	250.00	-300.00	-120.00	1,500.00
4190-02-000	Publications	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4190-03-000	Advertising	0.00	83.34	83.34	100.00	0.00	166.68	166.68	100.00	1,000.00
4190-04-000	Office Supplies	38.99	166.66	127.67	76.61	239.06	333.32	94.26	28.28	2,000.00
4190-06-000	Compliance	1,200.00	141.67	-1,058.33	-747.04	1,200.00	283.34	-916.66	-323.52	1,700.00
4190-07-000	Telephone & Internet	462.95	700.00	237.05	33.86	1,971.02	1,400.00	-571.02	-40.79	8,400.00
4190-08-000	Postage	720.00	291.67	-428.33	-146.85	760.50	583.34	-177.16	-30.37	3,500.00
4190-10-000	Copiers	68.74	250.00	181.26	72.50	206.74	500.00	293.26	58.65	3,000.00
4190-12-000	Software	151.55	1,625.00	1,473.45	90.67	455.76	3,250.00	2,794.24	85.98	19,500.00
4190-13-000	IT/Website Maintenance	404.28	458.33	54.05	11.79	1,142.08	916.66	-225.42	-24.59	5,500.00
4190-14-000	Community Donations	0.00	833.33	833.33	100.00	0.00	1,666.66	1,666.66	100.00	10,000.00
4190-18-000	Small Office Equipment	0.00	416.66	416.66	100.00	0.00	833.32	833.32	100.00	5,000.00
4190-22-000	Other Misc Admin Expenses	817.80	666.67	-151.13	-22.67	1,232.14	1,333.34	101.20	7.59	8,000.00
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	140.72	1,006.00	865.28	86.01	1,729.56	2,012.00	282.44	14.04	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	4,005.03	7,056.00	3,050.97	43.24	9,486.86	14,112.00	4,625.14	32.77	84,672.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,706.07	52,678.41	5,972.34	11.34	99,249.75	105,356.82	6,107.07	5.80	632,141.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	397.83	900.00	502.17	55.80	994.15	1,800.00	805.85	44.77	10,800.00
4320-00-000	Electricity	13,152.08	5,633.34	-7,518.74	-133.47	24,500.85	11,266.68	-13,234.17	-117.46	67,600.00
4330-00-000	Gas	-1,160.98	133.33	1,294.31	970.76	-0.32	266.66	266.98	100.12	1,600.00
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	100.00	1,720.20	4,166.66	2,446.46	58.72	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	12,388.93	8,750.00	-3,638.93	-41.59	27,214.88	17,500.00	-9,714.88	-55.51	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,819.63	6,545.83	1,726.20	26.37	12,422.66	13,091.66	669.00	5.11	78,550.00
4410-05-000	Employee Benefit Contribution-Maint.	1,198.91	2,071.67	872.76	42.13	2,600.67	4,143.34	1,542.67	37.23	24,860.00
4419-00-000	Total General Maint Expense	6,018.54	8,617.50	2,598.96	30.16	15,023.33	17,235.00	2,211.67	12.83	103,410.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
4420-02-000	Supplies-Appliance	0.00	41.66	41.66	100.00	63.80	83.32	19.52	23.43	500.00

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

January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4420-03-000	Supplies-Unit Turnover	0.00	250.00	250.00	100.00	438.21	500.00	61.79	12.36	3,000.00
4420-04-000	Supplies-Electrical	96.00	141.67	45.67	32.24	246.38	283.34	36.96	13.04	1,700.00
4420-05-000	Supplies-Fuel & Parts	85.00	175.00	90.00	51.43	146.37	350.00	203.63	58.18	2,100.00
4420-06-000	Supplies-Janitorial/Cleaning	122.61	158.33	35.72	22.56	386.77	316.66	-70.11	-22.14	1,900.00
4420-07-000	Supplies-Maint/Repairs	380.65	883.33	502.68	56.91	1,688.56	1,766.66	78.10	4.42	10,600.00
4420-08-000	Supplies-Plumbing	0.00	175.00	175.00	100.00	106.11	350.00	243.89	69.68	2,100.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	100.00	34.47	333.34	298.87	89.66	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	100.00	0.00	133.34	133.34	100.00	800.00
4429-00-000	Total Materials	684.26	2,133.33	1,449.07	67.93	3,110.67	4,266.66	1,155.99	27.09	25,600.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	198.56	308.33	109.77	35.60	416.05	616.66	200.61	32.53	3,700.00
4430-04-000	Contract-Snow Removal	0.00	250.00	250.00	100.00	152.50	500.00	347.50	69.50	3,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	100.00	777.00	3,666.66	2,889.66	78.81	22,000.00
4430-06-000	Contract-Electrical	1,144.31	191.67	-952.64	-497.02	1,144.31	383.34	-760.97	-198.51	2,300.00
4430-07-000	Contract-Pest Control	0.00	612.50	612.50	100.00	315.37	1,225.00	909.63	74.26	7,350.00
4430-08-000	Contract-Floor Covering	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	244.60	358.33	113.73	31.74	495.36	716.66	221.30	30.88	4,300.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4430-12-000	Contract-Inspections	400.00	416.67	16.67	4.00	1,400.00	833.34	-566.66	-68.00	5,000.00
4430-13-000	Contract-HVAC	994.00	875.00	-119.00	-13.60	1,664.13	1,750.00	85.87	4.91	10,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4430-17-000	Contract-Elevator Maintenance	700.00	850.00	150.00	17.65	700.00	1,700.00	1,000.00	58.82	10,200.00
4430-18-000	Contract-Alarm Monitoring	26.44	112.50	86.06	76.50	119.94	225.00	105.06	46.69	1,350.00
4430-19-000	Contract-Sprinkler Monitoring	177.38	100.00	-77.38	-77.38	177.38	200.00	22.62	11.31	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	13,443.64	0.00	-13,443.64	N/A	0.00
4430-99-000	Contract Costs-Other	246.20	333.33	87.13	26.14	80.60	666.66	586.06	87.91	4,000.00
4439-00-000	Total Contract Costs	4,131.49	6,874.99	2,743.50	39.91	20,886.28	13,749.98	-7,136.30	-51.90	82,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	10,834.29	17,625.82	6,791.53	38.53	39,020.28	35,251.64	-3,768.64	-10.69	211,510.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	267.10	333.34	66.24	19.87	534.20	666.68	132.48	19.87	4,000.00
4510-10-000	Property Insurance	411.85	500.00	88.15	17.63	823.70	1,000.00	176.30	17.63	6,000.00
4510-20-000	Liability Insurance	241.88	250.00	8.12	3.25	483.76	500.00	16.24	3.25	3,000.00
4510-30-000	Workmen's Compensation	555.38	666.67	111.29	16.69	1,110.76	1,333.34	222.58	16.69	8,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,476.21	2,166.68	690.47	31.87	2,952.42	4,333.36	1,380.94	31.87	26,000.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	5,367.57	4,114.16	-1,253.41	-30.47	10,560.48	8,228.32	-2,332.16	-28.34	49,370.00
4899-00-000	TOTAL FINANCING EXPENSES	5,367.57	4,114.16	-1,253.41	-30.47	10,560.48	8,228.32	-2,332.16	-28.34	49,370.00
8000-00-000	TOTAL EXPENSES	76,773.07	85,418.40	8,645.33	10.12	178,997.81	170,836.80	-8,161.01	-4.78	1,025,021.00
9000-00-000	NET INCOME	-4,366.99	8,392.77	-12,759.76	-152.03	-48,891.28	16,785.54	-65,676.82	-391.27	100,713.00

BRIDGEPORT BUILDING										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	16,567.75	18,338.00	-1,770.25	-9.65	27,974.76	36,676.00	-8,701.24	-23.72	220,056.00
3119-00-000	Total Rental Income	16,567.75	18,338.00	-1,770.25	-9.65	27,974.76	36,676.00	-8,701.24	-23.72	220,056.00
3199-00-000	TOTAL TENANT INCOME	16,567.75	18,338.00	-1,770.25	-9.65	27,974.76	36,676.00	-8,701.24	-23.72	220,056.00
3999-00-000	TOTAL INCOME	16,567.75	18,338.00	-1,770.25	-9.65	27,974.76	36,676.00	-8,701.24	-23.72	220,056.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4130-00-000	Legal Expense									
4130-04-000	General Legal Expense	0.00	208.33	208.33	100.00	0.00	416.66	416.66	100.00	2,500.00
4131-00-000	Total Legal Expense	0.00	208.33	208.33	100.00	0.00	416.66	416.66	100.00	2,500.00
4190-00-000	Miscellaneous Admin Expenses									
4190-07-000	Telephone & Internet	0.00	50.00	50.00	100.00	127.35	100.00	-27.35	-27.35	600.00
4190-22-000	Other Misc Admin Expenses	24.33	0.00	-24.33	N/A	24.33	0.00	-24.33	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	24.33	50.00	25.67	51.34	151.68	100.00	-51.68	-51.68	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	24.33	258.33	234.00	90.58	151.68	516.66	364.98	70.64	3,100.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	397.83	66.67	-331.16	-496.72	300.58	133.34	-167.24	-125.42	800.00
4320-00-000	Electricity	4,778.91	0.00	-4,778.91	N/A	5,527.88	0.00	-5,527.88	N/A	0.00
4330-00-000	Gas	-1,160.98	0.00	1,160.98	N/A	-771.14	0.00	771.14	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	4,015.76	66.67	-3,949.09	-5,923.34	5,057.32	133.34	-4,923.98	-3,692.80	800.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4420-00-000	Materials									
4420-04-000	Supplies-Electrical	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4420-07-000	Supplies-Maint/Repairs	0.00	216.67	216.67	100.00	0.00	433.34	433.34	100.00	2,600.00
4429-00-000	Total Materials	0.00	258.34	258.34	100.00	0.00	516.68	516.68	100.00	3,100.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4430-04-000	Contract-Snow Removal	0.00	0.00	0.00	N/A	90.00	0.00	-90.00	N/A	0.00
4430-07-000	Contract-Pest Control	0.00	54.17	54.17	100.00	126.15	108.34	-17.81	-16.44	650.00
4430-10-000	Contract-Janitorial/Cleaning	147.76	150.00	2.24	1.49	298.68	300.00	1.32	0.44	1,800.00
4430-13-000	Contract-HVAC	994.00	150.00	-844.00	-562.67	1,664.13	300.00	-1,364.13	-454.71	1,800.00
4430-17-000	Contract-Elevator Maintenance	350.00	250.00	-100.00	-40.00	350.00	500.00	150.00	30.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	20.83	20.83	100.00	23.00	41.66	18.66	44.79	250.00
4430-99-000	Contract Costs-Other	236.20	208.33	-27.87	-13.38	836.20	416.66	-419.54	-100.69	2,500.00
4439-00-000	Total Contract Costs	1,727.96	916.66	-811.30	-88.51	3,388.16	1,833.32	-1,554.84	-84.81	11,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,727.96	1,175.00	-552.96	-47.06	3,388.16	2,350.00	-1,038.16	-44.18	14,100.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	2,649.24	1,267.08	-1,382.16	-109.08	5,305.72	2,534.16	-2,771.56	-109.37	15,205.00

BRIDGEPORT BUILDING										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4899-00-000	TOTAL FINANCING EXPENSES	2,649.24	1,267.08	-1,382.16	-109.08	5,305.72	2,534.16	-2,771.56	-109.37	15,205.00
8000-00-000	TOTAL EXPENSES	8,417.29	2,767.08	-5,650.21	-204.19	13,902.88	5,534.16	-8,368.72	-151.22	33,205.00
9000-00-000	NET INCOME	8,150.46	15,570.92	-7,420.46	-47.66	14,071.88	31,141.84	-17,069.96	-54.81	186,851.00

LINEWEAVER ANNEX APARTMENTS										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	17,174.00	16,666.67	507.33	3.04	33,313.00	33,333.34	-20.34	-0.06	200,000.00
3112-06-000	PBV HAP Subsidy	22,786.00	25,492.92	-2,706.92	-10.62	45,552.00	50,985.84	-5,433.84	-10.66	305,915.00
3119-00-000	Total Rental Income	39,960.00	42,159.59	-2,199.59	-5.22	78,865.00	84,319.18	-5,454.18	-6.47	505,915.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	331.37	333.33	-1.96	-0.59	647.93	666.66	-18.73	-2.81	4,000.00
3120-03-000	Damages	0.00	125.00	-125.00	-100.00	0.00	250.00	-250.00	-100.00	1,500.00
3120-04-000	Late Charges	204.00	0.00	204.00	N/A	404.00	0.00	404.00	N/A	0.00
3120-08-000	Workorders/Maint Charges	0.00	291.67	-291.67	-100.00	0.00	583.34	-583.34	-100.00	3,500.00
3129-00-000	Total Other Tenant Income	535.37	750.00	-214.63	-28.62	1,051.93	1,500.00	-448.07	-29.87	9,000.00
3199-00-000	TOTAL TENANT INCOME	40,495.37	42,909.59	-2,414.22	-5.63	79,916.93	85,819.18	-5,902.25	-6.88	514,915.00
3999-00-000	TOTAL INCOME	40,495.37	42,909.59	-2,414.22	-5.63	79,916.93	85,819.18	-5,902.25	-6.88	514,915.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,255.12	5,442.50	1,187.38	21.82	8,027.10	10,885.00	2,857.90	26.26	65,310.00
4110-04-000	Employee Benefit Contribution-Admin	926.11	1,765.83	839.72	47.55	2,167.60	3,531.66	1,364.06	38.62	21,190.00
4110-99-000	Total Administrative Salaries	5,181.23	7,208.33	2,027.10	28.12	10,194.70	14,416.66	4,221.96	29.29	86,500.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	0.00	26.67	26.67	100.00	0.00	53.34	53.34	100.00	320.00
4130-04-000	General Legal Expense	0.00	390.00	390.00	100.00	2,413.35	780.00	-1,633.35	-209.40	4,680.00
4131-00-000	Total Legal Expense	0.00	416.67	416.67	100.00	2,413.35	833.34	-1,580.01	-189.60	5,000.00
4140-00-000	Staff Training	286.50	83.33	-203.17	-243.81	286.50	166.66	-119.84	-71.91	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	100.00	158.46	166.66	8.20	4.92	1,000.00
4171-00-000	Auditing Fees	0.00	104.17	104.17	100.00	0.00	208.34	208.34	100.00	1,250.00
4189-00-000	Total Other Admin Expenses	0.00	187.50	187.50	100.00	158.46	375.00	216.54	57.74	2,250.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4190-02-000	Publications	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4190-03-000	Advertising	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4190-04-000	Office Supplies	38.99	83.33	44.34	53.21	55.86	166.66	110.80	66.48	1,000.00
4190-06-000	Compliance	1,200.00	141.67	-1,058.33	-747.04	1,200.00	283.34	-916.66	-323.52	1,700.00
4190-07-000	Telephone & Internet	75.86	233.33	157.47	67.49	246.75	466.66	219.91	47.12	2,800.00
4190-08-000	Postage	180.00	166.67	-13.33	-8.00	180.00	333.34	153.34	46.00	2,000.00
4190-10-000	Copiers	17.18	125.00	107.82	86.26	39.98	250.00	210.02	84.01	1,500.00
4190-12-000	Software	70.70	666.67	595.97	89.40	286.05	1,333.34	1,047.29	78.55	8,000.00
4190-13-000	IT/Website Maintenance	101.07	208.33	107.26	51.49	281.00	416.66	135.66	32.56	2,500.00
4190-18-000	Small Office Equipment	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4190-22-000	Other Misc Admin Expenses	788.00	250.00	-538.00	-215.20	788.00	500.00	-288.00	-57.60	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	2,471.80	2,083.34	-388.46	-18.65	3,077.64	4,166.68	1,089.04	26.14	25,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,939.53	9,979.17	2,039.64	20.44	16,130.65	19,958.34	3,827.69	19.18	119,750.00

LINEWEAVER ANNEX APARTMENTS										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	0.00	833.33	833.33	100.00	693.57	1,666.66	973.09	58.39	10,000.00
4320-00-000	Electricity	8,184.92	5,416.67	-2,768.25	-51.11	18,015.23	10,833.34	-7,181.89	-66.29	65,000.00
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	100.00	1,720.20	4,166.66	2,446.46	58.72	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	8,184.92	8,333.33	148.41	1.78	20,429.00	16,666.66	-3,762.34	-22.57	100,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,972.77	5,683.33	1,710.56	30.10	8,391.47	11,366.66	2,975.19	26.17	68,200.00
4410-05-000	Employee Benefit Contribution-Maint.	974.38	1,630.00	655.62	40.22	1,984.87	3,260.00	1,275.13	39.11	19,560.00
4419-00-000	Total General Maint Expense	4,947.15	7,313.33	2,366.18	32.35	10,376.34	14,626.66	4,250.32	29.06	87,760.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4420-02-000	Supplies-Appliance	0.00	33.33	33.33	100.00	63.80	66.66	2.86	4.29	400.00
4420-03-000	Supplies-Unit Turnover	0.00	250.00	250.00	100.00	438.21	500.00	61.79	12.36	3,000.00
4420-04-000	Supplies-Electrical	96.00	83.33	-12.67	-15.20	246.38	166.66	-79.72	-47.83	1,000.00
4420-05-000	Supplies-Fuel & Parts	85.00	125.00	40.00	32.00	146.37	250.00	103.63	41.45	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	36.43	58.33	21.90	37.54	214.41	116.66	-97.75	-83.79	700.00
4420-07-000	Supplies-Maint/Repairs	360.78	583.33	222.55	38.15	1,637.59	1,166.66	-470.93	-40.37	7,000.00
4420-08-000	Supplies-Plumbing	0.00	133.33	133.33	100.00	106.11	266.66	160.55	60.21	1,600.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	100.00	34.47	333.34	298.87	89.66	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4429-00-000	Total Materials	578.21	1,499.99	921.78	61.45	2,887.34	2,999.98	112.64	3.75	18,000.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	198.56	225.00	26.44	11.75	416.05	450.00	33.95	7.54	2,700.00
4430-04-000	Contract-Snow Removal	0.00	250.00	250.00	100.00	62.50	500.00	437.50	87.50	3,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	100.00	0.00	3,666.66	3,666.66	100.00	22,000.00
4430-06-000	Contract-Electrical	1,144.31	166.67	-977.64	-586.57	1,144.31	333.34	-810.97	-243.29	2,000.00
4430-07-000	Contract-Pest Control	0.00	500.00	500.00	100.00	63.07	1,000.00	936.93	93.69	6,000.00
4430-08-000	Contract-Floor Covering	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	96.84	125.00	28.16	22.53	196.68	250.00	53.32	21.33	1,500.00
4430-12-000	Contract-Inspections	400.00	416.67	16.67	4.00	1,400.00	833.34	-566.66	-68.00	5,000.00
4430-13-000	Contract-HVAC	0.00	600.00	600.00	100.00	0.00	1,200.00	1,200.00	100.00	7,200.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4430-17-000	Contract-Elevator Maintenance	350.00	600.00	250.00	41.67	350.00	1,200.00	850.00	70.83	7,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	100.00	70.50	100.00	29.50	29.50	600.00
4430-19-000	Contract-Sprinkler Monitoring	177.38	100.00	-77.38	-77.38	177.38	200.00	22.62	11.31	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	13,443.64	0.00	-13,443.64	N/A	0.00
4430-99-000	Contract Costs-Other	10.00	0.00	-10.00	N/A	10.00	0.00	-10.00	N/A	0.00
4439-00-000	Total Contract Costs	2,377.09	5,416.67	3,039.58	56.12	17,334.13	10,833.34	-6,500.79	-60.01	65,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	7,902.45	14,229.99	6,327.54	44.47	30,597.81	28,459.98	-2,137.83	-7.51	170,760.00

LINEWEAVER ANNEX APARTMENTS										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	156.20	166.67	10.47	6.28	312.40	333.34	20.94	6.28	2,000.00
4510-10-000	Property Insurance	257.64	333.33	75.69	22.71	515.28	666.66	151.38	22.71	4,000.00
4510-20-000	Liability Insurance	148.41	166.67	18.26	10.96	296.82	333.34	36.52	10.96	2,000.00
4510-30-000	Workmen's Compensation	185.47	166.67	-18.80	-11.28	370.94	333.34	-37.60	-11.28	2,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	747.72	1,250.01	502.29	40.18	1,495.44	2,500.02	1,004.58	40.18	15,000.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	2,718.33	2,847.08	128.75	4.52	5,254.76	5,694.16	439.40	7.72	34,165.00
4899-00-000	TOTAL FINANCING EXPENSES	2,718.33	2,847.08	128.75	4.52	5,254.76	5,694.16	439.40	7.72	34,165.00
8000-00-000	TOTAL EXPENSES	27,492.95	36,722.91	9,229.96	25.13	73,907.66	73,445.82	-461.84	-0.63	440,675.00
9000-00-000	NET INCOME	13,002.42	6,186.68	6,815.74	110.17	6,009.27	12,373.36	-6,364.09	-51.43	74,240.00

COMMUNITY GRANTS										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3400-00-000	GRANT INCOME									
3410-50-100	VA Homelessness Solutions Program	9,505.41	4,949.25	4,556.16	92.06	15,468.98	9,898.50	5,570.48	56.28	59,391.00
3410-53-100	CHERP-HMIS Grant	0.00	2,482.17	-2,482.17	-100.00	0.00	4,964.34	-4,964.34	-100.00	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	-100.00	0.00	14,012.00	-14,012.00	-100.00	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	-100.00	0.00	3,785.66	-3,785.66	-100.00	22,714.00
3499-00-000	TOTAL GRANT INCOME	9,505.41	16,330.25	-6,824.84	-41.79	15,468.98	32,660.50	-17,191.52	-52.64	195,963.00
3999-00-000	TOTAL INCOME	9,505.41	16,330.25	-6,824.84	-41.79	15,468.98	32,660.50	-17,191.52	-52.64	195,963.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,340.76	3,532.58	-808.18	-22.88	9,493.10	7,065.16	-2,427.94	-34.36	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,176.72	1,250.00	73.28	5.86	2,342.42	2,500.00	157.58	6.30	15,000.00
4110-53-100	Salary-CHERP HMIS	1,981.20	2,482.17	500.97	20.18	3,987.60	4,964.34	976.74	19.68	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	150.33	0.00	-150.33	N/A	303.82	0.00	-303.82	N/A	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,298.89	5,000.00	-298.89	-5.98	9,211.01	10,000.00	788.99	7.89	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,405.18	1,000.00	-405.18	-40.52	2,688.89	2,000.00	-688.89	-34.44	12,000.00
4110-61-200	Salary-COC Planning Grant	0.00	1,392.83	1,392.83	100.00	0.00	2,785.66	2,785.66	100.00	16,714.00
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
4110-99-000	Total Administrative Salaries	14,353.08	15,157.58	804.50	5.31	28,026.84	30,315.16	2,288.32	7.55	181,891.00
4182-00-000	Consultants	5,310.30	0.00	-5,310.30	N/A	5,310.30	0.00	-5,310.30	N/A	0.00
4189-00-000	Total Other Admin Expenses	5,310.30	0.00	-5,310.30	N/A	5,310.30	0.00	-5,310.30	N/A	0.00
4190-00-000	Miscellaneous Admin Expenses									
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	140.72	1,006.00	865.28	86.01	1,729.56	2,012.00	282.44	14.04	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	140.72	1,172.67	1,031.95	88.00	1,729.56	2,345.34	615.78	26.26	14,072.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	19,804.10	16,330.25	-3,473.85	-21.27	35,066.70	32,660.50	-2,406.20	-7.37	195,963.00
8000-00-000	TOTAL EXPENSES	19,804.10	16,330.25	-3,473.85	-21.27	35,066.70	32,660.50	-2,406.20	-7.37	195,963.00
9000-00-000	NET INCOME	-10,298.69	0.00	-10,298.69	N/A	-19,597.72	0.00	-19,597.72	N/A	0.00

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

January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	499,513.00	476,273.58	23,239.42	4.88	999,026.00	952,547.16	46,478.84	4.88	5,715,283.00
3410-02-000	Section 8 Admin. Fee Income	243,716.00	51,734.75	191,981.25	371.09	482,664.00	103,469.50	379,194.50	366.48	620,817.00
3410-03-000	Section 8 FSS Grant Income	12,142.60	5,250.00	6,892.60	131.29	12,142.60	10,500.00	1,642.60	15.64	63,000.00
3499-00-000	TOTAL GRANT INCOME	755,371.60	533,258.33	222,113.27	41.65	1,493,832.60	1,066,516.66	427,315.94	40.07	6,399,100.00
3600-00-000	OTHER INCOME									
3611-00-000	Investment Income - Restricted	97.17	0.00	97.17	N/A	151.06	0.00	151.06	N/A	0.00
3640-00-000	Fraud Recovery-HAP	475.48	583.33	-107.85	-18.49	-868.18	1,166.66	-2,034.84	-174.42	7,000.00
3640-01-000	Fraud Recovery-ADM	1,231.84	583.33	648.51	111.17	1,231.84	1,166.66	65.18	5.59	7,000.00
3650-00-000	Miscellaneous Other Income	0.00	666.67	-666.67	-100.00	0.00	1,333.34	-1,333.34	-100.00	8,000.00
3651-00-000	Misc Income-FSS Forfeitures	0.00	0.00	0.00	N/A	170.11	0.00	170.11	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	1,804.49	1,833.33	-28.84	-1.57	684.83	3,666.66	-2,981.83	-81.32	22,000.00
3999-00-000	TOTAL INCOME	757,176.09	535,091.66	222,084.43	41.50	1,494,517.43	1,070,183.32	424,334.11	39.65	6,421,100.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	29,421.01	35,605.25	6,184.24	17.37	60,575.54	71,210.50	10,634.96	14.93	427,263.00
4110-04-000	Employee Benefit Contribution-Admin	7,956.77	10,723.58	2,766.81	25.80	16,043.32	21,447.16	5,403.84	25.20	128,683.00
4110-20-400	Administrative Salaries-FSS	3,725.82	3,918.75	192.93	4.92	7,451.64	7,837.50	385.86	4.92	47,025.00
4110-21-400	Employee Benefits Contribution-FSS	992.90	1,331.25	338.35	25.42	1,985.10	2,662.50	677.40	25.44	15,975.00
4110-99-000	Total Administrative Salaries	42,096.50	51,578.83	9,482.33	18.38	86,055.60	103,157.66	17,102.06	16.58	618,946.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	250.00	250.00	100.00	96.95	500.00	403.05	80.61	3,000.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
4131-00-000	Total Legal Expense	0.00	416.67	416.67	100.00	96.95	833.34	736.39	88.37	5,000.00
4140-00-000	Staff Training	1,858.00	666.67	-1,191.33	-178.70	2,858.00	1,333.34	-1,524.66	-114.35	8,000.00
4150-00-000	Travel	0.00	416.67	416.67	100.00	327.52	833.34	505.82	60.70	5,000.00
4171-00-000	Auditing Fees	0.00	753.33	753.33	100.00	0.00	1,506.66	1,506.66	100.00	9,040.00
4172-00-000	Port Out Admin Fee Paid	92.78	166.67	73.89	44.33	185.56	333.34	147.78	44.33	2,000.00
4189-00-000	Total Other Admin Expenses	92.78	1,336.67	1,243.89	93.06	513.08	2,673.34	2,160.26	80.81	16,040.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4190-03-000	Advertising	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
4190-04-000	Office Supplies	110.94	208.33	97.39	46.75	218.21	416.66	198.45	47.63	2,500.00
4190-05-000	Fuel-Administrative	121.42	150.00	28.58	19.05	209.09	300.00	90.91	30.30	1,800.00
4190-06-000	Compliance	1,867.45	833.33	-1,034.12	-124.09	1,867.45	1,666.66	-200.79	-12.05	10,000.00
4190-07-000	Telephone & Internet	641.69	375.00	-266.69	-71.12	1,075.68	750.00	-325.68	-43.42	4,500.00
4190-08-000	Postage	560.00	150.00	-410.00	-273.33	560.00	300.00	-260.00	-86.67	1,800.00
4190-10-000	Copiers	53.45	166.67	113.22	67.93	171.59	333.34	161.75	48.52	2,000.00
4190-12-000	Software	85.42	583.33	497.91	85.36	177.50	1,166.66	989.16	84.79	7,000.00
4190-13-000	IT/Website Maintenance	314.44	533.33	218.89	41.04	874.25	1,066.66	192.41	18.04	6,400.00

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

January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-17-000	Landlord Incentives	1,250.00	1,250.00	0.00	0.00	2,750.00	2,500.00	-250.00	-10.00	15,000.00
4190-18-000	Small Office Equipment	0.00	208.33	208.33	100.00	0.00	416.66	416.66	100.00	2,500.00
4190-22-000	Other Misc Admin Expenses	-78.20	416.67	494.87	118.77	-4,674.64	833.34	5,507.98	660.95	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	4,926.61	5,416.66	490.05	9.05	3,229.13	10,833.32	7,604.19	70.19	65,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	48,973.89	59,415.50	10,441.61	17.57	92,752.76	118,831.00	26,078.24	21.95	712,986.00
4300-00-000	UTILITY EXPENSES									
4320-00-000	Electricity	577.59	333.33	-244.26	-73.28	577.59	666.66	89.07	13.36	4,000.00
4330-00-000	Gas	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	577.59	500.00	-77.59	-15.52	577.59	1,000.00	422.41	42.24	6,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4420-00-000	Materials									
4420-07-000	Supplies-Maint/Repairs	21.98	0.00	-21.98	N/A	21.98	0.00	-21.98	N/A	0.00
4429-00-000	Total Materials	21.98	0.00	-21.98	N/A	21.98	0.00	-21.98	N/A	0.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	21.98	0.00	-21.98	N/A	21.98	0.00	-21.98	N/A	0.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	147.86	150.00	2.14	1.43	295.72	300.00	4.28	1.43	1,800.00
4510-10-000	Property Insurance	39.13	25.00	-14.13	-56.52	78.26	50.00	-28.26	-56.52	300.00
4510-20-000	Liability Insurance	20.82	16.67	-4.15	-24.90	41.64	33.34	-8.30	-24.90	200.00
4510-30-000	Workmen's Compensation	493.21	575.00	81.79	14.22	986.42	1,150.00	163.58	14.22	6,900.00
4599-00-000	TOTAL GENERAL EXPENSES	701.02	766.67	65.65	8.56	1,402.04	1,533.34	131.30	8.56	9,200.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	467,953.00	477,523.58	9,570.58	2.00	936,613.00	955,047.16	18,434.16	1.93	5,730,283.00
4715-01-000	Tenant Utility Payments-Voucher	6,856.00	0.00	-6,856.00	N/A	13,624.00	0.00	-13,624.00	N/A	0.00
4715-02-000	Port Out HAP Payments	4,617.00	0.00	-4,617.00	N/A	9,234.00	0.00	-9,234.00	N/A	0.00
4715-06-000	FSS Escrow Payments	4,502.00	0.00	-4,502.00	N/A	8,340.00	0.00	-8,340.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	483,928.00	477,523.58	-6,404.42	-1.34	967,811.00	955,047.16	-12,763.84	-1.34	5,730,283.00
8000-00-000	TOTAL EXPENSES	534,202.48	538,205.75	4,003.27	0.74	1,062,565.37	1,076,411.50	13,846.13	1.29	6,458,469.00
9000-00-000	NET INCOME	222,973.61	-3,114.09	226,087.70	7,260.15	431,952.06	-6,228.18	438,180.24	7,035.45	-37,369.00

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

January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	13,614.00	15,568.33	-1,954.33	-12.55	26,147.80	31,136.66	-4,988.86	-16.02	186,820.00
3112-00-000	50059 HAP Subsidy	20,304.00	23,588.42	-3,284.42	-13.92	39,115.00	47,176.84	-8,061.84	-17.09	283,061.00
3119-00-000	Total Rental Income	33,918.00	39,156.75	-5,238.75	-13.38	65,262.80	78,313.50	-13,050.70	-16.66	469,881.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	331.39	400.00	-68.61	-17.15	647.96	800.00	-152.04	-19.00	4,800.00
3120-02-000	Cleaning Fee	309.00	0.00	309.00	N/A	309.00	0.00	309.00	N/A	0.00
3120-03-000	Damages	0.00	400.00	-400.00	-100.00	194.13	800.00	-605.87	-75.73	4,800.00
3120-04-000	Late Charges	98.00	41.67	56.33	135.18	191.00	83.34	107.66	129.18	500.00
3120-05-000	Legal Fees - Tenant	0.00	50.00	-50.00	-100.00	27.73	100.00	-72.27	-72.27	600.00
3120-08-000	Workorders/Maint Charges	0.00	508.33	-508.33	-100.00	0.00	1,016.66	-1,016.66	-100.00	6,100.00
3129-00-000	Total Other Tenant Income	738.39	1,400.00	-661.61	-47.26	1,369.82	2,800.00	-1,430.18	-51.08	16,800.00
3199-00-000	TOTAL TENANT INCOME	34,656.39	40,556.75	-5,900.36	-14.55	66,632.62	81,113.50	-14,480.88	-17.85	486,681.00
3400-00-000	GRANT INCOME									
3410-20-300	Service Coordinator Grant (SC)	0.00	5,713.00	-5,713.00	-100.00	0.00	11,426.00	-11,426.00	-100.00	68,556.00
3499-00-000	TOTAL GRANT INCOME	0.00	5,713.00	-5,713.00	-100.00	0.00	11,426.00	-11,426.00	-100.00	68,556.00
3999-00-000	TOTAL INCOME	34,656.39	46,269.75	-11,613.36	-25.10	66,632.62	92,539.50	-25,906.88	-28.00	555,237.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,750.91	3,137.50	386.59	12.32	4,893.15	6,275.00	1,381.85	22.02	37,650.00
4110-04-000	Employee Benefit Contribution-Admin	802.61	1,450.00	647.39	44.65	1,675.80	2,900.00	1,224.20	42.21	17,400.00
4110-99-000	Total Administrative Salaries	3,553.52	4,587.50	1,033.98	22.54	6,568.95	9,175.00	2,606.05	28.40	55,050.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	100.00	0.00	33.34	33.34	100.00	200.00
4130-04-000	General Legal Expense	0.00	316.67	316.67	100.00	3,751.45	633.34	-3,118.11	-492.33	3,800.00
4131-00-000	Total Legal Expense	0.00	416.67	416.67	100.00	3,751.45	833.34	-2,918.11	-350.17	5,000.00
4140-00-000	Staff Training	816.00	83.33	-732.67	-879.24	816.00	166.66	-649.34	-389.62	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4171-00-000	Auditing Fees	0.00	145.83	145.83	100.00	0.00	291.66	291.66	100.00	1,750.00
4189-00-000	Total Other Admin Expenses	0.00	229.16	229.16	100.00	0.00	458.32	458.32	100.00	2,750.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4190-02-000	Publications	0.00	20.83	20.83	100.00	0.00	41.66	41.66	100.00	250.00
4190-03-000	Advertising	0.00	20.83	20.83	100.00	0.00	41.66	41.66	100.00	250.00
4190-04-000	Office Supplies	38.99	83.33	44.34	53.21	50.24	166.66	116.42	69.85	1,000.00
4190-07-000	Telephone & Internet	118.57	291.67	173.10	59.35	363.73	583.34	219.61	37.65	3,500.00
4190-08-000	Postage	120.00	83.33	-36.67	-44.01	120.00	166.66	46.66	28.00	1,000.00
4190-10-000	Copiers	11.45	83.33	71.88	86.26	28.53	166.66	138.13	82.88	1,000.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-12-000	Software	61.54	458.33	396.79	86.57	267.01	916.66	649.65	70.87	5,500.00
4190-13-000	IT/Website Maintenance	67.38	125.00	57.62	46.10	187.34	250.00	62.66	25.06	1,500.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
4190-22-000	Other Misc Admin Expenses	0.00	16.67	16.67	100.00	0.00	33.34	33.34	100.00	200.00
4191-00-000	Total Miscellaneous Admin Expenses	417.93	1,249.99	832.06	66.57	1,016.85	2,499.98	1,483.13	59.33	15,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,787.45	6,566.65	1,779.20	27.09	12,153.25	13,133.30	980.05	7.46	78,800.00
4200-00-000	TENANT SERVICES									
4210-20-300	Tenant Services-Salaries	3,341.84	4,058.33	716.49	17.65	3,341.84	8,116.66	4,774.82	58.83	48,700.00
4211-20-300	Tenant Services-Benefits	992.89	1,145.92	153.03	13.35	992.89	2,291.84	1,298.95	56.68	13,751.00
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4240-20-300	Tenant Services-Other Direct Costs	198.47	333.33	134.86	40.46	287.15	666.66	379.51	56.93	4,000.00
4241-20-300	Tenant Services-Training	230.00	83.33	-146.67	-176.01	230.00	166.66	-63.34	-38.01	1,000.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	8.75	8.75	100.00	0.00	17.50	17.50	100.00	105.00
4243-20-300	Tenant Services-Travel	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,763.20	5,796.32	1,033.12	17.82	4,851.88	11,592.64	6,740.76	58.15	69,556.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	0.00	666.67	666.67	100.00	716.31	1,333.34	617.03	46.28	8,000.00
4320-00-000	Electricity	9,988.56	5,833.33	-4,155.23	-71.23	21,323.23	11,666.66	-9,656.57	-82.77	70,000.00
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	100.00	1,777.54	4,166.66	2,389.12	57.34	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	9,988.56	8,583.33	-1,405.23	-16.37	23,817.08	17,166.66	-6,650.42	-38.74	103,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,954.44	5,683.00	1,728.56	30.42	7,525.00	11,366.00	3,841.00	33.79	68,196.00
4410-05-000	Employee Benefit Contribution-Maint.	974.15	1,705.00	730.85	42.87	1,927.91	3,410.00	1,482.09	43.46	20,460.00
4419-00-000	Total General Maint Expense	4,928.59	7,388.00	2,459.41	33.29	9,452.91	14,776.00	5,323.09	36.03	88,656.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4420-02-000	Supplies-Appliance	0.00	25.00	25.00	100.00	63.80	50.00	-13.80	-27.60	300.00
4420-03-000	Supplies-Unit Turnover	370.00	333.33	-36.67	-11.00	808.21	666.66	-141.55	-21.23	4,000.00
4420-04-000	Supplies-Electrical	30.68	50.00	19.32	38.64	148.40	100.00	-48.40	-48.40	600.00
4420-05-000	Supplies-Fuel & Parts	78.93	125.00	46.07	36.86	135.91	250.00	114.09	45.64	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	36.44	62.50	26.06	41.70	214.43	125.00	-89.43	-71.54	750.00
4420-07-000	Supplies-Maint/Repairs	288.82	350.00	61.18	17.48	2,662.15	700.00	-1,962.15	-280.31	4,200.00
4420-08-000	Supplies-Plumbing	33.15	166.67	133.52	80.11	147.96	333.34	185.38	55.61	2,000.00
4420-09-000	Tools and Equipment	0.00	83.33	83.33	100.00	34.47	166.66	132.19	79.32	1,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	12.50	12.50	100.00	0.00	25.00	25.00	100.00	150.00
4429-00-000	Total Materials	838.02	1,250.00	411.98	32.96	4,215.33	2,500.00	-1,715.33	-68.61	15,000.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Routine Maintenance	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4430-03-000	Contract-Trash Collection	186.68	208.33	21.65	10.39	404.17	416.66	12.49	3.00	2,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	100.00	62.50	333.34	270.84	81.25	2,000.00
4430-05-000	Contract-Unit Turnover	3,331.72	1,450.00	-1,881.72	-129.77	6,212.57	2,900.00	-3,312.57	-114.23	17,400.00
4430-06-000	Contract-Electrical	1,144.30	208.33	-935.97	-449.27	1,144.30	416.66	-727.64	-174.64	2,500.00
4430-07-000	Contract-Pest Control	0.00	83.33	83.33	100.00	63.08	166.66	103.58	62.15	1,000.00

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

January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-08-000	Contract-Floor Covering	175.00	83.33	-91.67	-110.01	175.00	166.66	-8.34	-5.00	1,000.00
4430-10-000	Contract-Janitorial/Cleaning	96.84	125.00	28.16	22.53	196.68	250.00	53.32	21.33	1,500.00
4430-11-000	Contract-Plumbing	0.00	266.67	266.67	100.00	0.00	533.34	533.34	100.00	3,200.00
4430-13-000	Contract-HVAC	0.00	583.33	583.33	100.00	0.00	1,166.66	1,166.66	100.00	7,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4430-17-000	Contract-Elevator Maintenance	1,300.00	1,266.67	-33.33	-2.63	5,215.14	2,533.34	-2,681.80	-105.86	15,200.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	41.67	100.00	70.50	83.34	12.84	15.41	500.00
4430-19-000	Contract-Sprinkler Monitoring	177.37	100.00	-77.37	-77.37	177.37	200.00	22.63	11.32	1,200.00
4430-99-000	Contract Costs-Other	0.00	333.33	333.33	100.00	0.00	666.66	666.66	100.00	4,000.00
4439-00-000	Total Contract Costs	6,411.91	5,000.00	-1,411.91	-28.24	13,721.31	10,000.00	-3,721.31	-37.21	60,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	12,178.52	13,638.00	1,459.48	10.70	27,389.55	27,276.00	-113.55	-0.42	163,656.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	237.79	191.67	-46.12	-24.06	474.50	383.34	-91.16	-23.78	2,300.00
4510-10-000	Property Insurance	288.79	333.33	44.54	13.36	577.58	666.66	89.08	13.36	4,000.00
4510-20-000	Liability Insurance	145.28	279.17	133.89	47.96	290.56	558.34	267.78	47.96	3,350.00
4510-30-000	Workmen's Compensation	109.94	191.67	81.73	42.64	219.88	383.34	163.46	42.64	2,300.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	100.00	0.00	1,666.66	1,666.66	100.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	781.80	1,829.17	1,047.37	57.26	1,562.52	3,658.34	2,095.82	57.29	21,950.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	2,528.26	2,226.75	-301.51	-13.54	5,073.47	4,453.50	-619.97	-13.92	26,721.00
4899-00-000	TOTAL FINANCING EXPENSES	2,528.26	2,226.75	-301.51	-13.54	5,073.47	4,453.50	-619.97	-13.92	26,721.00
8000-00-000	TOTAL EXPENSES	35,027.79	38,640.22	3,612.43	9.35	74,847.75	77,280.44	2,432.69	3.15	463,683.00
9000-00-000	NET INCOME	-371.40	7,629.53	-8,000.93	-104.87	-8,215.13	15,259.06	-23,474.19	-153.84	91,554.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	43,025.00	37,500.00	5,525.00	14.73	81,276.00	75,000.00	6,276.00	8.37	450,000.00
3112-06-000	PBV HAP Subsidy	94,343.00	104,503.00	-10,160.00	-9.72	191,839.00	209,006.00	-17,167.00	-8.21	1,254,036.00
3119-00-000	Total Rental Income	137,368.00	142,003.00	-4,635.00	-3.26	273,115.00	284,006.00	-10,891.00	-3.83	1,704,036.00
3120-00-000	Other Tenant Income									
3120-03-000	Damages	0.00	83.33	-83.33	-100.00	0.00	166.66	-166.66	-100.00	1,000.00
3120-04-000	Late Charges	906.00	83.33	822.67	987.24	1,654.00	166.66	1,487.34	892.44	1,000.00
3120-05-000	Legal Fees - Tenant	0.00	83.33	-83.33	-100.00	153.00	166.66	-13.66	-8.20	1,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	-100.00	0.00	16.66	-16.66	-100.00	100.00
3120-07-000	Tenant Owed Utilities	150.00	1,408.33	-1,258.33	-89.35	290.00	2,816.66	-2,526.66	-89.70	16,900.00
3120-08-000	Workorders/Maint Charges	0.00	1,666.67	-1,666.67	-100.00	0.00	3,333.34	-3,333.34	-100.00	20,000.00
3129-00-000	Total Other Tenant Income	1,056.00	3,333.32	-2,277.32	-68.32	2,097.00	6,666.64	-4,569.64	-68.54	40,000.00
3199-00-000	TOTAL TENANT INCOME	138,424.00	145,336.32	-6,912.32	-4.76	275,212.00	290,672.64	-15,460.64	-5.32	1,744,036.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	70,000.00	0.00	70,000.00	N/A	70,000.00	0.00	70,000.00	N/A	0.00
3415-00-000	Other Government Grants	0.00	13,750.00	-13,750.00	-100.00	0.00	27,500.00	-27,500.00	-100.00	165,000.00
3499-00-000	TOTAL GRANT INCOME	70,000.00	13,750.00	56,250.00	409.09	70,000.00	27,500.00	42,500.00	154.55	165,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	229.89	50.00	179.89	359.78	374.73	100.00	274.73	274.73	600.00
3699-00-000	TOTAL OTHER INCOME	229.89	50.00	179.89	359.78	374.73	100.00	274.73	274.73	600.00
3999-00-000	TOTAL INCOME	208,653.89	159,136.32	49,517.57	31.12	345,586.73	318,272.64	27,314.09	8.58	1,909,636.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	19,631.49	23,925.00	4,293.51	17.95	37,621.13	47,850.00	10,228.87	21.38	287,100.00
4110-04-000	Employee Benefit Contribution-Admin	5,250.09	6,116.25	866.16	14.16	11,184.87	12,232.50	1,047.63	8.56	73,395.00
4110-99-000	Total Administrative Salaries	24,881.58	30,041.25	5,159.67	17.18	48,806.00	60,082.50	11,276.50	18.77	360,495.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	0.00	41.67	41.67	100.00	139.00	83.34	-55.66	-66.79	500.00
4130-04-000	General Legal Expense	0.00	125.00	125.00	100.00	1,217.61	250.00	-967.61	-387.04	1,500.00
4131-00-000	Total Legal Expense	0.00	166.67	166.67	100.00	1,356.61	333.34	-1,023.27	-306.97	2,000.00
4140-00-000	Staff Training	914.50	166.67	-747.83	-448.69	1,863.50	333.34	-1,530.16	-459.04	2,000.00
4150-00-000	Travel	0.00	166.67	166.67	100.00	369.47	333.34	-36.13	-10.84	2,000.00
4171-00-000	Auditing Fees	0.00	183.33	183.33	100.00	0.00	366.66	366.66	100.00	2,200.00
4189-00-000	Total Other Admin Expenses	0.00	350.00	350.00	100.00	369.47	700.00	330.53	47.22	4,200.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	291.67	291.67	100.00	0.00	583.34	583.34	100.00	3,500.00
4190-02-000	Publications	44.92	166.67	121.75	73.05	148.99	333.34	184.35	55.30	2,000.00
4190-03-000	Advertising	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Office Supplies	92.49	666.67	574.18	86.13	363.66	1,333.34	969.68	72.73	8,000.00
4190-06-000	Compliance	360.00	583.33	223.33	38.29	410.00	1,166.66	756.66	64.86	7,000.00
4190-07-000	Telephone & Internet	272.89	750.00	477.11	63.61	625.09	1,500.00	874.91	58.33	9,000.00
4190-08-000	Postage	540.00	500.00	-40.00	-8.00	540.00	1,000.00	460.00	46.00	6,000.00
4190-10-000	Copiers	51.54	416.67	365.13	87.63	166.72	833.34	666.62	79.99	5,000.00
4190-12-000	Software	82.37	1,666.67	1,584.30	95.06	218.12	3,333.34	3,115.22	93.46	20,000.00
4190-13-000	IT/Website Maintenance	303.21	500.00	196.79	39.36	868.04	1,000.00	131.96	13.20	6,000.00
4190-18-000	Small Office Equipment	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
4190-22-000	Other Misc Admin Expenses	1,970.31	2,083.33	113.02	5.42	1,970.20	4,166.66	2,196.46	52.72	25,000.00
4191-00-000	Total Miscellaneous Admin Expenses	3,717.73	7,916.68	4,198.95	53.04	5,310.82	15,833.36	10,522.54	66.46	95,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,513.81	38,641.27	9,127.46	23.62	57,706.40	77,282.54	19,576.14	25.33	463,695.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	5.25	2,666.67	2,661.42	99.80	2,509.70	5,333.34	2,823.64	52.94	32,000.00
4320-00-000	Electricity	1,079.30	1,000.00	-79.30	-7.93	1,872.27	2,000.00	127.73	6.39	12,000.00
4330-00-000	Gas	0.00	333.33	333.33	100.00	34.59	666.66	632.07	94.81	4,000.00
4390-00-000	Sewer & Trash	0.00	3,000.00	3,000.00	100.00	2,912.94	6,000.00	3,087.06	51.45	36,000.00
4399-00-000	TOTAL UTILITY EXPENSES	1,084.55	7,000.00	5,915.45	84.51	7,329.50	14,000.00	6,670.50	47.65	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	11,380.51	15,487.25	4,106.74	26.52	22,369.37	30,974.50	8,605.13	27.78	185,847.00
4410-05-000	Employee Benefit Contribution-Maint.	3,570.88	4,583.33	1,012.45	22.09	6,974.83	9,166.66	2,191.83	23.91	55,000.00
4419-00-000	Total General Maint Expense	14,951.39	20,070.58	5,119.19	25.51	29,344.20	40,141.16	10,796.96	26.90	240,847.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4420-02-000	Supplies-Appliance	196.80	250.00	53.20	21.28	376.61	500.00	123.39	24.68	3,000.00
4420-03-000	Supplies-Unit Turnover	46.96	958.33	911.37	95.10	841.41	1,916.66	1,075.25	56.10	11,500.00
4420-04-000	Supplies-Electrical	320.00	500.00	180.00	36.00	1,578.06	1,000.00	-578.06	-57.81	6,000.00
4420-05-000	Supplies-Fuel & Parts	291.42	416.67	125.25	30.06	501.82	833.34	331.52	39.78	5,000.00
4420-06-000	Supplies-Janitorial/Cleaning	104.87	250.00	145.13	58.05	858.53	500.00	-358.53	-71.71	3,000.00
4420-07-000	Supplies-Maint/Repairs	161.95	1,000.00	838.05	83.80	1,291.07	2,000.00	708.93	35.45	12,000.00
4420-08-000	Supplies-Plumbing	84.95	416.67	331.72	79.61	626.57	833.34	206.77	24.81	5,000.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	100.00	322.04	333.34	11.30	3.39	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4429-00-000	Total Materials	1,206.95	4,166.67	2,959.72	71.03	6,396.11	8,333.34	1,937.23	23.25	50,000.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	129.31	250.00	120.69	48.28	250.11	500.00	249.89	49.98	3,000.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,666.67	1,666.67	100.00	0.00	3,333.34	3,333.34	100.00	20,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4430-07-000	Contract-Pest Control	0.00	166.67	166.67	100.00	3,726.15	333.34	-3,392.81	-1,017.82	2,000.00
4430-08-000	Contract-Floor Covering	665.00	666.67	1.67	0.25	665.00	1,333.34	668.34	50.13	8,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-09-000	Contract-Grounds	0.00	416.67	416.67	100.00	10,875.00	833.34	-10,041.66	-1,204.99	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	129.88	166.67	36.79	22.07	263.83	333.34	69.51	20.85	2,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
4430-12-000	Contract-Inspections	1,045.00	1,166.67	121.67	10.43	3,275.00	2,333.34	-941.66	-40.36	14,000.00
4430-13-000	Contract-HVAC	0.00	666.67	666.67	100.00	50.00	1,333.34	1,283.34	96.25	8,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	7,500.00	100.00	0.00	15,000.00	15,000.00	100.00	90,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4430-99-000	Contract Costs-Other	20.00	0.00	-20.00	N/A	20.00	0.00	-20.00	N/A	0.00
4439-00-000	Total Contract Costs	1,989.19	13,333.36	11,344.17	85.08	19,125.09	26,666.72	7,541.63	28.28	160,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	18,147.53	37,570.61	19,423.08	51.70	54,865.40	75,141.22	20,275.82	26.98	450,847.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	147.86	333.33	185.47	55.64	295.72	666.66	370.94	55.64	4,000.00
4510-10-000	Property Insurance	1,114.54	1,000.00	-114.54	-11.45	2,229.08	2,000.00	-229.08	-11.45	12,000.00
4510-20-000	Liability Insurance	537.06	500.00	-37.06	-7.41	1,074.12	1,000.00	-74.12	-7.41	6,000.00
4510-30-000	Workmen's Compensation	493.21	666.67	173.46	26.02	986.42	1,333.34	346.92	26.02	8,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,333.33	2,333.33	100.00	0.00	4,666.66	4,666.66	100.00	28,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	100.00	0.00	4,166.66	4,166.66	100.00	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,292.67	6,916.66	4,623.99	66.85	4,585.34	13,833.32	9,247.98	66.85	83,000.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	2,570.25	6,776.50	4,206.25	62.07	28,983.27	13,553.00	-15,430.27	-113.85	81,318.00
4852-00-000	Interest Expense-Loan 2	0.00	11,666.67	11,666.67	100.00	70,000.00	23,333.34	-46,666.66	-200.00	140,000.00
4899-00-000	TOTAL FINANCING EXPENSES	2,570.25	18,443.17	15,872.92	86.06	98,983.27	36,886.34	-62,096.93	-168.35	221,318.00
8000-00-000	TOTAL EXPENSES	53,608.81	108,655.04	55,046.23	50.66	223,469.91	217,310.08	-6,159.83	-2.83	1,303,860.00
9000-00-000	NET INCOME	155,045.08	50,481.28	104,563.80	207.13	122,116.82	100,962.56	21,154.26	20.95	605,776.00

COMMERCE VILLAGE LLC										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	8,125.00	8,627.08	-502.08	-5.82	16,221.00	17,254.16	-1,033.16	-5.99	103,525.00
3112-06-000	PBV HAP Subsidy	8,130.00	10,544.25	-2,414.25	-22.90	16,690.00	21,088.50	-4,398.50	-20.86	126,531.00
3119-00-000	Total Rental Income	16,255.00	19,171.33	-2,916.33	-15.21	32,911.00	38,342.66	-5,431.66	-14.17	230,056.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	111.51	150.00	-38.49	-25.66	238.02	300.00	-61.98	-20.66	1,800.00
3120-03-000	Damages	0.00	183.33	-183.33	-100.00	0.00	366.66	-366.66	-100.00	2,200.00
3120-04-000	Late Charges	105.00	0.00	105.00	N/A	175.00	0.00	175.00	N/A	0.00
3120-05-000	Legal Fees - Tenant	58.00	0.00	58.00	N/A	58.00	0.00	58.00	N/A	0.00
3120-08-000	Workorders/Maint Charges	1,036.00	0.00	1,036.00	N/A	1,036.00	0.00	1,036.00	N/A	0.00
3129-00-000	Total Other Tenant Income	1,310.51	333.33	977.18	293.16	1,507.02	666.66	840.36	126.06	4,000.00
3199-00-000	TOTAL TENANT INCOME	17,565.51	19,504.66	-1,939.15	-9.94	34,418.02	39,009.32	-4,591.30	-11.77	234,056.00
3600-00-000	OTHER INCOME									
3611-00-000	Investment Income - Restricted	276.58	16.67	259.91	1,559.15	531.12	33.34	497.78	1,493.04	200.00
3650-00-000	Miscellaneous Other Income	20.00	0.00	20.00	N/A	40.00	0.00	40.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	296.58	16.67	279.91	1,679.12	571.12	33.34	537.78	1,613.02	200.00
3999-00-000	TOTAL INCOME	17,862.09	19,521.33	-1,659.24	-8.50	34,989.14	39,042.66	-4,053.52	-10.38	234,256.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	1,890.36	2,047.92	157.56	7.69	3,772.55	4,095.84	323.29	7.89	24,575.00
4110-04-000	Employee Benefit Contribution-Admin	628.61	568.33	-60.28	-10.61	1,252.68	1,136.66	-116.02	-10.21	6,820.00
4110-99-000	Total Administrative Salaries	2,518.97	2,616.25	97.28	3.72	5,025.23	5,232.50	207.27	3.96	31,395.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	64.00	0.00	-64.00	N/A	64.00	0.00	-64.00	N/A	0.00
4131-00-000	Total Legal Expense	64.00	0.00	-64.00	N/A	64.00	0.00	-64.00	N/A	0.00
4140-00-000	Staff Training	40.50	41.67	1.17	2.81	40.50	83.34	42.84	51.40	500.00
4150-00-000	Travel	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4173-00-000	Management Fee	837.41	958.33	120.92	12.62	1,713.52	1,916.66	203.14	10.60	11,500.00
4189-00-000	Total Other Admin Expenses	837.41	1,000.00	162.59	16.26	1,713.52	2,000.00	286.48	14.32	12,000.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
4190-02-000	Publications	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
4190-03-000	Advertising	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
4190-04-000	Office Supplies	0.00	29.17	29.17	100.00	5.62	58.34	52.72	90.37	350.00
4190-06-000	Compliance	1,050.00	125.00	-925.00	-740.00	1,050.00	250.00	-800.00	-320.00	1,500.00
4190-07-000	Telephone & Internet	21.53	300.00	278.47	92.82	43.06	600.00	556.94	92.82	3,600.00
4190-08-000	Postage	60.00	41.67	-18.33	-43.99	60.00	83.34	23.34	28.01	500.00
4190-10-000	Copiers	5.72	100.00	94.28	94.28	38.58	200.00	161.42	80.71	1,200.00
4190-12-000	Software	9.14	170.83	161.69	94.65	19.00	341.66	322.66	94.44	2,050.00

COMMERCE VILLAGE LLC
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - February 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-13-000	IT/Website Maintenance	33.69	125.00	91.31	73.05	93.67	250.00	156.33	62.53	1,500.00
4190-21-000	HCC Fees	0.00	575.00	575.00	100.00	6,966.90	1,150.00	-5,816.90	-505.82	6,900.00
4190-22-000	Other Misc Admin Expenses	6.00	83.33	77.33	92.80	12.00	166.66	154.66	92.80	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,186.08	1,574.99	388.91	24.69	8,288.83	3,149.98	-5,138.85	-163.14	18,900.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,646.96	5,232.91	585.95	11.20	15,132.08	10,465.82	-4,666.26	-44.59	62,795.00
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	100.00	0.00	3,041.66	3,041.66	100.00	18,250.00
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	1,645.83	100.00	0.00	3,291.66	3,291.66	100.00	19,750.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	0.00	358.33	358.33	100.00	375.21	716.66	341.45	47.64	4,300.00
4320-00-000	Electricity	2,074.90	1,666.67	-408.23	-24.49	4,210.38	3,333.34	-877.04	-26.31	20,000.00
4330-00-000	Gas	0.00	175.00	175.00	100.00	257.20	350.00	92.80	26.51	2,100.00
4390-00-000	Sewer & Trash	0.00	970.83	970.83	100.00	860.10	1,941.66	1,081.56	55.70	11,650.00
4399-00-000	TOTAL UTILITY EXPENSES	2,074.90	3,170.83	1,095.93	34.56	5,702.89	6,341.66	638.77	10.07	38,050.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	1,240.42	1,725.83	485.41	28.13	2,065.75	3,451.66	1,385.91	40.15	20,710.00
4410-05-000	Employee Benefit Contribution-Maint.	334.83	504.00	169.17	33.57	639.72	1,008.00	368.28	36.54	6,048.00
4419-00-000	Total General Maint Expense	1,575.25	2,229.83	654.58	29.36	2,705.47	4,459.66	1,754.19	39.33	26,758.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4420-02-000	Supplies-Appliance	0.00	25.00	25.00	100.00	30.38	50.00	19.62	39.24	300.00
4420-03-000	Supplies-Unit Turnover	0.00	58.33	58.33	100.00	119.83	116.66	-3.17	-2.72	700.00
4420-04-000	Supplies-Electrical	0.00	58.33	58.33	100.00	15.68	116.66	100.98	86.56	700.00
4420-05-000	Supplies-Fuel & Parts	30.36	16.67	-13.69	-82.12	52.28	33.34	-18.94	-56.81	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	8.33	8.33	100.00	67.37	16.66	-50.71	-304.38	100.00
4420-07-000	Supplies-Maint/Repairs	0.00	33.33	33.33	100.00	42.45	66.66	24.21	36.32	400.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	113.22	50.00	-63.22	-126.44	300.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
4429-00-000	Total Materials	30.36	291.65	261.29	89.59	441.21	583.30	142.09	24.36	3,500.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	250.55	200.00	-50.55	-25.28	471.55	400.00	-71.55	-17.89	2,400.00
4430-04-000	Contract-Snow Removal	0.00	183.33	183.33	100.00	125.00	366.66	241.66	65.91	2,200.00
4430-05-000	Contract-Unit Turnover	534.93	83.33	-451.60	-541.94	534.93	166.66	-368.27	-220.97	1,000.00
4430-07-000	Contract-Pest Control	0.00	58.33	58.33	100.00	126.15	116.66	-9.49	-8.13	700.00
4430-10-000	Contract-Janitorial/Cleaning	106.52	108.33	1.81	1.67	216.04	216.66	0.62	0.29	1,300.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
4430-12-000	Contract-Inspections	400.00	316.67	-83.33	-26.31	1,000.00	633.34	-366.66	-57.89	3,800.00
4430-13-000	Contract-HVAC	0.00	400.00	400.00	100.00	0.00	800.00	800.00	100.00	4,800.00
4430-15-000	Contract-Video Surveillance	0.00	16.67	16.67	100.00	0.00	33.34	33.34	100.00	200.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4439-00-000	Total Contract Costs	1,292.00	1,499.99	207.99	13.87	2,473.67	2,999.98	526.31	17.54	18,000.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - February 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,897.61	4,021.47	1,123.86	27.95	5,620.35	8,042.94	2,422.59	30.12	48,258.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	21.12	33.33	12.21	36.63	42.24	66.66	24.42	36.63	400.00
4510-10-000	Property Insurance	726.50	150.00	-576.50	-384.33	1,453.00	300.00	-1,153.00	-384.33	1,800.00
4510-20-000	Liability Insurance	204.90	150.00	-54.90	-36.60	409.80	300.00	-109.80	-36.60	1,800.00
4510-30-000	Workmen's Compensation	61.20	83.33	22.13	26.56	122.40	166.66	44.26	26.56	1,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	0.99	49.50	2.02	4.00	1.98	49.50	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
4599-00-000	TOTAL GENERAL EXPENSES	1,014.73	460.33	-554.40	-120.44	2,029.46	920.66	-1,108.80	-120.44	5,524.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	0.00	2,730.00	2,730.00	0.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	0.00	2,730.00	2,730.00	0.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	11,999.20	15,896.37	3,897.17	24.52	31,214.78	31,792.74	577.96	1.82	190,757.00
9000-00-000	NET INCOME	5,862.89	3,624.96	2,237.93	61.74	3,774.36	7,249.92	-3,475.56	-47.94	43,499.00

Harrisonburg Redevelopment & Housing Authority Report

Financial Report as February 28, 2023

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$883,126.06
		Total	\$883,126.06
	AR Due from:		
	JR Polly Lineweaver Apartments	\$228,534.35	
	Housing Choice Voucher Program	\$36,166.28	
	Commerce Village, LLC	\$12,358.86	
	Franklin Heights, LLC-Operating Expenses	\$12,686.04	
	Franklin Heights, LLC-Debt Servicing	\$0.00	
		\$289,745.53	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$840,058.63
	United Bank-FSS Escrow for participants	\$83,966.17
	Total	\$924,024.80

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$20,457.45
	Total	\$20,457.45

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$201,928.64
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$246,749.61
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Commerce Village, LLC

Cash:	First Bank & Trust	\$241,969.79
	Virginia Housing-Replacement Reserve Account	\$65,608.01
	Truist/BB&T-Operating Reseve Account	\$130,755.27

Grand Total **\$2,714,619.63**

Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of February 28, 2023

		Cash Balance as of 1/31	Cash Balance as of 2/28
LOCAL COMMUNITY DEVELOPMENT			
Cash:	First Bank & Trust	\$670,807.01	\$883,126.06
HOUSING CHOICE VOUCHER PROGRAM			
Cash:	Truist-Checking	\$627,435.08	\$840,058.63
	United Bank-FSS Escrow	\$83,896.63	\$83,966.17
J.R. POLLY LINEWEAVER APARTMENTS			
Cash:	United Bank-Checking	\$32,858.00	\$20,457.45
ALL PROGRAMS-FH, LW, JRL, CVO			
Cash:	United Bank-Security Dep.	\$199,747.75	\$201,928.64
COMPONENT UNITS			
Franklin Heights, LLC			
Cash:	United Bank-Checking	\$296,870.40	\$246,749.61
Commerce Village LLC			
Cash:	First Bank & Trust	\$246,596.05	\$241,969.79
	VA Housing-Repl Reserve	\$64,582.43	\$65,608.01
	Truist-Operating Reserve	\$130,754.27	\$130,755.27
	Total	\$2,353,547.62	\$2,714,619.63