



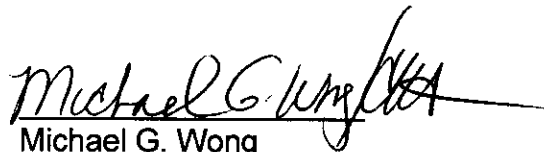
Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803

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August 15, 2025

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, August 20, 2025 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.



Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

HRHA provides reasonable accommodations to persons with disabilities consistent with the Section 504 Final Rule (24 CFR Part 8) and the Fair Housing Amendments Act

AGENDA
Regular Meeting
August 20, 2025

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
 - June 18, 2025
- IV. Financial Reports
 - June 2025
 - July 2025

Reports

A. Executive Director

- 1. Public Comment 2025 Annual-Five Year Plan, MTW Supplement, Housing Choice Voucher Administration Plan, Admission and Continued Occupancy Plans for Franklin Heights, Commerce Village, Commerce Village II, JR Polly Lineweaver and Lineweaver Annex
- 2. Public Comment 2026 Budget
- 3. Closed Session-Discuss the performance and employment of specific local government **personnel**, as authorized by section 2.2-3711(A)(1)
- 4. Resolution Atlantic Union Bank-Bluestone Town Center
- 5. Resolution Erosion and Sediment Bond Bluestone Town Center
- 6. Resolution Bank of James Construction Financing Lineweaver Project

B. Any New Business/ Old Business

1. Strategic Initiatives Updates

- Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
- Addressing Homelessness and Affordable Housing
- Improving Organizational Efficiency and Effectiveness

C. Management Reports

- 1. Housing Choice Voucher
- 2. Family Self-Sufficiency
- 3. Maintenance
- 4. HRHA Owned Properties Utilization (Box Score & Unit Availability)
- 5. Commerce Village
- 6. Franklin Heights
- 7. JR Polly Lineweaver
- 8. Lineweaver Annex
- 9. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
June 18, 2025

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, June 18, at 4:00 p.m.**

Those present were:

Kevin Coffman, Vice-Chair
Kenneth Kettler, Commissioner
Janet Awkward Rogers, Commissioner
Shonda Green, 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 Kevin Coffman, Vice Chair.

Vice Chair Coffman then opened the public comment period. No public comment was received.

Mr. Wong then presented the May 21 meeting minutes for consideration of approval. After discussion, Commissioner Kettler, seconded by Commissioner Green, motioned to approve the May minutes. The motion was unanimously approved.

Mr. Wong then presented the May 2025 financials for consideration of approval. After discussion, Commissioner Green, seconded by Commissioner Kettler, motioned to approve the May financials as presented. The motion was unanimously approved.

Mr. Wong then presented a resolution for infrastructure financing from United Bank for the Blue Stone Town Center project. Mr. Wong related that finalizing the infrastructure financing will allow the project to start site construction. Melisa Michelsen, attorney, emphasized that the loan is structured that HRHA is the co-guarantor and will have a increased level of responsibility for the debt. After discussion, Commissioner Kettler, seconded by Commissioner Green, made the motion approving the resolution. A roll call vote was taken:

Gil Colman, Chair	Absent
Kevin Coffman, Vice Chair	Aye
Luciano Benjamin, Commissioner	Absent
Shonda Green, Commissioner	Aye

Kenneth Kettler, Commissioner
Janet Awkward Rogers, Commissioner
Amanda Leech, Commissioner

Aye
Aye
Absent

Mr. Wong then presented the 2024 Commerce Village audit for consideration of approval. He stated of the audit identifying no findings or issues. After discussion, Commissioner Green, seconded by Commissioner Kettler made the motion approving the Commerce Village 2024 audit. The motion was unanimously approved.

Mr. Wong then requested that July's Board of Commissioner's meeting be canceled. He related Deputy Director Runion and himself having a conflict with the meeting. After discussion, Commissioner Rogers, seconded by Commissioner Kettler, made the motion to cancel the July board meeting. The motion was unanimously approved.

Mr. Wong then provided program updates. He related that the Bluestone project is completing its 4% bond application for the 83 multifamily units and anticipates submission in early July. The project is still working on its permanent financing and hopes to have a letter of intent from a financial institution for the August meeting. With the reception of the VADHCD awards, the project is starting to accelerate. He stated that once a closing date is determined a project timeline will be more clearly defined.

Mr. Wong related that the proposal of Lineweaver Annex financing from CBRE was accepted and HRHA is working through the underwriting process to be eligible for Fannie Mae funds. He stated the need to schedule a meeting with City Council for approval of the construction of 16 units as part of the project. He reported that the CVII project is progressing satisfactory with anticipated construction completion scheduled for the end of November or early December.

Mr. Wong then presented May's management and financial reports for approval. After discussion, Commissioner Kettler, seconded by Commissioner Green, made the motion approving the reports. The motion was unanimously approved.

Commissioner Kettler related of being appointed to the City's planning commission and of the need to resign from the Authority's board. Vice Chair Coffman thanked Commissioner Kettler for his service and contributions to the Authority's mission.

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

Michael G. Wong
Executive Director

Kevin Coffman
Vice Chair

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		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	38,911.71	46,933.75	-8,022.04	234,611.06	281,602.50	-46,991.44	563,205.00
3112-06-000	PBV HAP Subsidy	38,468.00	30,203.17	8,264.83	222,368.00	181,219.02	41,148.98	362,438.00
3119-00-000	Total Rental Income	77,379.71	77,136.92	242.79	456,979.06	462,821.52	-5,842.46	925,643.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	396.31	333.33	62.98	2,495.88	1,999.98	495.90	4,000.00
3120-03-000	Damages	20.00	250.00	-230.00	5,019.62	1,500.00	3,519.62	3,000.00
3120-04-000	Late Charges	159.00	83.33	75.67	1,251.00	499.98	751.02	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	333.33	-333.33	160.00	1,999.98	-1,839.98	4,000.00
3129-00-000	Total Other Tenant Income	575.31	999.99	-424.68	8,926.50	5,999.94	2,926.56	12,000.00
3199-00-000	TOTAL TENANT INCOME	77,955.02	78,136.91	-181.89	465,905.56	468,821.46	-2,915.90	937,643.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	10,173.95	4,949.25	5,224.70	59,391.00	29,695.50	29,695.50	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	11,996.74	7,006.00	4,990.74	43,315.75	42,036.00	1,279.75	84,072.00
3410-61-200	COC Planning Grant	8,133.82	4,168.25	3,965.57	24,233.37	25,009.50	-776.13	50,019.00
3499-00-000	TOTAL GRANT INCOME	30,304.51	16,123.50	14,181.01	126,940.12	96,741.00	30,199.12	193,482.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	279.88	0.00	279.88	1,663.11	0.00	1,663.11	0.00
3620-00-000	Management Fee Income	1,155.10	1,000.00	155.10	6,405.47	6,000.00	405.47	12,000.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	22,500.00	-22,500.00	45,000.00
3650-00-000	Miscellaneous Other Income	0.00	16,666.67	-16,666.67	0.00	100,000.02	-100,000.02	200,000.00
3699-00-000	TOTAL OTHER INCOME	1,434.98	21,416.67	-19,981.69	8,068.58	128,500.02	-120,431.44	257,000.00
3999-00-000	TOTAL INCOME	109,694.51	115,677.08	-5,982.57	600,914.26	694,062.48	-93,148.22	1,388,125.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	20,899.29	21,132.42	233.13	122,300.33	126,794.52	4,494.19	253,589.00
4110-03-000	Compensated Absences	-26.25	0.00	26.25	0.00	0.00	0.00	0.00
4110-04-000	Employee Benefit Contribution-Admin	7,644.96	6,778.92	-866.04	32,568.01	40,673.52	8,105.51	81,347.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	1,834.80	3,484.00	1,649.20	21,460.13	20,904.00	-556.13	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	139.04	1,215.25	1,076.21	7,088.68	7,291.50	202.82	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	0.00	3,731.75	3,731.75	19,045.01	22,390.50	3,345.49	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	0.00	1,249.33	1,249.33	7,342.56	7,495.98	153.42	14,992.00
4110-61-200	Salary-COC Planning Grant	2,940.63	3,452.67	512.04	21,769.55	20,716.02	-1,053.53	41,432.00
4110-61-201	Adm Benefits-COC Planning	229.84	715.58	485.74	2,463.82	4,293.48	1,829.66	8,587.00
4110-99-000	Total Administrative Salaries	33,662.31	41,759.92	8,097.61	234,038.09	250,559.52	16,521.43	501,119.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	66.67	2.67	128.00	400.02	272.02	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4130-04-000	General Legal Expense	1,218.50	1,458.33	239.83	3,112.81	8,749.98	5,637.17	17,500.00
4131-00-000	Total Legal Expense	1,282.50	1,541.67	259.17	3,240.81	9,250.02	6,009.21	18,500.00
4140-00-000	Staff Training	0.00	916.66	916.66	1,878.02	5,499.96	3,621.94	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	310.76	916.66	605.90	11,679.40	5,499.96	-6,179.44	11,000.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	0.00	4,330.02	4,330.02	8,660.00
4189-00-000	Total Other Admin Expenses	310.76	1,763.33	1,452.57	11,679.40	10,579.98	-1,099.42	21,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
4190-02-000	Publications	0.00	41.67	41.67	213.20	250.02	36.82	500.00
4190-03-000	Advertising	0.00	83.33	83.33	218.41	499.98	281.57	1,000.00
4190-04-000	Office Supplies	0.00	166.66	166.66	227.01	999.96	772.95	2,000.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4190-07-000	Telephone & Internet	773.07	805.00	31.93	4,898.66	4,830.00	-68.66	9,660.00
4190-08-000	Postage	-13.41	166.67	180.08	1,300.93	1,000.02	-300.91	2,000.00
4190-10-000	Copiers	248.20	166.66	-81.54	908.02	999.96	91.94	2,000.00
4190-12-000	Software	0.00	1,250.00	1,250.00	780.04	7,500.00	6,719.96	15,000.00
4190-13-000	IT/Website Maintenance	748.78	416.67	-332.11	2,899.57	2,500.02	-399.55	5,000.00
4190-14-000	Community Donations	0.00	1,000.00	1,000.00	10,869.76	6,000.00	-4,869.76	12,000.00
4190-18-000	Small Office Equipment	75.00	250.00	175.00	75.00	1,500.00	1,425.00	3,000.00
4190-22-000	Other Misc Admin Expenses	-14.00	291.66	305.66	-3,268.58	1,749.96	5,018.54	3,500.00
4190-50-100	Other Expenses-VHSP	536.84	125.00	-411.84	1,229.18	750.00	-479.18	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	1,370.50	202.08	-1,168.42	1,370.50	1,212.48	-158.02	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	11,536.00	6,392.52	-5,143.48	12,785.00
4190-60-202	Services (HMIS/SNAP)	3,020.09	757.42	-2,262.67	4,021.68	4,544.52	522.84	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	6,745.07	6,929.91	184.84	37,279.38	41,579.46	4,300.08	83,159.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	42,000.64	52,911.49	10,910.85	288,115.70	317,468.94	29,353.24	634,938.00
4200-00-000	TENANT SERVICES							

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4220-01-000	Other Tenant Svcs.	1,669.96	1,833.33	163.37	12,118.24	10,999.98	-1,118.26	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,669.96	1,833.33	163.37	12,118.24	10,999.98	-1,118.26	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,637.69	916.66	-721.03	7,400.08	5,499.96	-1,900.12	11,000.00
4320-00-000	Electricity	4,595.10	6,000.00	1,404.90	38,826.66	36,000.00	-2,826.66	72,000.00
4330-00-000	Gas	61.08	83.33	22.25	110.54	499.98	389.44	1,000.00
4390-00-000	Sewer & Trash	3,740.60	2,083.33	-1,657.27	14,964.88	12,499.98	-2,464.90	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,034.47	9,083.32	-951.15	61,302.16	54,499.92	-6,802.24	109,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,853.74	7,130.75	277.01	44,436.53	42,784.50	-1,652.03	85,569.00
4410-05-000	Employee Benefit Contribution-Maint.	1,981.77	2,569.08	587.31	12,032.04	15,414.48	3,382.44	30,829.00
4419-00-000	Total General Maint Expense	8,835.51	9,699.83	864.32	56,468.57	58,198.98	1,730.41	116,398.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	386.47	150.00	-236.47	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	331.90	499.98	168.08	1,000.00
4420-03-000	Supplies-Unit Turnover	696.97	291.67	-405.30	3,262.98	1,750.02	-1,512.96	3,500.00
4420-04-000	Supplies-Electrical	0.00	441.67	441.67	1,544.78	2,650.02	1,105.24	5,300.00
4420-05-000	Supplies-Fuel & Parts	96.74	62.50	-34.24	352.50	375.00	22.50	750.00
4420-06-000	Supplies-Janitorial/Cleaning	189.84	166.66	-23.18	584.19	999.96	415.77	2,000.00
4420-07-000	Supplies-Maint/Repairs	299.16	916.67	617.51	1,914.75	5,500.02	3,585.27	11,000.00
4420-08-000	Supplies-Plumbing	0.00	175.00	175.00	2,403.30	1,050.00	-1,353.30	2,100.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	590.00	250.02	-339.98	500.00
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	41.67	41.67	49.62	250.02	200.40	500.00
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	1,282.71	2,354.18	1,071.47	11,420.49	14,125.08	2,704.59	28,250.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	439.16	416.67	-22.49	2,680.81	2,500.02	-180.79	5,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,405.00	750.00	-655.00	1,500.00
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	3,028.65	7,500.00	4,471.35	15,000.00
4430-06-000	Contract-Electrical	410.00	166.67	-243.33	492.50	1,000.02	507.52	2,000.00
4430-07-000	Contract-Pest Control	177.90	1,450.00	1,272.10	3,154.03	8,700.00	5,545.97	17,400.00
4430-08-000	Contract-Floor Covering	997.67	83.33	-914.34	997.67	499.98	-497.69	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	203.26	341.66	138.40	1,197.55	2,049.96	852.41	4,100.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	250.02	250.02	500.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-12-000	Contract-Inspections	0.00	291.67	291.67	6,800.00	1,750.02	-5,049.98	3,500.00
4430-13-000	Contract-HVAC	2,016.81	750.00	-1,266.81	3,472.56	4,500.00	1,027.44	9,000.00
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	574.75	916.67	341.92	8,896.99	5,500.02	-3,396.97	11,000.00
4430-18-000	Contract-Alarm Monitoring	96.30	133.33	37.03	865.80	799.98	-65.82	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	266.67	266.67	1,350.00	1,600.02	250.02	3,200.00
4430-99-000	Contract Costs-Other	0.00	250.00	250.00	4,011.75	1,500.00	-2,511.75	3,000.00
4439-00-000	Total Contract Costs	4,915.85	6,575.01	1,659.16	38,353.31	39,450.06	1,096.75	78,900.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,034.07	18,629.02	3,594.95	106,242.37	111,774.12	5,531.75	223,548.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	287.20	331.17	43.97	1,701.69	1,987.02	285.33	3,974.00
4510-10-000	Property Insurance	449.24	548.34	99.10	2,609.33	3,290.04	680.71	6,580.00
4510-20-000	Liability Insurance	201.88	192.92	-8.96	1,175.19	1,157.52	-17.67	2,315.00
4510-30-000	Workmen's Compensation	484.05	494.25	10.20	2,795.61	2,965.50	169.89	5,931.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	4,266.56	0.00	-4,266.56	0.00
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	1,422.37	2,400.01	977.64	12,548.38	14,400.06	1,851.68	28,800.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	5,374.81	4,845.50	-529.31	29,761.05	29,073.00	-688.05	58,146.00
4899-00-000	TOTAL FINANCING EXPENSES	5,374.81	4,845.50	-529.31	29,761.05	29,073.00	-688.05	58,146.00
8000-00-000	TOTAL EXPENSES	75,536.32	89,702.67	14,166.35	510,087.90	538,216.02	28,128.12	1,076,432.00
9000-00-000	NET INCOME	34,158.19	25,974.41	8,183.78	90,826.36	155,846.46	-65,020.10	311,693.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		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	18,315.71	19,053.92	-738.21	113,945.56	114,323.52	-377.96	228,647.00
3119-00-000	Total Rental Income	18,315.71	19,053.92	-738.21	113,945.56	114,323.52	-377.96	228,647.00
3199-00-000	TOTAL TENANT INCOME	18,315.71	19,053.92	-738.21	113,945.56	114,323.52	-377.96	228,647.00
3999-00-000	TOTAL INCOME	18,315.71	19,053.92	-738.21	113,945.56	114,323.52	-377.96	228,647.00
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	0.00	1,249.98	1,249.98	2,500.00
4131-00-000	Total Legal Expense	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	36.00	55.00	19.00	315.85	330.00	14.15	660.00
4191-00-000	Total Miscellaneous Admin Expenses	36.00	55.00	19.00	315.85	330.00	14.15	660.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	36.00	263.33	227.33	315.85	1,579.98	1,264.13	3,160.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	315.00	499.98	184.98	1,000.00
4330-00-000	Gas	11.02	0.00	-11.02	11.02	0.00	-11.02	0.00
4399-00-000	TOTAL UTILITY EXPENSES	11.02	83.33	72.31	326.02	499.98	173.96	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
4429-00-000	Total Materials	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	830.00	250.02	-579.98	500.00
4430-06-000	Contract-Electrical	410.00	0.00	-410.00	410.00	0.00	-410.00	0.00
4430-07-000	Contract-Pest Control	71.16	75.00	3.84	427.13	450.00	22.87	900.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4430-13-000	Contract-HVAC	0.00	250.00	250.00	255.75	1,500.00	1,244.25	3,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	460.00	1,500.00	1,040.00	3,000.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-18-000	Contract-Alarm Monitoring	23.00	20.83	-2.17	138.00	124.98	-13.02	250.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	166.67	166.67	375.00	1,000.02	625.02	2,000.00
4430-99-000	Contract Costs-Other	0.00	83.33	83.33	600.00	499.98	-100.02	1,000.00
4439-00-000	Total Contract Costs	504.16	1,095.83	591.67	3,495.88	6,574.98	3,079.10	13,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	504.16	1,262.50	758.34	3,495.88	7,575.00	4,079.12	15,150.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,656.48	2,328.25	-328.23	14,349.91	13,969.50	-380.41	27,939.00
4899-00-000	TOTAL FINANCING EXPENSES	2,656.48	2,328.25	-328.23	14,349.91	13,969.50	-380.41	27,939.00
8000-00-000	TOTAL EXPENSES	3,207.66	3,937.41	729.75	18,487.66	23,624.46	5,136.80	47,249.00
9000-00-000	NET INCOME	15,108.05	15,116.51	-8.46	95,457.90	90,699.06	4,758.84	181,398.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	19,207.00	27,879.83	-8,672.83	120,665.50	167,278.98	-46,613.48	334,558.00
3112-06-000	PBV HAP Subsidy	38,468.00	30,203.17	8,264.83	222,368.00	181,219.02	41,148.98	362,438.00
3119-00-000	Total Rental Income	57,675.00	58,083.00	-408.00	343,033.50	348,498.00	-5,464.50	696,996.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	396.31	333.33	62.98	2,495.88	1,999.98	495.90	4,000.00
3120-03-000	Damages	0.00	250.00	-250.00	3,321.62	1,500.00	1,821.62	3,000.00
3120-04-000	Late Charges	131.00	83.33	47.67	1,137.00	499.98	637.02	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	333.33	-333.33	160.00	1,999.98	-1,839.98	4,000.00
3129-00-000	Total Other Tenant Income	527.31	999.99	-472.68	7,114.50	5,999.94	1,114.56	12,000.00
3199-00-000	TOTAL TENANT INCOME	58,202.31	59,082.99	-880.68	350,148.00	354,497.94	-4,349.94	708,996.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	265.79	0.00	265.79	1,586.89	0.00	1,586.89	0.00
3699-00-000	TOTAL OTHER INCOME	265.79	0.00	265.79	1,586.89	0.00	1,586.89	0.00
3999-00-000	TOTAL INCOME	58,468.10	59,082.99	-614.89	351,734.89	354,497.94	-2,763.05	708,996.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,567.52	5,491.25	923.73	30,710.40	32,947.50	2,237.10	65,895.00
4110-04-000	Employee Benefit Contribution-Admin	1,675.73	1,867.50	191.77	9,328.36	11,205.00	1,876.64	22,410.00
4110-99-000	Total Administrative Salaries	6,243.25	7,358.75	1,115.50	40,038.76	44,152.50	4,113.74	88,305.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	66.67	2.67	128.00	400.02	272.02	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4130-04-000	General Legal Expense	0.00	416.67	416.67	1,461.50	2,500.02	1,038.52	5,000.00
4131-00-000	Total Legal Expense	64.00	500.01	436.01	1,589.50	3,000.06	1,410.56	6,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	119.00	499.98	380.98	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	20.00	499.98	479.98	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	20.00	1,500.00	1,480.00	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		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	0.00	0.00	218.41	0.00	-218.41	0.00
4190-04-000	Office Supplies	0.00	83.33	83.33	50.22	499.98	449.76	1,000.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4190-07-000	Telephone & Internet	230.40	250.00	19.60	1,453.43	1,500.00	46.57	3,000.00
4190-08-000	Postage	-13.41	41.67	55.08	372.40	250.02	-122.38	500.00
4190-10-000	Copiers	87.14	83.33	-3.81	290.62	499.98	209.36	1,000.00
4190-12-000	Software	0.00	416.67	416.67	40.95	2,500.02	2,459.07	5,000.00
4190-13-000	IT/Website Maintenance	205.75	125.00	-80.75	817.55	750.00	-67.55	1,500.00
4190-18-000	Small Office Equipment	75.00	41.67	-33.33	75.00	250.02	175.02	500.00
4190-22-000	Other Misc Admin Expenses	-20.00	83.33	103.33	-2,738.07	499.98	3,238.05	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	564.88	1,183.34	618.46	580.51	7,100.04	6,519.53	14,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,872.13	9,375.43	2,503.30	42,347.77	56,252.58	13,904.81	112,505.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,669.96	1,833.33	163.37	12,118.24	10,999.98	-1,118.26	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,669.96	1,833.33	163.37	12,118.24	10,999.98	-1,118.26	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,637.69	833.33	-804.36	7,085.08	4,999.98	-2,085.10	10,000.00
4320-00-000	Electricity	4,184.87	5,833.33	1,648.46	37,833.36	34,999.98	-2,833.38	70,000.00
4390-00-000	Sewer & Trash	3,740.60	2,083.33	-1,657.27	14,964.88	12,499.98	-2,464.90	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	9,563.16	8,749.99	-813.17	59,883.32	52,499.94	-7,383.38	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,874.13	5,036.17	162.04	30,634.62	30,217.02	-417.60	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,429.61	1,833.33	403.72	8,700.52	10,999.98	2,299.46	22,000.00
4419-00-000	Total General Maint Expense	6,303.74	6,869.50	565.76	39,335.14	41,217.00	1,881.86	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	338.16	150.00	-188.16	300.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	331.90	499.98	168.08	1,000.00
4420-03-000	Supplies-Unit Turnover	696.97	291.67	-405.30	3,262.98	1,750.02	-1,512.96	3,500.00
4420-04-000	Supplies-Electrical	0.00	416.67	416.67	1,544.78	2,500.02	955.24	5,000.00
4420-05-000	Supplies-Fuel & Parts	96.74	62.50	-34.24	352.50	375.00	22.50	750.00
4420-06-000	Supplies-Janitorial/Cleaning	189.84	83.33	-106.51	584.19	499.98	-84.21	1,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	666.67	666.67	1,615.59	4,000.02	2,384.43	8,000.00
4420-08-000	Supplies-Plumbing	0.00	166.67	166.67	2,403.30	1,000.02	-1,403.28	2,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-09-000	Tools and Equipment	0.00	41.67	41.67	590.00	250.02	-339.98	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	49.62	250.02	200.40	500.00
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	983.55	1,962.52	978.97	11,073.02	11,775.12	702.10	23,550.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	439.16	416.67	-22.49	2,680.81	2,500.02	-180.79	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	575.00	499.98	-75.02	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	3,028.65	7,500.00	4,471.35	15,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	82.50	1,000.02	917.52	2,000.00
4430-07-000	Contract-Pest Control	35.58	1,333.33	1,297.75	2,299.75	7,999.98	5,700.23	16,000.00
4430-08-000	Contract-Floor Covering	997.67	83.33	-914.34	997.67	499.98	-497.69	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	203.26	133.33	-69.93	1,197.55	799.98	-397.57	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	6,800.00	1,750.02	-5,049.98	3,500.00
4430-13-000	Contract-HVAC	1,650.00	416.67	-1,233.33	2,850.00	2,500.02	-349.98	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	574.75	666.67	91.92	8,436.99	4,000.02	-4,436.97	8,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	523.75	300.00	-223.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	600.00	-375.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	308.75	0.00	-308.75	0.00
4439-00-000	Total Contract Costs	3,915.42	5,125.01	1,209.59	30,756.42	30,750.06	-6.36	61,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	11,202.71	13,957.03	2,754.32	81,164.58	83,742.18	2,577.60	167,484.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	188.75	231.17	42.42	1,165.21	1,387.02	221.81	2,774.00
4510-10-000	Property Insurance	345.16	406.67	61.51	2,010.35	2,440.02	429.67	4,880.00
4510-20-000	Liability Insurance	180.99	117.92	-63.07	1,030.29	707.52	-322.77	1,415.00
4510-30-000	Workmen's Compensation	121.54	119.25	-2.29	743.91	715.50	-28.41	1,431.00
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	836.44	1,708.34	871.90	4,949.76	10,250.04	5,300.28	20,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,718.33	2,517.25	-201.08	15,411.14	15,103.50	-307.64	30,207.00
4899-00-000	TOTAL FINANCING EXPENSES	2,718.33	2,517.25	-201.08	15,411.14	15,103.50	-307.64	30,207.00
8000-00-000	TOTAL EXPENSES	32,862.73	38,141.37	5,278.64	215,874.81	228,848.22	12,973.41	457,696.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	25,605.37	20,941.62	4,663.75	135,860.08	125,649.72	10,210.36	251,300.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		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	10,173.95	4,949.25	5,224.70	59,391.00	29,695.50	29,695.50	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	11,996.74	7,006.00	4,990.74	43,315.75	42,036.00	1,279.75	84,072.00
3410-61-200	COC Planning Grant	8,133.82	4,168.25	3,965.57	24,233.37	25,009.50	-776.13	50,019.00
3499-00-000	TOTAL GRANT INCOME	30,304.51	16,123.50	14,181.01	126,940.12	96,741.00	30,199.12	193,482.00
3999-00-000	TOTAL INCOME	30,304.51	16,123.50	14,181.01	126,940.12	96,741.00	30,199.12	193,482.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	1,834.80	3,484.00	1,649.20	21,460.13	20,904.00	-556.13	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	139.04	1,215.25	1,076.21	7,088.68	7,291.50	202.82	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	0.00	3,731.75	3,731.75	19,045.01	22,390.50	3,345.49	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	0.00	1,249.33	1,249.33	7,342.56	7,495.98	153.42	14,992.00
4110-61-200	Salary-COC Planning Grant	2,940.63	3,452.67	512.04	21,769.55	20,716.02	-1,053.53	41,432.00
4110-61-201	Adm Benefits-COC Planning	229.84	715.58	485.74	2,463.82	4,293.48	1,829.66	8,587.00
4110-99-000	Total Administrative Salaries	5,144.31	13,848.58	8,704.27	79,169.75	83,091.48	3,921.73	166,183.00
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	536.84	125.00	-411.84	1,229.18	750.00	-479.18	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	1,370.50	202.08	-1,168.42	1,370.50	1,212.48	-158.02	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	11,536.00	6,392.52	-5,143.48	12,785.00
4190-60-202	Services (HMIS/SNAP)	3,020.09	757.42	-2,262.67	4,021.68	4,544.52	522.84	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	4,927.43	2,149.92	-2,777.51	18,157.36	12,899.52	-5,257.84	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	10,071.74	16,123.50	6,051.76	97,327.11	96,741.00	-586.11	193,482.00
8000-00-000	TOTAL EXPENSES	10,071.74	16,123.50	6,051.76	97,327.11	96,741.00	-586.11	193,482.00
9000-00-000	NET INCOME	20,232.77	0.00	20,232.77	29,613.01	0.00	29,613.01	0.00

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

January - June 2025

		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							
3120-00-000	Other Tenant Income							
3120-03-000	Damages	-20.00	0.00	-20.00	0.00	0.00	0.00	0.00
3129-00-000	Total Other Tenant Income	-20.00	0.00	-20.00	0.00	0.00	0.00	0.00
3199-00-000	TOTAL TENANT INCOME	-20.00	0.00	-20.00	0.00	0.00	0.00	0.00
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	696,681.00	591,992.92	104,688.08	4,049,925.00	3,551,957.52	497,967.48	7,103,915.00
3410-02-000	Section 8 Admin. Fee Income	57,831.00	52,501.92	5,329.08	315,529.00	315,011.52	517.48	630,023.00
3410-03-000	Section 8 FSS Grant Income	-1,832.46	5,512.50	-7,344.96	50,444.54	33,075.00	17,369.54	66,150.00
3410-04-000	Port-In Admin Fees Earned	328.97	100.00	228.97	1,266.70	600.00	666.70	1,200.00
3410-06-000	Port In HAP Earned	7,432.00	2,500.00	4,932.00	35,555.00	15,000.00	20,555.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	760,440.51	652,607.34	107,833.17	4,452,720.24	3,915,644.04	537,076.20	7,831,288.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	611.00	958.33	-347.33	5,789.00	5,749.98	39.02	11,500.00
3640-01-000	Fraud Recovery-ADM	611.00	958.33	-347.33	5,789.00	5,749.98	39.02	11,500.00
3699-00-000	TOTAL OTHER INCOME	1,222.00	1,916.66	-694.66	11,578.00	11,499.96	78.04	23,000.00
3999-00-000	TOTAL INCOME	761,642.51	654,524.00	107,118.51	4,464,298.24	3,927,144.00	537,154.24	7,854,288.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	24,479.11	33,237.59	8,758.48	165,690.18	199,425.54	33,735.36	398,851.00
4110-04-000	Employee Benefit Contribution-Admin	8,405.23	11,468.50	3,063.27	49,728.79	68,811.00	19,082.21	137,622.00
4110-20-400	Administrative Salaries-FSS	8,600.52	4,386.67	-4,213.85	59,192.92	26,320.02	-32,872.90	52,640.00
4110-21-400	Employee Benefits Contribution-FSS	2,931.63	1,042.50	-1,889.13	16,950.53	6,255.00	-10,695.53	12,510.00
4110-30-100	Administrative Salaries-MS5	3,000.00	0.00	-3,000.00	21,605.37	0.00	-21,605.37	0.00
4110-30-101	Employee Benefits Contribution-MS5	0.00	0.00	0.00	4,719.04	0.00	-4,719.04	0.00
4110-99-000	Total Administrative Salaries	47,416.49	50,135.26	2,718.77	317,886.83	300,811.56	-17,075.27	601,623.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	1,136.00	166.67	-969.33	2,756.00	1,000.02	-1,755.98	2,000.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5 and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4131-00-000	Total Legal Expense	1,136.00	333.34	-802.66	2,756.00	2,000.04	-755.96	4,000.00
4140-00-000	Staff Training	0.00	833.33	833.33	4,048.00	4,999.98	951.98	10,000.00
4140-01-400	Staff Training-FSS	0.00	83.33	83.33	4,000.00	499.98	-3,500.02	1,000.00
4150-00-000	Travel	0.00	666.67	666.67	8,733.86	4,000.02	-4,733.84	8,000.00
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	160.98	166.67	5.69	1,229.88	1,000.02	-229.86	2,000.00
4189-00-000	Total Other Admin Expenses	160.98	1,666.67	1,505.69	9,963.74	10,000.02	36.28	20,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4190-02-000	Publications	0.00	16.67	16.67	0.00	100.02	100.02	200.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4190-04-000	Office Supplies	462.50	41.67	-420.83	1,805.55	250.02	-1,555.53	500.00
4190-05-000	Fuel-Administrative	138.20	66.67	-71.53	503.57	400.02	-103.55	800.00
4190-06-000	Compliance	3,268.50	833.33	-2,435.17	4,123.00	4,999.98	876.98	10,000.00
4190-07-000	Telephone & Internet	449.21	416.67	-32.54	2,681.37	2,500.02	-181.35	5,000.00
4190-08-000	Postage	0.00	166.67	166.67	1,415.96	1,000.02	-415.94	2,000.00
4190-10-000	Copiers	252.62	125.00	-127.62	880.82	750.00	-130.82	1,500.00
4190-12-000	Software	202.50	2,500.00	2,297.50	3,292.06	15,000.00	11,707.94	30,000.00
4190-13-000	IT/Website Maintenance	790.46	416.67	-373.79	3,038.41	2,500.02	-538.39	5,000.00
4190-18-000	Small Office Equipment	0.00	166.67	166.67	1,080.16	1,000.02	-80.14	2,000.00
4190-22-000	Other Misc Admin Expenses	-4,590.16	0.00	4,590.16	4,595.01	0.00	-4,595.01	0.00
4191-00-000	Total Miscellaneous Admin Expenses	973.83	4,916.68	3,942.85	23,415.91	29,500.08	6,084.17	59,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	49,687.30	57,968.61	8,281.31	362,070.48	347,811.66	-14,258.82	695,623.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	950.00	125.00	-825.00	1,520.06	750.00	-770.06	1,500.00
4220-02-000	Tenant FSS Goal Incentives	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	950.00	250.00	-700.00	1,520.06	1,500.00	-20.06	3,000.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	0.00	0.00	0.00	2,000.00	0.00	-2,000.00	0.00
4330-00-000	Gas	0.00	0.00	0.00	2,000.00	0.00	-2,000.00	0.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	0.00	0.00	4,000.00	0.00	-4,000.00	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	157.52	104.17	-53.35	851.00	625.02	-225.98	1,250.00
4510-10-000	Property Insurance	58.23	16.67	-41.56	179.32	100.02	-79.30	200.00
4510-20-000	Liability Insurance	20.42	16.67	-3.75	58.99	100.02	41.03	200.00
4510-30-000	Workmen's Compensation	555.62	616.67	61.05	3,258.39	3,700.02	441.63	7,400.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MS5 and FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	-0.66	0.00	0.66	0.00
4599-00-000	TOTAL GENERAL EXPENSES	791.79	754.18	-37.61	4,347.04	4,525.08	178.04	9,050.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	687,496.00	576,676.25	-110,819.75	4,024,209.00	3,460,057.50	-564,151.50	6,920,115.00
4715-01-000	Tenant Utility Payments-Voucher	8,606.00	8,458.33	-147.67	64,264.00	50,749.98	-13,514.02	101,500.00
4715-02-000	Port Out HAP Payments	4,138.00	2,083.33	-2,054.67	25,380.00	12,499.98	-12,880.02	25,000.00
4715-07-000	Tenant FSS Goal Incentives	4,150.00	4,166.67	16.67	16,475.00	25,000.02	8,525.02	50,000.00
4715-08-000	Landlord Incentives	750.00	4,166.67	3,416.67	7,064.45	25,000.02	17,935.57	50,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	705,140.00	595,551.25	-109,588.75	4,137,392.45	3,573,307.50	-564,084.95	7,146,615.00
8000-00-000	TOTAL EXPENSES	756,569.09	654,524.04	-102,045.05	4,509,330.03	3,927,144.24	-582,185.79	7,854,288.00
9000-00-000	NET INCOME	5,073.42	-0.04	5,073.46	-45,031.79	-0.24	-45,031.55	0.00

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

January - June 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	19,289.00	14,148.33	5,140.67	115,193.20	84,889.98	30,303.22	169,780.00
3112-00-000	50059 HAP Subsidy	23,546.00	26,275.50	-2,729.50	140,018.00	157,653.00	-17,635.00	315,306.00
3119-00-000	Total Rental Income	42,835.00	40,423.83	2,411.17	255,211.20	242,542.98	12,668.22	485,086.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	396.32	416.67	-20.35	2,485.91	2,500.02	-14.11	5,000.00
3120-03-000	Damages	105.00	541.67	-436.67	2,820.00	3,250.02	-430.02	6,500.00
3120-04-000	Late Charges	123.00	83.33	39.67	844.00	499.98	344.02	1,000.00
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	250.00	-250.00	0.00	1,500.00	-1,500.00	3,000.00
3129-00-000	Total Other Tenant Income	624.32	1,291.67	-667.35	6,174.91	7,750.02	-1,575.11	15,500.00
3199-00-000	TOTAL TENANT INCOME	43,459.32	41,715.50	1,743.82	261,386.11	250,293.00	11,093.11	500,586.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	947.64	39,160.50	-38,212.86	78,321.00
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	947.64	39,160.50	-38,212.86	78,321.00
3999-00-000	TOTAL INCOME	43,459.32	48,242.25	-4,782.93	262,333.75	289,453.50	-27,119.75	578,907.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,297.99	3,878.17	580.18	22,096.46	23,269.02	1,172.56	46,538.00
4110-04-000	Employee Benefit Contribution-Admin	1,414.48	1,466.17	51.69	7,559.54	8,797.02	1,237.48	17,594.00
4110-99-000	Total Administrative Salaries	4,712.47	5,344.34	631.87	29,656.00	32,066.04	2,410.04	64,132.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-14.00	41.67	55.67	204.00	250.02	46.02	500.00
4130-02-000	Criminal Background Checks	213.50	16.67	-196.83	234.50	100.02	-134.48	200.00
4130-04-000	General Legal Expense	735.50	333.33	-402.17	854.00	1,999.98	1,145.98	4,000.00
4131-00-000	Total Legal Expense	935.00	391.67	-543.33	1,292.50	2,350.02	1,057.52	4,700.00
4140-00-000	Staff Training	0.00	83.33	83.33	219.00	499.98	280.98	1,000.00
4150-00-000	Travel	0.00	41.67	41.67	0.00	250.02	250.02	500.00
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 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	0.00	208.34	208.34	0.00	1,250.04	1,250.04	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.33	8.33	0.00	49.98	49.98	100.00
4190-03-000	Advertising	0.00	0.00	0.00	218.41	0.00	-218.41	0.00
4190-04-000	Office Supplies	0.00	41.67	41.67	264.10	250.02	-14.08	500.00
4190-06-000	Compliance	0.00	0.00	0.00	3.50	0.00	-3.50	0.00
4190-07-000	Telephone & Internet	341.53	250.00	-91.53	2,256.12	1,500.00	-756.12	3,000.00
4190-08-000	Postage	-13.40	41.67	55.07	266.06	250.02	-16.04	500.00
4190-10-000	Copiers	69.96	41.67	-28.29	256.25	250.02	-6.23	500.00
4190-12-000	Software	0.00	300.00	300.00	27.30	1,800.00	1,772.70	3,600.00
4190-13-000	IT/Website Maintenance	148.45	125.00	-23.45	573.85	750.00	176.15	1,500.00
4190-22-000	Other Misc Admin Expenses	-1,623.00	83.33	1,706.33	-872.75	499.98	1,372.73	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	-1,076.46	891.67	1,968.13	2,992.84	5,350.02	2,357.18	10,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,571.01	6,919.35	2,348.34	34,160.34	41,516.10	7,355.76	83,032.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	10,217.60	4,553.33	-5,664.27	22,282.31	27,319.98	5,037.67	54,640.00
4211-20-300	Tenant Services-Benefits	2,469.96	1,104.58	-1,365.38	5,628.32	6,627.48	999.16	13,255.00
4220-01-000	Other Tenant Svcs.	1,709.96	1,833.33	123.37	12,158.22	10,999.98	-1,158.24	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	502.52	472.17	-30.35	1,570.36	2,833.02	1,262.66	5,666.00
4241-20-300	Tenant Services-Training	250.00	188.33	-61.67	500.00	1,129.98	629.98	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	444.05	83.33	-360.72	444.05	499.98	55.93	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	15,594.09	8,360.07	-7,234.02	42,583.26	50,160.42	7,577.16	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	1,591.38	833.33	-758.05	5,665.83	4,999.98	-665.85	10,000.00
4320-00-000	Electricity	4,844.23	5,833.33	989.10	48,464.93	34,999.98	-13,464.95	70,000.00
4390-00-000	Sewer & Trash	3,733.64	2,083.33	-1,650.31	13,067.74	12,499.98	-567.76	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,169.25	8,749.99	-1,419.26	67,198.50	52,499.94	-14,698.56	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,874.34	5,036.17	161.83	30,731.09	30,217.02	-514.07	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,429.69	1,833.33	403.64	8,707.90	10,999.98	2,292.08	22,000.00
4419-00-000	Total General Maint Expense	6,304.03	6,869.50	565.47	39,438.99	41,217.00	1,778.01	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	309.98	25.00	-284.98	670.18	150.00	-520.18	300.00
4420-02-000	Supplies-Appliance	35.40	83.33	47.93	635.05	499.98	-135.07	1,000.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-03-000	Supplies-Unit Turnover	1,581.20	125.00	-1,456.20	1,793.60	750.00	-1,043.60	1,500.00
4420-04-000	Supplies-Electrical	0.00	416.67	416.67	1,625.33	2,500.02	874.69	5,000.00
4420-05-000	Supplies-Fuel & Parts	89.84	41.67	-48.17	327.32	250.02	-77.30	500.00
4420-06-000	Supplies-Janitorial/Cleaning	180.63	83.33	-97.30	750.48	499.98	-250.50	1,000.00
4420-07-000	Supplies-Maint/Repairs	34.97	666.67	631.70	2,995.97	4,000.02	1,004.05	8,000.00
4420-08-000	Supplies-Plumbing	141.55	125.00	-16.55	1,242.65	750.00	-492.65	1,500.00
4420-09-000	Tools and Equipment	-971.79	41.67	1,013.46	0.00	250.02	250.02	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	87.25	250.02	162.77	500.00
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	1,401.78	1,733.35	331.57	10,127.83	10,400.10	272.27	20,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	380.59	416.67	36.08	2,547.41	2,500.02	-47.39	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,150.00	499.98	-650.02	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,472.92	1,000.02	-472.90	2,000.00
4430-07-000	Contract-Pest Control	35.58	1,166.67	1,131.09	4,713.58	7,000.02	2,286.44	14,000.00
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	203.28	133.33	-69.95	1,197.57	799.98	-397.59	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-13-000	Contract-HVAC	1,677.50	208.33	-1,469.17	3,177.50	1,249.98	-1,927.52	2,500.00
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	4,886.66	1,250.00	-3,636.66	9,453.32	7,500.00	-1,953.32	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	523.75	300.00	-223.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	600.00	-375.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	700.00	0.00	-700.00	0.00
4439-00-000	Total Contract Costs	7,198.61	4,625.00	-2,573.61	25,911.05	27,750.00	1,838.95	55,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,904.42	13,227.85	-1,676.57	75,477.87	79,367.10	3,889.23	158,734.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	268.50	306.08	37.58	1,651.74	1,836.48	184.74	3,673.00
4510-10-000	Property Insurance	408.25	433.33	25.08	2,431.24	2,599.98	168.74	5,200.00
4510-20-000	Liability Insurance	217.03	216.67	-0.36	1,253.38	1,300.02	46.64	2,600.00
4510-30-000	Workmen's Compensation	100.81	127.25	26.44	638.72	763.50	124.78	1,527.00
4599-00-000	TOTAL GENERAL EXPENSES	994.59	1,083.33	88.74	5,975.08	6,499.98	524.90	13,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,937.27	2,011.58	74.31	11,526.26	12,069.48	543.22	24,139.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	1,937.27	2,011.58	74.31	11,526.26	12,069.48	543.22	24,139.00
8000-00-000	TOTAL EXPENSES	48,170.63	40,352.17	-7,818.46	236,921.31	242,113.02	5,191.71	484,226.00
9000-00-000	NET INCOME	-4,711.31	7,890.08	-12,601.39	25,412.44	47,340.48	-21,928.04	94,681.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		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	40,012.00	56,367.00	-16,355.00	239,591.10	338,202.00	-98,610.90	676,404.00
3112-06-000	PBV HAP Subsidy	160,015.00	131,523.00	28,492.00	912,910.00	789,138.00	123,772.00	1,578,276.00
3119-00-000	Total Rental Income	200,027.00	187,890.00	12,137.00	1,152,501.10	1,127,340.00	25,161.10	2,254,680.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	621.25	1,666.67	-1,045.42	14,819.43	10,000.02	4,819.41	20,000.00
3120-04-000	Late Charges	868.00	833.33	34.67	3,798.00	4,999.98	-1,201.98	10,000.00
3120-06-000	NSF Charges	50.00	8.33	41.67	50.00	49.98	0.02	100.00
3120-07-000	Tenant Owed Utilities	90.00	125.00	-35.00	580.00	750.00	-170.00	1,500.00
3120-08-000	Workorders/Maint Charges	0.00	166.67	-166.67	0.00	1,000.02	-1,000.02	2,000.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	5,161.01	0.00	5,161.01	0.00
3129-00-000	Total Other Tenant Income	1,629.25	2,800.00	-1,170.75	24,408.44	16,800.00	7,608.44	33,600.00
3199-00-000	TOTAL TENANT INCOME	201,656.25	190,690.00	10,966.25	1,176,909.54	1,144,140.00	32,769.54	2,288,280.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.00	166.67	-166.67	6.34	1,000.02	-993.68	2,000.00
3699-00-000	TOTAL OTHER INCOME	0.00	166.67	-166.67	6.34	1,000.02	-993.68	2,000.00
3999-00-000	TOTAL INCOME	201,656.25	190,856.67	10,799.58	1,176,915.88	1,145,140.02	31,775.86	2,290,280.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	27,176.04	33,344.42	6,168.38	174,292.04	200,066.52	25,774.48	400,133.00
4110-04-000	Employee Benefit Contribution-Admin	8,057.53	11,223.17	3,165.64	52,133.62	67,339.02	15,205.40	134,678.00
4110-99-000	Total Administrative Salaries	35,233.57	44,567.59	9,334.02	226,425.66	267,405.54	40,979.88	534,811.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	0.00	-64.00	256.00	0.00	-256.00	0.00
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	266.00	0.00	-266.00	0.00
4130-04-000	General Legal Expense	3,218.00	1,250.00	-1,968.00	3,424.50	7,500.00	4,075.50	15,000.00
4131-00-000	Total Legal Expense	3,282.00	1,250.00	-2,032.00	3,946.50	7,500.00	3,553.50	15,000.00
4140-00-000	Staff Training	917.50	1,250.00	332.50	3,845.92	7,500.00	3,654.08	15,000.00
4150-00-000	Travel	200.00	1,250.00	1,050.00	5,576.86	7,500.00	1,923.14	15,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
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	5,576.86	8,749.98	3,173.12	17,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	550.00	600.00	50.00	1,200.00
4190-02-000	Publications	0.00	66.67	66.67	71.36	400.02	328.66	800.00
4190-04-000	Office Supplies	423.03	333.33	-89.70	2,261.59	1,999.98	-261.61	4,000.00
4190-06-000	Compliance	0.00	83.33	83.33	120.00	499.98	379.98	1,000.00
4190-07-000	Telephone & Internet	468.26	550.00	81.74	3,011.33	3,300.00	288.67	6,600.00
4190-08-000	Postage	0.00	333.33	333.33	1,128.53	1,999.98	871.45	4,000.00
4190-10-000	Copiers	352.58	208.33	-144.25	1,223.48	1,249.98	26.50	2,500.00
4190-12-000	Software	467.50	1,833.33	1,365.83	4,599.51	10,999.98	6,400.47	22,000.00
4190-13-000	IT/Website Maintenance	712.21	416.67	-295.54	2,793.16	2,500.02	-293.14	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	200.24	1,500.00	1,299.76	3,000.00
4190-22-000	Other Misc Admin Expenses	-969.60	416.67	1,386.27	-2,304.47	2,500.02	4,804.49	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,453.98	4,591.66	3,137.68	13,654.73	27,549.96	13,895.23	55,100.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	41,087.05	53,117.58	12,030.53	253,449.67	318,705.48	65,255.81	637,411.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	135.80	250.00	114.20	452.50	1,500.00	1,047.50	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	135.80	250.00	114.20	452.50	1,500.00	1,047.50	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	4,606.76	2,666.67	-1,940.09	19,647.44	16,000.02	-3,647.42	32,000.00
4320-00-000	Electricity	584.79	833.33	248.54	6,097.10	4,999.98	-1,097.12	10,000.00
4330-00-000	Gas	0.00	166.67	166.67	375.29	1,000.02	624.73	2,000.00
4390-00-000	Sewer & Trash	5,220.44	3,333.33	-1,887.11	20,351.06	19,999.98	-351.08	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,411.99	7,000.00	-3,411.99	46,470.89	42,000.00	-4,470.89	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	18,408.27	20,903.92	2,495.65	108,073.60	125,423.52	17,349.92	250,847.00
4410-05-000	Employee Benefit Contribution-Maint.	4,892.04	7,267.58	2,375.54	29,749.21	43,605.48	13,856.27	87,211.00
4419-00-000	Total General Maint Expense	23,300.31	28,171.50	4,871.19	137,822.81	169,029.00	31,206.19	338,058.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	569.97	166.67	-403.30	2,243.28	1,000.02	-1,243.26	2,000.00
4420-02-000	Supplies-Appliance	70.80	250.00	179.20	2,216.13	1,500.00	-716.13	3,000.00
4420-03-000	Supplies-Unit Turnover	5,863.02	166.67	-5,696.35	11,545.39	1,000.02	-10,545.37	2,000.00
4420-04-000	Supplies-Electrical	0.00	833.33	833.33	2,526.52	4,999.98	2,473.46	10,000.00
4420-05-000	Supplies-Fuel & Parts	331.68	333.33	1.65	1,208.55	1,999.98	791.43	4,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-06-000	Supplies-Janitorial/Cleaning	347.80	416.67	68.87	2,464.20	2,500.02	35.82	5,000.00
4420-07-000	Supplies-Maint/Repairs	743.49	1,666.67	923.18	6,740.54	10,000.02	3,259.48	20,000.00
4420-08-000	Supplies-Plumbing	0.00	416.67	416.67	5,220.75	2,500.02	-2,720.73	5,000.00
4420-09-000	Tools and Equipment	0.00	333.33	333.33	2,311.74	1,999.98	-311.76	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	136.87	2,500.02	2,363.15	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	7,926.76	5,483.35	-2,443.41	36,613.97	32,900.10	-3,713.87	65,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	384.29	333.33	-50.96	1,575.31	1,999.98	424.67	4,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,310.00	499.98	-810.02	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-07-000	Contract-Pest Control	1,071.14	500.00	-571.14	5,627.13	3,000.00	-2,627.13	6,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	466.20	499.98	33.78	1,000.00
4430-09-000	Contract-Grounds	0.00	416.67	416.67	20,625.00	2,500.02	-18,124.98	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	387.36	416.67	29.31	2,442.37	2,500.02	57.65	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
4430-12-000	Contract-Inspections	1,150.00	833.33	-316.67	7,520.00	4,999.98	-2,520.02	10,000.00
4430-13-000	Contract-HVAC	4,288.62	1,666.67	-2,621.95	8,769.00	10,000.02	1,231.02	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	105,000.00	60,000.00	-45,000.00	120,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	187.00	0.00	-187.00	0.00
4439-00-000	Total Contract Costs	7,281.41	15,583.32	8,301.91	153,522.01	93,499.92	-60,022.09	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	38,508.48	49,238.17	10,729.69	327,958.79	295,429.02	-32,529.77	590,858.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	157.52	275.00	117.48	936.50	1,650.00	713.50	3,300.00
4510-10-000	Property Insurance	1,428.85	1,358.33	-70.52	7,567.30	8,149.98	582.68	16,300.00
4510-20-000	Liability Insurance	588.45	608.33	19.88	3,388.61	3,649.98	261.37	7,300.00
4510-30-000	Workmen's Compensation	555.60	550.00	-5.60	3,196.03	3,300.00	103.97	6,600.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,666.67	2,666.67	16,841.66	16,000.02	-841.64	32,000.00
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	2,730.42	7,541.66	4,811.24	31,930.10	45,249.96	13,319.86	90,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	3,285.72	14,346.33	11,060.61	89,616.69	86,077.98	-3,538.71	172,156.00
4899-00-000	TOTAL FINANCING EXPENSES	3,285.72	14,346.33	11,060.61	89,616.69	86,077.98	-3,538.71	172,156.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	96,159.46	131,493.74	35,334.28	749,878.64	788,962.44	39,083.80	1,577,925.00
9000-00-000	NET INCOME	105,496.79	59,362.93	46,133.86	427,037.24	356,177.58	70,859.66	712,355.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	8,589.00	10,919.75	-2,330.75	54,090.00	65,518.50	-11,428.50	131,037.00
3112-06-000	PBV HAP Subsidy	13,371.00	10,919.75	2,451.25	69,369.00	65,518.50	3,850.50	131,037.00
3119-00-000	Total Rental Income	21,960.00	21,839.50	120.50	123,459.00	131,037.00	-7,578.00	262,074.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	109.01	150.00	-40.99	712.79	900.00	-187.21	1,800.00
3120-03-000	Damages	20.00	208.33	-188.33	2,270.00	1,249.98	1,020.02	2,500.00
3120-04-000	Late Charges	63.00	41.67	21.33	413.00	250.02	162.98	500.00
3120-08-000	Workorders/Maint Charges	10.00	100.00	-90.00	678.00	600.00	78.00	1,200.00
3129-00-000	Total Other Tenant Income	202.01	500.00	-297.99	4,073.79	3,000.00	1,073.79	6,000.00
3199-00-000	TOTAL TENANT INCOME	22,162.01	22,339.50	-177.49	127,532.79	134,037.00	-6,504.21	268,074.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	377.22	416.67	-39.45	2,245.52	2,500.02	-254.50	5,000.00
3699-00-000	TOTAL OTHER INCOME	377.22	416.67	-39.45	2,245.52	2,500.02	-254.50	5,000.00
3999-00-000	TOTAL INCOME	22,539.23	22,756.17	-216.94	129,778.31	136,537.02	-6,758.71	273,074.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,140.92	3,530.67	389.75	20,706.93	21,184.02	477.09	42,368.00
4110-04-000	Employee Benefit Contribution-Admin	1,035.17	1,214.83	179.66	6,986.88	7,288.98	302.10	14,578.00
4110-99-000	Total Administrative Salaries	4,176.09	4,745.50	569.41	27,693.81	28,473.00	779.19	56,946.00
4130-00-000	Legal Expense							
4130-04-000	General Legal Expense	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
4131-00-000	Total Legal Expense	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
4140-00-000	Staff Training	25.00	83.33	58.33	419.00	499.98	80.98	1,000.00
4150-00-000	Travel	21.89	100.00	78.11	21.89	600.00	578.11	1,200.00
4173-00-000	Management Fee	1,155.10	1,000.00	-155.10	6,405.47	6,000.00	-405.47	12,000.00
4189-00-000	Total Other Admin Expenses	1,176.99	1,100.00	-76.99	6,427.36	6,600.00	172.64	13,200.00
4190-00-000	Miscellaneous Admin Expenses							
4190-04-000	Office Supplies	0.00	50.00	50.00	50.21	300.00	249.79	600.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
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	249.47	300.00	50.53	1,373.04	1,800.00	426.96	3,600.00
4190-08-000	Postage	0.00	41.67	41.67	126.33	250.02	123.69	500.00
4190-10-000	Copiers	60.58	83.33	22.75	297.29	499.98	202.69	1,000.00
4190-12-000	Software	0.00	166.67	166.67	13.65	1,000.02	986.37	2,000.00
4190-13-000	IT/Website Maintenance	74.23	83.33	9.10	286.92	499.98	213.06	1,000.00
4190-21-000	HCC Fees	0.00	666.67	666.67	7,391.18	4,000.02	-3,391.16	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	185.36	250.02	64.66	500.00
4191-00-000	Total Miscellaneous Admin Expenses	390.28	1,558.34	1,168.06	11,123.98	9,350.04	-1,773.94	18,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,768.36	7,637.17	1,868.81	45,664.15	45,823.02	158.87	91,646.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	5,000.00	1,520.83	-3,479.17	10,000.00	9,124.98	-875.02	18,250.00
4220-01-000	Other Tenant Svcs.	1,545.00	125.00	-1,420.00	2,869.00	750.00	-2,119.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	6,545.00	1,645.83	-4,899.17	12,869.00	9,874.98	-2,994.02	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	833.58	358.33	-475.25	2,917.53	2,149.98	-767.55	4,300.00
4320-00-000	Electricity	1,500.35	1,666.67	166.32	10,583.32	10,000.02	-583.30	20,000.00
4330-00-000	Gas	196.75	200.00	3.25	1,271.65	1,200.00	-71.65	2,400.00
4390-00-000	Sewer & Trash	1,806.60	916.67	-889.93	6,323.10	5,500.02	-823.08	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	4,337.28	3,141.67	-1,195.61	21,095.60	18,850.02	-2,245.58	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,502.54	1,565.25	62.71	9,071.63	9,391.50	319.87	18,783.00
4410-05-000	Employee Benefit Contribution-Maint.	471.60	655.50	183.90	2,745.56	3,933.00	1,187.44	7,866.00
4419-00-000	Total General Maint Expense	1,974.14	2,220.75	246.61	11,817.19	13,324.50	1,507.31	26,649.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	8.33	8.33	258.79	49.98	-208.81	100.00
4420-02-000	Supplies-Appliance	0.00	83.33	83.33	323.69	499.98	176.29	1,000.00
4420-03-000	Supplies-Unit Turnover	81.04	83.33	2.29	103.57	499.98	396.41	1,000.00
4420-04-000	Supplies-Electrical	0.00	125.00	125.00	481.71	750.00	268.29	1,500.00
4420-05-000	Supplies-Fuel & Parts	34.56	16.67	-17.89	125.89	100.02	-25.87	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	118.10	300.00	181.90	600.00
4420-07-000	Supplies-Maint/Repairs	525.97	133.33	-392.64	759.71	799.98	40.27	1,600.00
4420-08-000	Supplies-Plumbing	0.00	50.00	50.00	0.00	300.00	300.00	600.00
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	127.25	900.00	772.75	1,800.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - June 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
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	641.57	749.99	108.42	2,298.71	4,499.94	2,201.23	9,000.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	304.87	225.00	-79.87	2,062.79	1,350.00	-712.79	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	2,545.00	499.98	-2,045.02	1,000.00
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	71.16	166.67	95.51	427.15	1,000.02	572.87	2,000.00
4430-10-000	Contract-Janitorial/Cleaning	176.12	133.33	-42.79	1,063.55	799.98	-263.57	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-12-000	Contract-Inspections	300.00	166.67	-133.33	1,335.00	1,000.02	-334.98	2,000.00
4430-13-000	Contract-HVAC	960.75	208.33	-752.42	2,550.75	1,249.98	-1,300.77	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	250.02	250.02	500.00
4430-18-000	Contract-Alarm Monitoring	382.50	50.00	-332.50	824.49	300.00	-524.49	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	125.00	125.00	1,425.00	750.00	-675.00	1,500.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	124.75	0.00	-124.75	0.00
4439-00-000	Total Contract Costs	2,195.40	1,266.67	-928.73	12,358.48	7,600.02	-4,758.46	15,200.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,811.11	4,237.41	-573.70	26,474.38	25,424.46	-1,049.92	50,849.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	14.29	15.00	0.71	90.40	90.00	-0.40	180.00
4510-10-000	Property Insurance	507.94	465.42	-42.52	3,047.64	2,792.52	-255.12	5,585.00
4510-20-000	Liability Insurance	143.27	185.00	41.73	859.62	1,110.00	250.38	2,220.00
4510-30-000	Workmen's Compensation	46.58	51.25	4.67	299.97	307.50	7.53	615.00
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	87.50	44.99	255.06	525.00	269.94	1,050.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	0.00	1,249.98	1,249.98	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	754.59	1,012.50	257.91	4,552.69	6,075.00	1,522.31	12,150.00
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	23,581.34	19,039.58	-4,541.76	118,845.82	114,237.48	-4,608.34	228,475.00
9000-00-000	NET INCOME	-1,042.11	3,716.59	-4,758.70	10,932.49	22,299.54	-11,367.05	44,599.00

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

January - July 2025

		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	38,868.26	39,387.25	-518.99	273,479.32	275,710.75	-2,231.43	472,647.00
3112-06-000	PBV HAP Subsidy	41,448.00	37,749.67	3,698.33	263,816.00	264,247.69	-431.69	452,996.00
3119-00-000	Total Rental Income	80,316.26	77,136.92	3,179.34	537,295.32	539,958.44	-2,663.12	925,643.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	380.26	333.33	46.93	2,876.14	2,333.31	542.83	4,000.00
3120-03-000	Damages	9,516.81	541.67	8,975.14	14,536.43	3,791.69	10,744.74	6,500.00
3120-04-000	Late Charges	179.00	83.33	95.67	1,430.00	583.31	846.69	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	41.67	-41.67	160.00	291.69	-131.69	500.00
3129-00-000	Total Other Tenant Income	10,076.07	1,000.00	9,076.07	19,002.57	7,000.00	12,002.57	12,000.00
3199-00-000	TOTAL TENANT INCOME	90,392.33	78,136.92	12,255.41	556,297.89	546,958.44	9,339.45	937,643.00
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00	34,644.75	24,746.25	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	43,315.75	49,042.00	-5,726.25	84,072.00
3410-61-200	COC Planning Grant	0.00	4,168.25	-4,168.25	24,233.37	29,177.75	-4,944.38	50,019.00
3499-00-000	TOTAL GRANT INCOME	0.00	16,123.50	-16,123.50	126,940.12	112,864.50	14,075.62	193,482.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	283.20	0.00	283.20	1,946.31	0.00	1,946.31	0.00
3620-00-000	Management Fee Income	1,247.51	1,000.00	247.51	7,652.98	7,000.00	652.98	12,000.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	26,250.00	-26,250.00	45,000.00
3650-00-000	Miscellaneous Other Income	0.00	16,666.67	-16,666.67	0.00	116,666.69	-116,666.69	200,000.00
3699-00-000	TOTAL OTHER INCOME	1,530.71	21,416.67	-19,885.96	9,599.29	149,916.69	-140,317.40	257,000.00
3999-00-000	TOTAL INCOME	91,923.04	115,677.09	-23,754.05	692,837.30	809,739.63	-116,902.33	1,388,125.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	17,294.58	21,132.42	3,837.84	139,594.91	147,926.94	8,332.03	253,589.00
4110-04-000	Employee Benefit Contribution-Admin	3,580.39	6,778.92	3,198.53	36,148.40	47,452.44	11,304.04	81,347.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,446.15	3,484.00	1,037.85	23,906.28	24,388.00	481.72	41,808.00

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

January - July 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,241.47	1,215.25	-26.22	8,330.15	8,506.75	176.60	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	4,805.74	3,731.75	-1,073.99	23,850.75	26,122.25	2,271.50	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,559.04	1,249.33	-309.71	8,901.60	8,745.31	-156.29	14,992.00
4110-61-200	Salary-COC Planning Grant	2,446.16	3,452.67	1,006.51	24,215.71	24,168.69	-47.02	41,432.00
4110-61-201	Adm Benefits-COC Planning	313.08	715.58	402.50	2,776.90	5,009.06	2,232.16	8,587.00
4110-99-000	Total Administrative Salaries	33,686.61	41,759.92	8,073.31	267,724.70	292,319.44	24,594.74	501,119.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-64.00	66.67	130.67	64.00	466.69	402.69	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	116.69	116.69	200.00
4130-04-000	General Legal Expense	0.00	1,458.33	1,458.33	3,112.81	10,208.31	7,095.50	17,500.00
4131-00-000	Total Legal Expense	-64.00	1,541.67	1,605.67	3,176.81	10,791.69	7,614.88	18,500.00
4140-00-000	Staff Training	1,015.00	916.66	-98.34	2,893.02	6,416.62	3,523.60	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	400.00	916.66	516.66	12,079.40	6,416.62	-5,662.78	11,000.00
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	400.00	1,763.33	1,363.33	12,079.40	12,343.31	263.91	21,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
4190-02-000	Publications	0.00	41.67	41.67	213.20	291.69	78.49	500.00
4190-03-000	Advertising	0.00	83.33	83.33	218.41	583.31	364.90	1,000.00
4190-04-000	Office Supplies	16.80	166.66	149.86	243.81	1,166.62	922.81	2,000.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-07-000	Telephone & Internet	738.40	805.00	66.60	5,637.06	5,635.00	-2.06	9,660.00
4190-08-000	Postage	587.60	166.67	-420.93	1,888.53	1,166.69	-721.84	2,000.00
4190-10-000	Copiers	54.54	166.66	112.12	962.56	1,166.62	204.06	2,000.00
4190-12-000	Software	0.00	1,250.00	1,250.00	780.04	8,750.00	7,969.96	15,000.00
4190-13-000	IT/Website Maintenance	685.06	416.67	-268.39	3,584.63	2,916.69	-667.94	5,000.00
4190-14-000	Community Donations	106.84	1,000.00	893.16	10,976.60	7,000.00	-3,976.60	12,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	75.00	1,750.00	1,675.00	3,000.00
4190-22-000	Other Misc Admin Expenses	2,343.60	291.66	-2,051.94	-924.98	2,041.62	2,966.60	3,500.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	1,229.18	875.00	-354.18	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	1,370.50	1,414.56	44.06	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	11,536.00	7,457.94	-4,078.06	12,785.00
4190-60-202	Services (HMIS/SNAP)	996.20	757.42	-238.78	5,017.88	5,301.94	284.06	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	5,529.04	6,929.91	1,400.87	42,808.42	48,509.37	5,700.95	83,159.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	40,566.65	52,911.49	12,344.84	328,682.35	370,380.43	41,698.08	634,938.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,610.31	1,833.33	223.02	13,728.55	12,833.31	-895.24	22,000.00

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

January - July 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,610.31	1,833.33	223.02	13,728.55	12,833.31	-895.24	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	916.66	916.66	7,400.08	6,416.62	-983.46	11,000.00
4320-00-000	Electricity	5,102.28	6,000.00	897.72	43,928.94	42,000.00	-1,928.94	72,000.00
4330-00-000	Gas	0.00	83.33	83.33	99.52	583.31	483.79	1,000.00
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	14,964.88	14,583.31	-381.57	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	5,102.28	9,083.32	3,981.04	66,393.42	63,583.24	-2,810.18	109,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,675.04	7,130.75	455.71	51,111.57	49,915.25	-1,196.32	85,569.00
4410-05-000	Employee Benefit Contribution-Maint.	1,856.72	2,569.08	712.36	13,888.76	17,983.56	4,094.80	30,829.00
4419-00-000	Total General Maint Expense	8,531.76	9,699.83	1,168.07	65,000.33	67,898.81	2,898.48	116,398.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	386.47	175.00	-211.47	300.00
4420-02-000	Supplies-Appliance	317.90	83.33	-234.57	649.80	583.31	-66.49	1,000.00
4420-03-000	Supplies-Unit Turnover	227.43	291.67	64.24	3,490.41	2,041.69	-1,448.72	3,500.00
4420-04-000	Supplies-Electrical	40.15	441.67	401.52	1,584.93	3,091.69	1,506.76	5,300.00
4420-05-000	Supplies-Fuel & Parts	68.75	62.50	-6.25	421.25	437.50	16.25	750.00
4420-06-000	Supplies-Janitorial/Cleaning	50.48	166.66	116.18	634.67	1,166.62	531.95	2,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	916.67	916.67	1,914.75	6,416.69	4,501.94	11,000.00
4420-08-000	Supplies-Plumbing	928.99	175.00	-753.99	3,332.29	1,225.00	-2,107.29	2,100.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	590.00	291.69	-298.31	500.00
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	41.67	41.67	49.62	291.69	242.07	500.00
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	1,633.70	2,354.18	720.48	13,054.19	16,479.26	3,425.07	28,250.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	459.94	416.67	-43.27	3,140.75	2,916.69	-224.06	5,000.00
4430-04-000	Contract-Snow Removal	0.00	125.00	125.00	1,405.00	875.00	-530.00	1,500.00
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	3,028.65	8,750.00	5,721.35	15,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	492.50	1,166.69	674.19	2,000.00
4430-07-000	Contract-Pest Control	106.74	1,450.00	1,343.26	3,260.77	10,150.00	6,889.23	17,400.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	997.67	583.31	-414.36	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	203.28	341.66	138.38	1,400.83	2,391.62	990.79	4,100.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	6,800.00	2,041.69	-4,758.31	3,500.00

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

January - July 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-13-000	Contract-HVAC	337.50	750.00	412.50	3,810.06	5,250.00	1,439.94	9,000.00
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	3,617.61	916.67	-2,700.94	12,514.60	6,416.69	-6,097.91	11,000.00
4430-18-000	Contract-Alarm Monitoring	38.00	133.33	95.33	903.80	933.31	29.51	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	266.67	266.67	1,350.00	1,866.69	516.69	3,200.00
4430-99-000	Contract Costs-Other	600.00	250.00	-350.00	4,611.75	1,750.00	-2,861.75	3,000.00
4439-00-000	Total Contract Costs	5,363.07	6,575.01	1,211.94	43,716.38	46,025.07	2,308.69	78,900.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,528.53	18,629.02	3,100.49	121,770.90	130,403.14	8,632.24	223,548.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	238.44	331.17	92.73	1,940.13	2,318.19	378.06	3,974.00
4510-10-000	Property Insurance	515.83	548.34	32.51	3,125.16	3,838.38	713.22	6,580.00
4510-20-000	Liability Insurance	243.84	192.92	-50.92	1,419.03	1,350.44	-68.59	2,315.00
4510-30-000	Workmen's Compensation	495.33	494.25	-1.08	3,290.94	3,459.75	168.81	5,931.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	4,266.56	0.00	-4,266.56	0.00
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	1,493.44	2,400.01	906.57	14,041.82	16,800.07	2,758.25	28,800.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	4,778.02	4,845.50	67.48	34,539.07	33,918.50	-620.57	58,146.00
4899-00-000	TOTAL FINANCING EXPENSES	4,778.02	4,845.50	67.48	34,539.07	33,918.50	-620.57	58,146.00
8000-00-000	TOTAL EXPENSES	69,079.23	89,702.67	20,623.44	579,156.11	627,918.69	48,762.58	1,076,432.00
9000-00-000	NET INCOME	22,843.81	25,974.42	-3,130.61	113,681.19	181,820.94	-68,139.75	311,693.00

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

January - July 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	19,156.26	19,053.92	102.34	133,101.82	133,377.44	-275.62	228,647.00
3119-00-000	Total Rental Income	19,156.26	19,053.92	102.34	133,101.82	133,377.44	-275.62	228,647.00
3199-00-000	TOTAL TENANT INCOME	19,156.26	19,053.92	102.34	133,101.82	133,377.44	-275.62	228,647.00
3999-00-000	TOTAL INCOME	19,156.26	19,053.92	102.34	133,101.82	133,377.44	-275.62	228,647.00
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	0.00	1,458.31	1,458.31	2,500.00
4131-00-000	Total Legal Expense	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	36.21	55.00	18.79	352.06	385.00	32.94	660.00
4191-00-000	Total Miscellaneous Admin Expenses	36.21	55.00	18.79	352.06	385.00	32.94	660.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	36.21	263.33	227.12	352.06	1,843.31	1,491.25	3,160.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	315.00	583.31	268.31	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	315.00	583.31	268.31	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4420-00-000	Materials							
4420-07-000	Supplies-Maint/Repairs	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
4429-00-000	Total Materials	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	41.67	41.67	830.00	291.69	-538.31	500.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	410.00	0.00	-410.00	0.00
4430-07-000	Contract-Pest Control	71.16	75.00	3.84	498.29	525.00	26.71	900.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4430-13-000	Contract-HVAC	337.50	250.00	-87.50	593.25	1,750.00	1,156.75	3,000.00
4430-17-000	Contract-Elevator Maintenance	160.00	250.00	90.00	620.00	1,750.00	1,130.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	23.00	20.83	-2.17	161.00	145.81	-15.19	250.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-19-000	Contract-Sprinkler Monitoring	0.00	166.67	166.67	375.00	1,166.69	791.69	2,000.00
4430-99-000	Contract Costs-Other	600.00	83.33	-516.67	1,200.00	583.31	-616.69	1,000.00
4439-00-000	Total Contract Costs	1,191.66	1,095.83	-95.83	4,687.54	7,670.81	2,983.27	13,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,191.66	1,262.50	70.84	4,687.54	8,837.50	4,149.96	15,150.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,281.94	2,328.25	46.31	16,631.85	16,297.75	-334.10	27,939.00
4899-00-000	TOTAL FINANCING EXPENSES	2,281.94	2,328.25	46.31	16,631.85	16,297.75	-334.10	27,939.00
8000-00-000	TOTAL EXPENSES	3,509.81	3,937.41	427.60	21,986.45	27,561.87	5,575.42	47,249.00
9000-00-000	NET INCOME	15,646.45	15,116.51	529.94	111,115.37	105,815.57	5,299.80	181,398.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	19,712.00	20,333.33	-621.33	140,377.50	142,333.31	-1,955.81	244,000.00
3112-06-000	PBV HAP Subsidy	41,448.00	37,749.67	3,698.33	263,816.00	264,247.69	-431.69	452,996.00
3119-00-000	Total Rental Income	61,160.00	58,083.00	3,077.00	404,193.50	406,581.00	-2,387.50	696,996.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	380.26	333.33	46.93	2,876.14	2,333.31	542.83	4,000.00
3120-03-000	Damages	9,516.81	541.67	8,975.14	12,838.43	3,791.69	9,046.74	6,500.00
3120-04-000	Late Charges	179.00	83.33	95.67	1,316.00	583.31	732.69	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	41.67	-41.67	160.00	291.69	-131.69	500.00
3129-00-000	Total Other Tenant Income	10,076.07	1,000.00	9,076.07	17,190.57	7,000.00	10,190.57	12,000.00
3199-00-000	TOTAL TENANT INCOME	71,236.07	59,083.00	12,153.07	421,384.07	413,581.00	7,803.07	708,996.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	277.83	0.00	277.83	1,864.72	0.00	1,864.72	0.00
3699-00-000	TOTAL OTHER INCOME	277.83	0.00	277.83	1,864.72	0.00	1,864.72	0.00
3999-00-000	TOTAL INCOME	71,513.90	59,083.00	12,430.90	423,248.79	413,581.00	9,667.79	708,996.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,625.19	5,491.25	866.06	35,335.59	38,438.75	3,103.16	65,895.00
4110-04-000	Employee Benefit Contribution-Admin	1,681.42	1,867.50	186.08	11,009.78	13,072.50	2,062.72	22,410.00
4110-99-000	Total Administrative Salaries	6,306.61	7,358.75	1,052.14	46,345.37	51,511.25	5,165.88	88,305.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-64.00	66.67	130.67	64.00	466.69	402.69	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	116.69	116.69	200.00
4130-04-000	General Legal Expense	0.00	416.67	416.67	1,461.50	2,916.69	1,455.19	5,000.00
4131-00-000	Total Legal Expense	-64.00	500.01	564.01	1,525.50	3,500.07	1,974.57	6,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	119.00	583.31	464.31	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	20.00	583.31	563.31	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	20.00	1,750.00	1,730.00	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		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	0.00	0.00	218.41	0.00	-218.41	0.00
4190-04-000	Office Supplies	16.80	83.33	66.53	67.02	583.31	516.29	1,000.00
4190-06-000	Compliance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4190-07-000	Telephone & Internet	229.04	250.00	20.96	1,682.47	1,750.00	67.53	3,000.00
4190-08-000	Postage	127.60	41.67	-85.93	500.00	291.69	-208.31	500.00
4190-10-000	Copiers	28.29	83.33	55.04	318.91	583.31	264.40	1,000.00
4190-12-000	Software	0.00	416.67	416.67	40.95	2,916.69	2,875.74	5,000.00
4190-13-000	IT/Website Maintenance	188.40	125.00	-63.40	1,005.95	875.00	-130.95	1,500.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	75.00	291.69	216.69	500.00
4190-22-000	Other Misc Admin Expenses	0.00	83.33	83.33	-2,738.07	583.31	3,321.38	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	590.13	1,183.34	593.21	1,170.64	8,283.38	7,112.74	14,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,832.74	9,375.43	2,542.69	49,180.51	65,628.01	16,447.50	112,505.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	1,610.31	1,833.33	223.02	13,728.55	12,833.31	-895.24	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,610.31	1,833.33	223.02	13,728.55	12,833.31	-895.24	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	833.33	833.33	7,085.08	5,833.31	-1,251.77	10,000.00
4320-00-000	Electricity	5,076.97	5,833.33	756.36	42,910.33	40,833.31	-2,077.02	70,000.00
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	14,964.88	14,583.31	-381.57	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	5,076.97	8,749.99	3,673.02	64,960.29	61,249.93	-3,710.36	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,718.60	5,036.17	317.57	35,353.22	35,253.19	-100.03	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,410.51	1,833.33	422.82	10,111.03	12,833.31	2,722.28	22,000.00
4419-00-000	Total General Maint Expense	6,129.11	6,869.50	740.39	45,464.25	48,086.50	2,622.25	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	338.16	175.00	-163.16	300.00
4420-02-000	Supplies-Appliance	317.90	83.33	-234.57	649.80	583.31	-66.49	1,000.00
4420-03-000	Supplies-Unit Turnover	227.43	291.67	64.24	3,490.41	2,041.69	-1,448.72	3,500.00
4420-04-000	Supplies-Electrical	40.15	416.67	376.52	1,584.93	2,916.69	1,331.76	5,000.00
4420-05-000	Supplies-Fuel & Parts	68.75	62.50	-6.25	421.25	437.50	16.25	750.00
4420-06-000	Supplies-Janitorial/Cleaning	50.48	83.33	32.85	634.67	583.31	-51.36	1,000.00
4420-07-000	Supplies-Maint/Repairs	0.00	666.67	666.67	1,615.59	4,666.69	3,051.10	8,000.00
4420-08-000	Supplies-Plumbing	928.99	166.67	-762.32	3,332.29	1,166.69	-2,165.60	2,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-09-000	Tools and Equipment	0.00	41.67	41.67	590.00	291.69	-298.31	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	49.62	291.69	242.07	500.00
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	1,633.70	1,962.52	328.82	12,706.72	13,737.64	1,030.92	23,550.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	459.94	416.67	-43.27	3,140.75	2,916.69	-224.06	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	575.00	583.31	8.31	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,250.00	1,250.00	3,028.65	8,750.00	5,721.35	15,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	82.50	1,166.69	1,084.19	2,000.00
4430-07-000	Contract-Pest Control	35.58	1,333.33	1,297.75	2,335.33	9,333.31	6,997.98	16,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	997.67	583.31	-414.36	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	203.28	133.33	-69.95	1,400.83	933.31	-467.52	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-12-000	Contract-Inspections	0.00	291.67	291.67	6,800.00	2,041.69	-4,758.31	3,500.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	2,850.00	2,916.69	66.69	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	3,457.61	666.67	-2,790.94	11,894.60	4,666.69	-7,227.91	8,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	538.75	350.00	-188.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	700.00	-275.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	308.75	0.00	-308.75	0.00
4439-00-000	Total Contract Costs	4,171.41	5,125.01	953.60	34,927.83	35,875.07	947.24	61,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	11,934.22	13,957.03	2,022.81	93,098.80	97,699.21	4,600.41	167,484.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	139.99	231.17	91.18	1,305.20	1,618.19	312.99	2,774.00
4510-10-000	Property Insurance	411.75	406.67	-5.08	2,422.10	2,846.69	424.59	4,880.00
4510-20-000	Liability Insurance	222.95	117.92	-105.03	1,253.24	825.44	-427.80	1,415.00
4510-30-000	Workmen's Compensation	132.82	119.25	-13.57	876.73	834.75	-41.98	1,431.00
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	907.51	1,708.34	800.83	5,857.27	11,958.38	6,101.11	20,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,496.08	2,517.25	21.17	17,907.22	17,620.75	-286.47	30,207.00
4899-00-000	TOTAL FINANCING EXPENSES	2,496.08	2,517.25	21.17	17,907.22	17,620.75	-286.47	30,207.00
8000-00-000	TOTAL EXPENSES	28,857.83	38,141.37	9,283.54	244,732.64	266,989.59	22,256.95	457,696.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
9000-00-000	NET INCOME	42,656.07	20,941.63	21,714.44	178,516.15	146,591.41	31,924.74	251,300.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3400-00-000	GRANT INCOME							
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	59,391.00	34,644.75	24,746.25	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	43,315.75	49,042.00	-5,726.25	84,072.00
3410-61-200	COC Planning Grant	0.00	4,168.25	-4,168.25	24,233.37	29,177.75	-4,944.38	50,019.00
3499-00-000	TOTAL GRANT INCOME	0.00	16,123.50	-16,123.50	126,940.12	112,864.50	14,075.62	193,482.00
3999-00-000	TOTAL INCOME	0.00	16,123.50	-16,123.50	126,940.12	112,864.50	14,075.62	193,482.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,446.15	3,484.00	1,037.85	23,906.28	24,388.00	481.72	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,241.47	1,215.25	-26.22	8,330.15	8,506.75	176.60	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	4,805.74	3,731.75	-1,073.99	23,850.75	26,122.25	2,271.50	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,559.04	1,249.33	-309.71	8,901.60	8,745.31	-156.29	14,992.00
4110-61-200	Salary-COC Planning Grant	2,446.16	3,452.67	1,006.51	24,215.71	24,168.69	-47.02	41,432.00
4110-61-201	Adm Benefits-COC Planning	313.08	715.58	402.50	2,776.90	5,009.06	2,232.16	8,587.00
4110-99-000	Total Administrative Salaries	12,811.64	13,848.58	1,036.94	91,981.39	96,940.06	4,958.67	166,183.00
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	1,229.18	875.00	-354.18	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	1,370.50	1,414.56	44.06	2,425.00
4190-60-201	Software (HMIS/SNAP)	0.00	1,065.42	1,065.42	11,536.00	7,457.94	-4,078.06	12,785.00
4190-60-202	Services (HMIS/SNAP)	996.20	757.42	-238.78	5,017.88	5,301.94	284.06	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	996.20	2,149.92	1,153.72	19,153.56	15,049.44	-4,104.12	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,807.84	16,123.50	2,315.66	111,134.95	112,864.50	1,729.55	193,482.00
8000-00-000	TOTAL EXPENSES	13,807.84	16,123.50	2,315.66	111,134.95	112,864.50	1,729.55	193,482.00
9000-00-000	NET INCOME	-13,807.84	0.00	-13,807.84	15,805.17	0.00	15,805.17	0.00

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

January - July 2025

		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	693,564.00	591,992.92	101,571.08	4,743,489.00	4,143,950.44	599,538.56	7,103,915.00
3410-02-000	Section 8 Admin. Fee Income	59,591.00	52,501.92	7,089.08	375,120.00	367,513.44	7,606.56	630,023.00
3410-03-000	Section 8 FSS Grant Income	27,866.45	5,512.50	22,353.95	78,310.99	38,587.50	39,723.49	66,150.00
3410-04-000	Port-In Admin Fees Earned	457.66	100.00	357.66	1,724.36	700.00	1,024.36	1,200.00
3410-06-000	Port In HAP Earned	7,015.00	2,500.00	4,515.00	42,570.00	17,500.00	25,070.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	788,494.11	652,607.34	135,886.77	5,241,214.35	4,568,251.38	672,962.97	7,831,288.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	1,042.78	958.33	84.45	6,831.78	6,708.31	123.47	11,500.00
3640-01-000	Fraud Recovery-ADM	1,042.77	958.33	84.44	6,831.77	6,708.31	123.46	11,500.00
3699-00-000	TOTAL OTHER INCOME	2,085.55	1,916.66	168.89	13,663.55	13,416.62	246.93	23,000.00
3999-00-000	TOTAL INCOME	790,579.66	654,524.00	136,055.66	5,254,877.90	4,581,668.00	673,209.90	7,854,288.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	27,479.12	33,237.59	5,758.47	196,169.30	232,663.13	36,493.83	398,851.00
4110-04-000	Employee Benefit Contribution-Admin	8,292.63	11,468.50	3,175.87	58,021.42	80,279.50	22,258.08	137,622.00
4110-20-400	Administrative Salaries-FSS	8,600.51	4,386.67	-4,213.84	67,793.43	30,706.69	-37,086.74	52,640.00
4110-21-400	Employee Benefits Contribution-FSS	2,931.62	1,042.50	-1,889.12	19,882.15	7,297.50	-12,584.65	12,510.00
4110-30-100	Administrative Salaries-MS5	0.00	0.00	0.00	18,605.37	0.00	-18,605.37	0.00
4110-30-101	Employee Benefits Contribution-MS5	0.00	0.00	0.00	4,719.04	0.00	-4,719.04	0.00
4110-99-000	Total Administrative Salaries	47,303.88	50,135.26	2,831.38	365,190.71	350,946.82	-14,243.89	601,623.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	303.00	166.67	-136.33	3,059.00	1,166.69	-1,892.31	2,000.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
4131-00-000	Total Legal Expense	303.00	333.34	30.34	3,059.00	2,333.38	-725.62	4,000.00
4140-00-000	Staff Training	142.06	833.33	691.27	4,190.06	5,833.31	1,643.25	10,000.00
4140-01-400	Staff Training-FSS	0.00	83.33	83.33	4,000.00	583.31	-3,416.69	1,000.00
4150-00-000	Travel	0.00	666.67	666.67	8,733.86	4,666.69	-4,067.17	8,000.00
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	160.98	166.67	5.69	1,390.86	1,166.69	-224.17	2,000.00

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

January - July 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	160.98	1,666.67	1,505.69	10,124.72	11,666.69	1,541.97	20,000.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	799.00	83.33	-715.67	799.00	583.31	-215.69	1,000.00
4190-02-000	Publications	0.00	16.67	16.67	0.00	116.69	116.69	200.00
4190-03-000	Advertising	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4190-04-000	Office Supplies	56.23	41.67	-14.56	1,861.78	291.69	-1,570.09	500.00
4190-05-000	Fuel-Administrative	98.21	66.67	-31.54	601.78	466.69	-135.09	800.00
4190-06-000	Compliance	626.50	833.33	206.83	4,749.50	5,833.31	1,083.81	10,000.00
4190-07-000	Telephone & Internet	432.95	416.67	-16.28	3,114.32	2,916.69	-197.63	5,000.00
4190-08-000	Postage	584.04	166.67	-417.37	2,000.00	1,166.69	-833.31	2,000.00
4190-10-000	Copiers	52.39	125.00	72.61	933.21	875.00	-58.21	1,500.00
4190-12-000	Software	0.00	2,500.00	2,500.00	3,292.06	17,500.00	14,207.94	30,000.00
4190-13-000	IT/Website Maintenance	725.05	416.67	-308.38	3,763.46	2,916.69	-846.77	5,000.00
4190-18-000	Small Office Equipment	0.00	166.67	166.67	1,080.16	1,166.69	86.53	2,000.00
4190-22-000	Other Misc Admin Expenses	271.12	0.00	-271.12	4,866.13	0.00	-4,866.13	0.00
4191-00-000	Total Miscellaneous Admin Expenses	3,645.49	4,916.68	1,271.19	27,061.40	34,416.76	7,355.36	59,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51,555.41	57,968.61	6,413.20	413,625.89	405,780.27	-7,845.62	695,623.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	250.00	125.00	-125.00	1,770.06	875.00	-895.06	1,500.00
4220-02-000	Tenant FSS Goal Incentives	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	250.00	250.00	0.00	1,770.06	1,750.00	-20.06	3,000.00
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	0.00	0.00	0.00	2,000.00	0.00	-2,000.00	0.00
4330-00-000	Gas	0.00	0.00	0.00	2,000.00	0.00	-2,000.00	0.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	0.00	0.00	4,000.00	0.00	-4,000.00	0.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	153.54	104.17	-49.37	1,004.54	729.19	-275.35	1,250.00
4510-10-000	Property Insurance	54.78	16.67	-38.11	234.10	116.69	-117.41	200.00
4510-20-000	Liability Insurance	14.01	16.67	2.66	73.00	116.69	43.69	200.00
4510-30-000	Workmen's Compensation	493.34	616.67	123.33	3,751.73	4,316.69	564.96	7,400.00
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	-0.66	0.00	0.66	0.00
4599-00-000	TOTAL GENERAL EXPENSES	715.67	754.18	38.51	5,062.71	5,279.26	216.55	9,050.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	695,293.00	576,676.25	-118,616.75	4,719,502.00	4,036,733.75	-682,768.25	6,920,115.00
4715-01-000	Tenant Utility Payments-Voucher	8,297.00	8,458.33	161.33	72,561.00	59,208.31	-13,352.69	101,500.00

HOUSING CHOICE VOICHER PROGRAM (incl. MTW, MS5, FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4715-02-000	Port Out HAP Payments	4,138.00	2,083.33	-2,054.67	29,518.00	14,583.31	-14,934.69	25,000.00
4715-07-000	Tenant FSS Goal Incentives	4,025.00	4,166.67	141.67	20,500.00	29,166.69	8,666.69	50,000.00
4715-08-000	Landlord Incentives	2,250.00	4,166.67	1,916.67	9,314.45	29,166.69	19,852.24	50,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	714,003.00	595,551.25	-118,451.75	4,851,395.45	4,168,858.75	-682,536.70	7,146,615.00
8000-00-000	TOTAL EXPENSES	766,524.08	654,524.04	-112,000.04	5,275,854.11	4,581,668.28	-694,185.83	7,854,288.00
9000-00-000	NET INCOME	24,055.58	-0.04	24,055.62	-20,976.21	-0.28	-20,975.93	0.00

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

January - July 2025

		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	14,566.00	14,148.33	417.67	129,759.20	99,038.31	30,720.89	169,780.00
3112-00-000	50059 HAP Subsidy	19,501.00	26,275.50	-6,774.50	159,519.00	183,928.50	-24,409.50	315,306.00
3119-00-000	Total Rental Income	34,067.00	40,423.83	-6,356.83	289,278.20	282,966.81	6,311.39	485,086.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	380.25	416.67	-36.42	2,866.16	2,916.69	-50.53	5,000.00
3120-03-000	Damages	4,505.00	541.67	3,963.33	7,325.00	3,791.69	3,533.31	6,500.00
3120-04-000	Late Charges	50.00	83.33	-33.33	894.00	583.31	310.69	1,000.00
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	65.00	250.00	-185.00	65.00	1,750.00	-1,685.00	3,000.00
3129-00-000	Total Other Tenant Income	5,000.25	1,291.67	3,708.58	11,175.16	9,041.69	2,133.47	15,500.00
3199-00-000	TOTAL TENANT INCOME	39,067.25	41,715.50	-2,648.25	300,453.36	292,008.50	8,444.86	500,586.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	0.00	6,526.75	-6,526.75	947.64	45,687.25	-44,739.61	78,321.00
3499-00-000	TOTAL GRANT INCOME	0.00	6,526.75	-6,526.75	947.64	45,687.25	-44,739.61	78,321.00
3999-00-000	TOTAL INCOME	39,067.25	48,242.25	-9,175.00	301,401.00	337,695.75	-36,294.75	578,907.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,355.66	3,878.17	522.51	25,452.12	27,147.19	1,695.07	46,538.00
4110-04-000	Employee Benefit Contribution-Admin	1,420.90	1,466.17	45.27	8,980.44	10,263.19	1,282.75	17,594.00
4110-99-000	Total Administrative Salaries	4,776.56	5,344.34	567.78	34,432.56	37,410.38	2,977.82	64,132.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	-50.00	41.67	91.67	154.00	291.69	137.69	500.00
4130-02-000	Criminal Background Checks	52.00	16.67	-35.33	286.50	116.69	-169.81	200.00
4130-04-000	General Legal Expense	1,579.00	333.33	-1,245.67	2,433.00	2,333.31	-99.69	4,000.00
4131-00-000	Total Legal Expense	1,581.00	391.67	-1,189.33	2,873.50	2,741.69	-131.81	4,700.00
4140-00-000	Staff Training	0.00	83.33	83.33	219.00	583.31	364.31	1,000.00
4150-00-000	Travel	0.00	41.67	41.67	0.00	291.69	291.69	500.00
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 (incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - July 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4189-00-000	Total Other Admin Expenses	0.00	208.34	208.34	0.00	1,458.38	1,458.38	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	8.33	8.33	0.00	58.31	58.31	100.00
4190-03-000	Advertising	0.00	0.00	0.00	218.41	0.00	-218.41	0.00
4190-04-000	Office Supplies	8.49	41.67	33.18	272.59	291.69	19.10	500.00
4190-06-000	Compliance	32.00	0.00	-32.00	35.50	0.00	-35.50	0.00
4190-07-000	Telephone & Internet	344.28	250.00	-94.28	2,600.40	1,750.00	-850.40	3,000.00
4190-08-000	Postage	120.00	41.67	-78.33	386.06	291.69	-94.37	500.00
4190-10-000	Copiers	28.29	41.67	13.38	284.54	291.69	7.15	500.00
4190-12-000	Software	0.00	300.00	300.00	27.30	2,100.00	2,072.70	3,600.00
4190-13-000	IT/Website Maintenance	137.03	125.00	-12.03	710.88	875.00	164.12	1,500.00
4190-18-000	Small Office Equipment	30.09	0.00	-30.09	30.09	0.00	-30.09	0.00
4190-22-000	Other Misc Admin Expenses	1,021.00	83.33	-937.67	148.25	583.31	435.06	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,721.18	891.67	-829.51	4,714.02	6,241.69	1,527.67	10,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,078.74	6,919.35	-1,159.39	42,239.08	48,435.45	6,196.37	83,032.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	5,202.74	4,553.33	-649.41	27,485.05	31,873.31	4,388.26	54,640.00
4211-20-300	Tenant Services-Benefits	1,211.70	1,104.58	-107.12	6,840.02	7,732.06	892.04	13,255.00
4220-01-000	Other Tenant Svcs.	1,610.31	1,833.33	223.02	13,768.53	12,833.31	-935.22	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	286.32	472.17	185.85	1,856.68	3,305.19	1,448.51	5,666.00
4241-20-300	Tenant Services-Training	81.81	188.33	106.52	581.81	1,318.31	736.50	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	444.05	583.31	139.26	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	8,392.88	8,360.07	-32.81	50,976.14	58,520.49	7,544.35	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	833.33	833.33	5,665.83	5,833.31	167.48	10,000.00
4320-00-000	Electricity	5,264.64	5,833.33	568.69	53,729.57	40,833.31	-12,896.26	70,000.00
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	13,067.74	14,583.31	1,515.57	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	5,264.64	8,749.99	3,485.35	72,463.14	61,249.93	-11,213.21	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,718.58	5,036.17	317.59	35,449.67	35,253.19	-196.48	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,411.22	1,833.33	422.11	10,119.12	12,833.31	2,714.19	22,000.00
4419-00-000	Total General Maint Expense	6,129.80	6,869.50	739.70	45,568.79	48,086.50	2,517.71	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	520.19	175.00	-345.19	300.00

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4420-02-000	Supplies-Appliance	18.45	83.33	64.88	653.50	583.31	-70.19	1,000.00
4420-03-000	Supplies-Unit Turnover	1,534.80	125.00	-1,409.80	3,328.40	875.00	-2,453.40	1,500.00
4420-04-000	Supplies-Electrical	40.15	416.67	376.52	1,665.48	2,916.69	1,251.21	5,000.00
4420-05-000	Supplies-Fuel & Parts	63.84	41.67	-22.17	391.16	291.69	-99.47	500.00
4420-06-000	Supplies-Janitorial/Cleaning	50.48	83.33	32.85	800.96	583.31	-217.65	1,000.00
4420-07-000	Supplies-Maint/Repairs	26.58	666.67	640.09	3,022.55	4,666.69	1,644.14	8,000.00
4420-08-000	Supplies-Plumbing	329.38	125.00	-204.38	1,572.03	875.00	-697.03	1,500.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	87.25	291.69	204.44	500.00
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	2,063.68	1,733.35	-330.33	12,041.52	12,133.45	91.93	20,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	456.19	416.67	-39.52	3,003.60	2,916.69	-86.91	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,150.00	583.31	-566.69	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,472.92	1,166.69	-306.23	2,000.00
4430-07-000	Contract-Pest Control	35.58	1,166.67	1,131.09	4,749.16	8,166.69	3,417.53	14,000.00
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	203.28	133.33	-69.95	1,400.85	933.31	-467.54	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-13-000	Contract-HVAC	0.00	208.33	208.33	3,177.50	1,458.31	-1,719.19	2,500.00
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	4,566.66	1,250.00	-3,316.66	14,019.98	8,750.00	-5,269.98	15,000.00
4430-18-000	Contract-Alarm Monitoring	15.00	50.00	35.00	538.75	350.00	-188.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	700.00	-275.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	700.00	0.00	-700.00	0.00
4439-00-000	Total Contract Costs	5,276.71	4,625.00	-651.71	31,187.76	32,375.00	1,187.24	55,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	13,470.19	13,227.85	-242.34	88,798.07	92,594.95	3,796.88	158,734.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	302.84	306.08	3.24	1,954.58	2,142.56	187.98	3,673.00
4510-10-000	Property Insurance	418.71	433.33	14.62	2,849.95	3,033.31	183.36	5,200.00
4510-20-000	Liability Insurance	226.68	216.67	-10.01	1,480.06	1,516.69	36.63	2,600.00
4510-30-000	Workmen's Compensation	113.85	127.25	13.40	752.57	890.75	138.18	1,527.00
4599-00-000	TOTAL GENERAL EXPENSES	1,062.08	1,083.33	21.25	7,037.16	7,583.31	546.15	13,000.00
4800-00-000	FINANCING EXPENSE							

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4851-00-000	Interest Expense-Loan 1	1,850.05	2,011.58	161.53	13,376.31	14,081.06	704.75	24,139.00
4899-00-000	TOTAL FINANCING EXPENSES	1,850.05	2,011.58	161.53	13,376.31	14,081.06	704.75	24,139.00
8000-00-000	TOTAL EXPENSES	38,118.58	40,352.17	2,233.59	274,889.90	282,465.19	7,575.29	484,226.00
9000-00-000	NET INCOME	948.67	7,890.08	-6,941.41	26,511.10	55,230.56	-28,719.46	94,681.00

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

January - July 2025

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	39,099.00	56,367.00	-17,268.00	278,690.10	394,569.00	-115,878.90	676,404.00
3112-06-000	PBV HAP Subsidy	162,581.00	131,523.00	31,058.00	1,075,491.00	920,661.00	154,830.00	1,578,276.00
3119-00-000	Total Rental Income	201,680.00	187,890.00	13,790.00	1,354,181.10	1,315,230.00	38,951.10	2,254,680.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	4,574.56	1,666.67	2,907.89	19,393.99	11,666.69	7,727.30	20,000.00
3120-04-000	Late Charges	671.00	833.33	-162.33	4,469.00	5,833.31	-1,364.31	10,000.00
3120-06-000	NSF Charges	25.00	8.33	16.67	75.00	58.31	16.69	100.00
3120-07-000	Tenant Owed Utilities	90.00	125.00	-35.00	670.00	875.00	-205.00	1,500.00
3120-08-000	Workorders/Maint Charges	0.00	166.67	-166.67	0.00	1,166.69	-1,166.69	2,000.00
3120-11-000	Collection Loss-Tenants	0.00	0.00	0.00	5,161.01	0.00	5,161.01	0.00
3129-00-000	Total Other Tenant Income	5,360.56	2,800.00	2,560.56	29,769.00	19,600.00	10,169.00	33,600.00
3199-00-000	TOTAL TENANT INCOME	207,040.56	190,690.00	16,350.56	1,383,950.10	1,334,830.00	49,120.10	2,288,280.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	0.00	166.67	-166.67	6.34	1,166.69	-1,160.35	2,000.00
3699-00-000	TOTAL OTHER INCOME	0.00	166.67	-166.67	6.34	1,166.69	-1,160.35	2,000.00
3999-00-000	TOTAL INCOME	207,040.56	190,856.67	16,183.89	1,383,956.44	1,335,996.69	47,959.75	2,290,280.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	25,176.05	33,344.42	8,168.37	199,468.09	233,410.94	33,942.85	400,133.00
4110-04-000	Employee Benefit Contribution-Admin	7,676.16	11,223.17	3,547.01	59,809.78	78,562.19	18,752.41	134,678.00
4110-99-000	Total Administrative Salaries	32,852.21	44,567.59	11,715.38	259,277.87	311,973.13	52,695.26	534,811.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	0.00	-64.00	320.00	0.00	-320.00	0.00
4130-02-000	Criminal Background Checks	81.00	0.00	-81.00	347.00	0.00	-347.00	0.00
4130-04-000	General Legal Expense	2,678.49	1,250.00	-1,428.49	6,102.99	8,750.00	2,647.01	15,000.00
4131-00-000	Total Legal Expense	2,823.49	1,250.00	-1,573.49	6,769.99	8,750.00	1,980.01	15,000.00
4140-00-000	Staff Training	0.00	1,250.00	1,250.00	3,845.92	8,750.00	4,904.08	15,000.00
4150-00-000	Travel	5,471.72	1,250.00	-4,221.72	11,048.58	8,750.00	-2,298.58	15,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
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	5,471.72	1,458.33	-4,013.39	11,048.58	10,208.31	-840.27	17,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	550.00	700.00	150.00	1,200.00
4190-02-000	Publications	0.00	66.67	66.67	71.36	466.69	395.33	800.00
4190-04-000	Office Supplies	117.78	333.33	215.55	2,379.37	2,333.31	-46.06	4,000.00
4190-06-000	Compliance	217.00	83.33	-133.67	337.00	583.31	246.31	1,000.00
4190-07-000	Telephone & Internet	506.99	550.00	43.01	3,518.32	3,850.00	331.68	6,600.00
4190-08-000	Postage	608.36	333.33	-275.03	1,736.89	2,333.31	596.42	4,000.00
4190-10-000	Copiers	169.73	208.33	38.60	1,393.21	1,458.31	65.10	2,500.00
4190-12-000	Software	484.00	1,833.33	1,349.33	5,083.51	12,833.31	7,749.80	22,000.00
4190-13-000	IT/Website Maintenance	668.06	416.67	-251.39	3,461.22	2,916.69	-544.53	5,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	200.24	1,750.00	1,549.76	3,000.00
4190-22-000	Other Misc Admin Expenses	0.00	416.67	416.67	-2,304.11	2,916.69	5,220.80	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	2,771.92	4,591.66	1,819.74	16,427.01	32,141.62	15,714.61	55,100.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	43,919.34	53,117.58	9,198.24	297,369.37	371,823.06	74,453.69	637,411.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	-200.00	250.00	450.00	252.50	1,750.00	1,497.50	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-200.00	250.00	450.00	252.50	1,750.00	1,497.50	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	124.30	2,666.67	2,542.37	19,771.74	18,666.69	-1,105.05	32,000.00
4320-00-000	Electricity	1,067.84	833.33	-234.51	7,164.94	5,833.31	-1,331.63	10,000.00
4330-00-000	Gas	75.01	166.67	91.66	450.30	1,166.69	716.39	2,000.00
4390-00-000	Sewer & Trash	0.00	3,333.33	3,333.33	20,351.06	23,333.31	2,982.25	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	1,267.15	7,000.00	5,732.85	47,738.04	49,000.00	1,261.96	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	17,897.83	20,903.92	3,006.09	125,971.43	146,327.44	20,356.01	250,847.00
4410-05-000	Employee Benefit Contribution-Maint.	4,851.37	7,267.58	2,416.21	34,600.58	50,873.06	16,272.48	87,211.00
4419-00-000	Total General Maint Expense	22,749.20	28,171.50	5,422.30	160,572.01	197,200.50	36,628.49	338,058.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	807.96	166.67	-641.29	3,051.24	1,166.69	-1,884.55	2,000.00
4420-02-000	Supplies-Appliance	0.00	250.00	250.00	2,216.13	1,750.00	-466.13	3,000.00
4420-03-000	Supplies-Unit Turnover	3,990.79	166.67	-3,824.12	15,536.18	1,166.69	-14,369.49	2,000.00
4420-04-000	Supplies-Electrical	296.21	833.33	537.12	2,822.73	5,833.31	3,010.58	10,000.00
4420-05-000	Supplies-Fuel & Parts	435.08	333.33	-101.75	1,643.63	2,333.31	689.68	4,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-06-000	Supplies-Janitorial/Cleaning	244.24	416.67	172.43	2,708.44	2,916.69	208.25	5,000.00
4420-07-000	Supplies-Maint/Repairs	-273.29	1,666.67	1,939.96	6,466.89	11,666.69	5,199.80	20,000.00
4420-08-000	Supplies-Plumbing	2,515.51	416.67	-2,098.84	7,736.26	2,916.69	-4,819.57	5,000.00
4420-09-000	Tools and Equipment	145.11	333.33	188.22	2,456.85	2,333.31	-123.54	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	136.87	2,916.69	2,779.82	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	8,161.61	5,483.35	-2,678.26	44,775.22	38,383.45	-6,391.77	65,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	824.82	333.33	-491.49	2,400.13	2,333.31	-66.82	4,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	1,310.00	583.31	-726.69	1,000.00
4430-05-000	Contract-Unit Turnover	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
4430-06-000	Contract-Electrical	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-07-000	Contract-Pest Control	142.31	500.00	357.69	5,769.44	3,500.00	-2,269.44	6,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	466.20	583.31	117.11	1,000.00
4430-09-000	Contract-Grounds	0.00	416.67	416.67	20,625.00	2,916.69	-17,708.31	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	383.88	416.67	32.79	2,826.25	2,916.69	90.44	5,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
4430-12-000	Contract-Inspections	0.00	833.33	833.33	7,520.00	5,833.31	-1,686.69	10,000.00
4430-13-000	Contract-HVAC	2,366.31	1,666.67	-699.64	11,135.31	11,666.69	531.38	20,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	105,000.00	70,000.00	-35,000.00	120,000.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	187.00	0.00	-187.00	0.00
4439-00-000	Total Contract Costs	3,717.32	15,583.32	11,866.00	157,239.33	109,083.24	-48,156.09	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	34,628.13	49,238.17	14,610.04	362,586.56	344,667.19	-17,919.37	590,858.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	209.86	275.00	65.14	1,146.36	1,925.00	778.64	3,300.00
4510-10-000	Property Insurance	1,390.16	1,358.33	-31.83	8,957.46	9,508.31	550.85	16,300.00
4510-20-000	Liability Insurance	739.75	608.33	-131.42	4,128.36	4,258.31	129.95	7,300.00
4510-30-000	Workmen's Compensation	702.06	550.00	-152.06	3,898.09	3,850.00	-48.09	6,600.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,666.67	2,666.67	16,841.66	18,666.69	1,825.03	32,000.00
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	3,041.83	7,541.66	4,499.83	34,971.93	52,791.62	17,819.69	90,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	74,626.84	14,346.33	-60,280.51	164,243.53	100,424.31	-63,819.22	172,156.00
4899-00-000	TOTAL FINANCING EXPENSES	74,626.84	14,346.33	-60,280.51	164,243.53	100,424.31	-63,819.22	172,156.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	157,283.29	131,493.74	-25,789.55	907,161.93	920,456.18	13,294.25	1,577,925.00
9000-00-000	NET INCOME	49,757.27	59,362.93	-9,605.66	476,794.51	415,540.51	61,254.00	712,355.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
2999-99-999	Revenue & Expenses							
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	8,589.00	10,919.75	-2,330.75	62,679.00	76,438.25	-13,759.25	131,037.00
3112-06-000	PBV HAP Subsidy	13,446.00	10,919.75	2,526.25	82,815.00	76,438.25	6,376.75	131,037.00
3119-00-000	Total Rental Income	22,035.00	21,839.50	195.50	145,494.00	152,876.50	-7,382.50	262,074.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	125.38	150.00	-24.62	838.17	1,050.00	-211.83	1,800.00
3120-03-000	Damages	0.00	208.33	-208.33	2,270.00	1,458.31	811.69	2,500.00
3120-04-000	Late Charges	92.00	41.67	50.33	505.00	291.69	213.31	500.00
3120-08-000	Workorders/Maint Charges	15.00	100.00	-85.00	693.00	700.00	-7.00	1,200.00
3129-00-000	Total Other Tenant Income	232.38	500.00	-267.62	4,306.17	3,500.00	806.17	6,000.00
3199-00-000	TOTAL TENANT INCOME	22,267.38	22,339.50	-72.12	149,800.17	156,376.50	-6,576.33	268,074.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	361.01	416.67	-55.66	2,606.53	2,916.69	-310.16	5,000.00
3699-00-000	TOTAL OTHER INCOME	361.01	416.67	-55.66	2,606.53	2,916.69	-310.16	5,000.00
3999-00-000	TOTAL INCOME	22,628.39	22,756.17	-127.78	152,406.70	159,293.19	-6,886.49	273,074.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	3,140.92	3,530.67	389.75	23,847.85	24,714.69	866.84	42,368.00
4110-04-000	Employee Benefit Contribution-Admin	1,035.29	1,214.83	179.54	8,022.17	8,503.81	481.64	14,578.00
4110-99-000	Total Administrative Salaries	4,176.21	4,745.50	569.29	31,870.02	33,218.50	1,348.48	56,946.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	38.50	0.00	-38.50	38.50	0.00	-38.50	0.00
4130-04-000	General Legal Expense	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
4131-00-000	Total Legal Expense	38.50	150.00	111.50	38.50	1,050.00	1,011.50	1,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	419.00	583.31	164.31	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	21.89	700.00	678.11	1,200.00
4173-00-000	Management Fee	1,247.51	1,000.00	-247.51	7,652.98	7,000.00	-652.98	12,000.00
4189-00-000	Total Other Admin Expenses	1,247.51	1,100.00	-147.51	7,674.87	7,700.00	25.13	13,200.00
4190-00-000	Miscellaneous Admin Expenses							

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-04-000	Office Supplies	0.00	50.00	50.00	50.21	350.00	299.79	600.00
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	249.48	300.00	50.52	1,622.52	2,100.00	477.48	3,600.00
4190-08-000	Postage	100.00	41.67	-58.33	226.33	291.69	65.36	500.00
4190-10-000	Copiers	23.01	83.33	60.32	320.30	583.31	263.01	1,000.00
4190-12-000	Software	0.00	166.67	166.67	13.65	1,166.69	1,153.04	2,000.00
4190-13-000	IT/Website Maintenance	68.51	83.33	14.82	355.43	583.31	227.88	1,000.00
4190-21-000	HCC Fees	0.00	666.67	666.67	7,391.18	4,666.69	-2,724.49	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	191.36	291.69	100.33	500.00
4191-00-000	Total Miscellaneous Admin Expenses	447.00	1,558.34	1,111.34	11,570.98	10,908.38	-662.60	18,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,909.22	7,637.17	1,727.95	51,573.37	53,460.19	1,886.82	91,646.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	10,000.00	10,645.81	645.81	18,250.00
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	2,869.00	875.00	-1,994.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	1,645.83	12,869.00	11,520.81	-1,348.19	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	358.33	358.33	2,917.53	2,508.31	-409.22	4,300.00
4320-00-000	Electricity	1,729.91	1,666.67	-63.24	12,313.23	11,666.69	-646.54	20,000.00
4330-00-000	Gas	65.65	200.00	134.35	1,337.30	1,400.00	62.70	2,400.00
4390-00-000	Sewer & Trash	0.00	916.67	916.67	6,323.10	6,416.69	93.59	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	1,795.56	3,141.67	1,346.11	22,891.16	21,991.69	-899.47	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	1,478.60	1,565.25	86.65	10,550.23	10,956.75	406.52	18,783.00
4410-05-000	Employee Benefit Contribution-Maint.	469.68	655.50	185.82	3,215.24	4,588.50	1,373.26	7,866.00
4419-00-000	Total General Maint Expense	1,948.28	2,220.75	272.47	13,765.47	15,545.25	1,779.78	26,649.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	120.00	8.33	-111.67	378.79	58.31	-320.48	100.00
4420-02-000	Supplies-Appliance	7.08	83.33	76.25	330.77	583.31	252.54	1,000.00
4420-03-000	Supplies-Unit Turnover	103.20	83.33	-19.87	206.77	583.31	376.54	1,000.00
4420-04-000	Supplies-Electrical	678.12	125.00	-553.12	1,159.83	875.00	-284.83	1,500.00
4420-05-000	Supplies-Fuel & Parts	24.55	16.67	-7.88	150.44	116.69	-33.75	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	118.10	350.00	231.90	600.00
4420-07-000	Supplies-Maint/Repairs	-42.52	133.33	175.85	717.19	933.31	216.12	1,600.00
4420-08-000	Supplies-Plumbing	28.17	50.00	21.83	28.17	350.00	321.83	600.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	58.31	58.31	100.00

COMMERCE VILLAGE LLC Statement of Revenues, Expenditures, and Changes in Fund Net Position January - July 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-11-000	Supplies-HVAC	0.00	150.00	150.00	127.25	1,050.00	922.75	1,800.00
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	918.60	749.99	-168.61	3,217.31	5,249.93	2,032.62	9,000.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	343.40	225.00	-118.40	2,406.19	1,575.00	-831.19	2,700.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	2,545.00	583.31	-1,961.69	1,000.00
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	71.15	166.67	95.52	498.30	1,166.69	668.39	2,000.00
4430-10-000	Contract-Janitorial/Cleaning	176.12	133.33	-42.79	1,239.67	933.31	-306.36	1,600.00
4430-11-000	Contract-Plumbing	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-12-000	Contract-Inspections	0.00	166.67	166.67	1,335.00	1,166.69	-168.31	2,000.00
4430-13-000	Contract-HVAC	270.00	208.33	-61.67	2,820.75	1,458.31	-1,362.44	2,500.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	291.69	291.69	500.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	824.49	350.00	-474.49	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	125.00	125.00	1,425.00	875.00	-550.00	1,500.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	124.75	0.00	-124.75	0.00
4439-00-000	Total Contract Costs	860.67	1,266.67	406.00	13,219.15	8,866.69	-4,352.46	15,200.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,727.55	4,237.41	509.86	30,201.93	29,661.87	-540.06	50,849.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	20.48	15.00	-5.48	110.88	105.00	-5.88	180.00
4510-10-000	Property Insurance	507.94	465.42	-42.52	3,555.58	3,257.94	-297.64	5,585.00
4510-20-000	Liability Insurance	143.27	185.00	41.73	1,002.89	1,295.00	292.11	2,220.00
4510-30-000	Workmen's Compensation	75.90	51.25	-24.65	375.87	358.75	-17.12	615.00
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	87.50	44.99	297.57	612.50	314.93	1,050.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	790.10	1,012.50	222.40	5,342.79	7,087.50	1,744.71	12,150.00
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	13,587.43	19,039.58	5,452.15	132,433.25	133,277.06	843.81	228,475.00
9000-00-000	NET INCOME	9,040.96	3,716.59	5,324.37	19,973.45	26,016.13	-6,042.68	44,599.00

Overview of Proposed Changes Effective January 1, 2026

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

<https://harrisonburgrha.com/public-comment-notice/>

HRHA MtW Supplement

HRHA Annual Plan

HCV Admin Plan

Franklin Heights ACOP

JR “Polly” Lineweaver ACOP

Commerce Village ACOP

Commerce Village II ACOP

Administrative and Continued Occupancy Plans for HRHA Owned Properties

- Alignment of waiting list management protocols across all properties
- Alignment of reasons for denial across all properties
- Alignment of waiting list preferences across all properties
- Update of language for pets, emotional support, and service animals to be more inclusive

Overview of Changes Made to Housing Choice Voucher Administrative Plan

- Recalibrated points to have a more balanced weighted distribution
- Clarified income calculation for seasonal employees.
- Reduce total applicant processing timeline from 25 to 15 days
- FMR rate change to 110% and 120% for 1-BR ADA units
- Landlord damage deposit capped at \$750

Housing Choice Voucher Preferences and Definitions

**Note: Not all preference are applicable to Tenant-Based Vouchers or Project-Based Vouchers*

Family Unification Program (FUP) Referral 60 Points
The Department of Social Services or Child Protective Services may refer families and youth for the Family Unification Program (FUP), in accordance with HUD regulations and the agency’s MTW authority. Eligible households must meet all other applicable program requirements for admission to the Housing Choice Voucher (HCV) program. Eligibility: Families for whom: ▪ The lack of adequate housing is a primary factor in the imminent placement of the family’s child or children into out-of-home care; or ▪ The lack of adequate housing is a primary factor in delaying the reunification of a child or children with the family from out-of-home care. Youth who meet all of the following criteria: ▪ Are at least 18 years of age and not more than 24 years of age; ▪ Have left foster care at age 16 or older, or will leave foster care within 90 days, as determined by the Department of Social Services; ▪ Are without adequate housing; and ▪ Meet all other eligibility requirements for admission to the HCV program. Accepted Documentation: ▪ Direct, written referral from the local Department of Social Services (DSS). ▪ Direct, written referral from Child Protective Services (CPS), in accordance with HUD requirements and any formal Memoranda of Understanding (MOUs) established with the CPS. <i>*FUP vouchers issued to youth are time-limited and may be used for a maximum of 36 months, as outlined in HUD regulations.</i> <i>** Agency referrals must be dated no more than 90 days before the application review date</i>
Mainstream Voucher Program Referral 60 Points
The Mainstream Voucher Program provides Housing Choice Vouchers to assist non-elderly persons with disabilities in obtaining affordable housing in the private market. Eligibility: Applicant must be: ▪ Under age 62 ▪ Disabled Accepted Documentation: ▪ Direct, written referral from an agency verifying the family’s eligibility to participate in the Mainstream program. Verification of disability must accompany the referral. ▪ Referral from a centralized intake entity e.g. VAIL, DARS that is responsible for verifying the applicant’s disability status under their program requirements in accordance with HUD regulations. <i>** Agency referrals must be dated no more than 90 days before the application review date</i>
Built for Zero Program Referral 60 Points
The BfZ preference is for applicants referred by the Continuum of Care. Eligibility: Applicant must be: ▪ Medically vulnerable ▪ Chronically homeless ▪ On the Built for Zero case list Accepted Documentation: ▪ Medical documentation ▪ Documentation of homelessness ▪ HRHA Referral <i>** Agency referrals must be dated no more than 90 days before the application review date</i>
Local Residency and/or Employment Preference (LREP) 65 Points
This preference is for applicants who live and/or have been continuously employed within the City of Harrisonburg or Rockingham County. Eligibility: ▪ Live in the city of Harrisonburg or Rockingham County ▪ Work in the city of Harrisonburg or Rockingham County Accepted Documentation: ▪ The most recent rent receipt or lease ▪ Utility bills for one month ▪ Official employer records showing current address ▪ Written verification from the current employer(s) confirming start date and job location ▪ Official mail received at current address. <i>*This preference does not apply to applicants referred under the Family Unification Voucher Programs.</i>
Single Head Of Household with Children (SHHC) Preference 60 Points
This preference applies to a household in which one adult resides in the unit and has legal custodial responsibility of at least one child under the age of 18. Eligibility: Head of household must: ▪ Have legal custody of at least one child under the age of 18; and ▪ Be the sole adult in the household, with no spouse, co-head, or other adult family members residing in the unit. Accepted Documentation: ▪ Verification of Legal Custody – Court order, custody agreement, or other official documentation verifying custody of at least one child under the age of 18. ▪ Household Composition – Signed statement from the applicant and review of identification documents for all household members to confirm no other adult family members reside in the unit. ▪ Child Residence – Documentation such as school enrollment records, medical records, or other verifiable evidence that the child will reside with the head of household in the assisted unit. <i>*Live-in aides and foster adults are not considered additional adult household members.</i>

Elderly and/or Disabled Preference 60 Points
This preference applies to families in which the head, spouse, co-head, or sole member is an elderly person or a person with a disability. Eligibility: - An elderly family is: - A family whose head, spouse, co-head, or sole member is at least 62 years of age; - Two or more persons who are at least 62 years of age and reside together; or - One or more persons who are at least 62 years of age residing with one or more HUD-approved live-in aides. - A person with disability is an individual who has a physical, mental, or emotional impairment that is: - Expected to be of long-continued and indefinite duration - Substantially impedes their ability to live independently - Is of such a nature that the individual’s ability to live independently could be improved by more suitable housing conditions A disabled family is: - A family whose head, spouse, co-head, or sole member is a person with a disability - Two or more persons with disabilities residing together - One or more persons with disabilities residing with one or more HUD-approved live-in aides Accepted Documentation: - Appropriate documentation from a knowledgeable professional. HRHA will not inquire as to the nature of the disability, but will ask a knowledgeable health professional to confirm that the applicant is a person living with disability. - Documentation from a Community Service Organization confirming verification of disability. - Award letter or proof of eligibility for social security disability, or SSI. - HUD documentation of disability form - Birth Certificate showing applicants date of birth - Government Issued photo ID showing applicants date of birth
Displaced Family Preference 20 Points
This preference applies to individuals or families involuntarily displaced under HUD regulations. Eligibility: - Displaced due to governmental action requiring the household to vacate the unit; - Displaced due to extensive damage to or destruction of the dwelling unit caused by a federally declared disaster; - Displacement formally recognized under applicable federal disaster relief laws. Accepted Documentation: - Written notice from a government agency ordering the move; - Official disaster declaration and documentation of damage or destruction to the dwelling unit; - Certification from a federal disaster relief agency or other authorized entity confirming displacement status. - Demonstrate the displacement was beyond the household’s control and not the result of actions or inactions by any household member. All documentation must include the date of displacement, reason for displacement, and the name/contact information of the issuing agency or authority. HRHA will verify authenticity through direct contact with the issuing agency whenever possible.
Victim of Violence or Abuse Preference (VVAP) 20 Points
This preference applies when applicant has vacated a housing unit, or is currently residing in housing, due to actual or threatened physical violence directed against the applicant, one or more members of the household by a spouse, partner, or other household member, is a victim of domestic violence, dating violence, sexual assault, or stalking. Eligibility: - The applicant is requesting an emergency transfer under the Violence Against Women Act (VAWA) from a unit subsidized under the Housing Choice Voucher (HCV) program or another covered housing program administered by HRHA - The applicant is applying for assistance due to risk of further harm or unsafe housing conditions related to abuse or violence Accepted Documentation: - HUD Violence Against Women Act (VAWA certification) - Police reports and/or protective orders - Documentation or letter from a social worker or counselor (including but not limited to Sentara-RMH and First Step).
Receiving services from a local community Service Organization Preference 20 Points
This preference applies to applicants who, at the time of application, are actively receiving case management, counseling, or other supportive services through a <u>recognized local community service organization</u>. Eligibility: <i>Eligible organizations include, but are not limited to:</i> - Harrisonburg/Rockingham Community Service Board (HRCSB) - Department of Social Services (including Adult Services, Adult Protective Services, and Child Protective Services) - Our Community Place - The McNulty Center - Disability service providers such as VAIL or VDARS - Other HRHA-approved agencies providing coordinated supportive services e.g. Mercy House, Open Doors Accepted Documentation: - Verification of active service engagement from the referring organization. - HRHA Voucher Referral Form
Homelessness or Substandard Housing Preference (HSHP) 40 Points
This preference applies to individuals or families who are homeless, as defined by the lack of a fixed, regular, and adequate night-time residence, living in substandard housing conditions, fleeing or attempting to flee domestic violence and have no residence, resources, or support network to obtain other housing. Eligibility: - Living in a supervised publicly or privately operated shelter, including temporary accommodations such as hotel/motel vouchers provided by homeless service providers - Residing in transitional housing for individuals experiencing homelessness or mental illness - Living in an institution that provides a temporary residence for individuals intended to be institutionalized - Staying in a public or private location not ordinarily used for sleeping, such as vehicles, parks, bus stations, or abandoned buildings. - A dwelling that lacks functional access to running water, electricity, or working sanitary facilities; - Residences that pose a serious and immediate threat to the health and safety of occupants, as determined by inspection or third-party verification.

Accepted Documentation: ▪ Certification from homeless shelters or other social service agencies such as Community Service Board, Child Protective Services, or locality like the City of Harrisonburg ▪ A notarized letter from a community member (e.g., church representatives) or family member who are knowledgeable that the applicant does not have a permanent residence and is moving from place to place. ▪ Verification of homelessness form from HRHA ▪ Violation notice following an inspection <i>*Note: Individuals currently imprisoned or detained under federal, state, or local law do not qualify under this definition.</i>
Veteran Preference 15 Points This preference applies to any household in which the applicant, co-applicant, or spouse is serving or has served in any branch of the U.S. Armed Forces. Eligibility: ▪ Applicant, spouse, co-applicant is member of the U.S. Armed Forces, including the Arm, Navy, Air Force, Marine Corps, Space Force, or Coast Guard ▪ Applicant, spouse, co-applicant is honorably discharged veteran of the U.S. Armed forces Accepted Documentation: ▪ U.S. government documentation showing that the applicant, co-applicant, or spouse is a current member of the U.S. Armed Forces or has been honorably discharged ▪ Proof of receipt of veteran’s benefits ▪ Documentation from the Department of Veterans Affairs (VA). <i>*The preferred document is the DD-214, report of Separation.</i>
At Risk of Homelessness Preference (RH) 15 Points A household is considered "At Risk of Homelessness" if it meets any one of the eligibility criteria below. Eligibility: ▪ The household has received a formal eviction or foreclosure notice and cannot secure replacement housing ▪ The household is paying more than 50 percent of their monthly gross income toward rent and utilities. ▪ The household is temporarily living with friends or relatives due to economic hardship or loss of housing. ▪ The applicant is exiting an institution (e.g., hospital, correctional facility, treatment center, or group home) with no stable residence. ▪ The household is residing in a hotel or motel without a long-term lease, paying out of pocket, and lacking alternative housing options due to economic hardship. Accepted Documentation: ▪ Notice to vacate, eviction summons, foreclosure letter ▪ Lease + recent proof of income e.g., pay stubs, benefit letter + one month utility bills ▪ Notarized letter from host, school enrollment showing address mismatch ▪ Discharge paperwork or transition plan ▪ Hotel receipts + statement of income + verification of lack of lease or permanent housing

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

2026 BUDGETS-All Programs	
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Revenue & Expenses	Budget-LCD	Budget-BP	Budget-LAO	Budget-GRANTS	Budget-JRPL	Budget-MTW	Budget-MSS	Budget-FHO	Budget-CVO	Budget-CVII	CVM	LAC	SHC	Budget-ALL
INCOME														
TENANT INCOME														
Rental Income														
Tenant Rent	-	229,380	249,000	-	213,090	-	-	550,000	114,538	99,225	-	-	-	1,455,233
50059 HAP Subsidy	-	-	-	-	296,694	-	-	-	-	-	-	-	-	296,694
PBV HAP Subsidy	-	-	467,354	-	-	-	-	1,970,083	171,806	99,226	-	-	-	2,708,469
Total Rental Income	-	229,380	716,354	-	509,784	-	-	2,520,083	286,344	198,451	-	-	-	4,460,396
Other Tenant Income														
Laundry and Vending	-	-	4,000	-	4,000	-	-	-	1,600	-	-	-	-	9,600
Damages	-	-	4,000	-	4,000	-	-	20,000	3,000	-	-	-	-	31,000
Late Charges	-	-	1,000	-	1,000	-	-	10,000	500	-	-	-	-	12,500
NSF Charges	-	-	-	-	-	-	-	100	-	-	-	-	-	100
Tenant Owed Utilities	-	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Workorders/Maint Charges	-	-	1,000	-	1,000	-	-	2,000	1,000	-	-	-	-	5,000
Collection Loss-Tenants	-	-	-	-	-	-	-	1,700	-	-	-	-	-	1,700
Total Other Tenant Income	-	-	10,000	-	10,000	-	-	35,000	6,100	-	-	-	-	61,100
TOTAL TENANT INCOME	-	229,380	726,354	-	519,784	-	-	2,555,083	292,444	198,451	-	-	-	4,521,496
GRANT INCOME														
Section 8 HAP Earned	-	-	-	-	-	7,127,065	450,281	-	-	-	-	-	-	7,577,346
Section 8 Admin. Fee Income	-	-	-	-	-	504,615	42,027	-	-	-	-	-	-	546,642
Section 8 FSS Grant Income	-	-	-	-	-	137,592	-	-	-	-	-	-	-	137,592
Port-In Admin Fees Earned	-	-	-	-	-	1,200	-	-	-	-	-	-	-	1,200
Port In HAP Earned	-	-	-	-	-	30,000	-	-	-	-	-	-	-	30,000
Service Coordinator Grant (SC)	-	-	-	-	78,321	-	-	-	-	-	-	-	-	78,321
VA Homelessness Solutions Program	-	-	-	59,391	-	-	-	-	-	-	-	-	-	59,391
Homelessness Assistance Grant (HMIS/SNAP)	-	-	-	84,072	-	-	-	-	-	-	-	-	-	84,072
COC Planning Grant	-	-	-	52,800	-	-	-	-	-	-	-	-	-	52,800
TOTAL GRANT INCOME	-	-	-	196,263	78,321	7,800,472	492,308	-	-	-	-	-	-	8,567,364
OTHER INCOME														
Investment Income - Unrestricted	150	-	2,000	-	-	-	-	-	-	-	-	-	-	2,150
Investment Income - Restricted	-	-	-	-	-	-	-	-	4,300	-	-	-	-	4,300
Management Fee Income	14,000	-	-	-	-	-	-	-	-	-	-	-	-	14,000
Bond Application Fees	30,000	-	-	-	-	-	-	-	-	-	-	-	-	30,000
Fraud Recovery-HAP	-	-	-	-	-	10,000	-	-	-	-	-	-	-	10,000
Fraud Recovery-ADM	-	-	-	-	-	10,000	-	-	-	-	-	-	-	10,000
Miscellaneous Other Income	150,000	-	-	-	-	-	-	-	-	-	-	-	2,500	152,500
TOTAL OTHER INCOME	194,150	-	2,000	-	-	20,000	-	-	4,300	-	-	-	2,500	222,950
TOTAL INCOME	194,150	229,380	728,354	196,263	598,105	7,820,472	492,308	2,555,083	296,744	198,451	-	-	2,500	13,311,810
EXPENSES														
ADMINISTRATIVE EXPENSES														
Administrative Salaries														
Administrative Salaries	197,480	-	61,604	-	44,440	327,050	-	376,178	42,670	8,889	-	-	-	1,058,311
Employee Benefit Contribution-Adminin	68,216	-	20,535	-	16,661	112,387	-	115,563	14,102	3,055	-	-	-	350,519
Administrative Salaries-FSS	-	-	-	-	-	96,783	-	-	-	-	-	-	-	96,783
Employee Benefits Contribution-FSS	-	-	-	-	-	35,920	-	-	-	-	-	-	-	35,920
Administrative Salaries-MSS	-	-	-	-	-	-	28,360	-	-	-	-	-	-	28,360
Employee Benefits Contribution-MSS	-	-	-	-	-	-	4,667	-	-	-	-	-	-	4,667
Salary-VA Homelessness Solutions Program	-	-	-	42,536	-	-	-	-	-	-	-	-	-	42,536
Adm Benefits-VA Homelessness Solutions Prgm	-	-	-	13,855	-	-	-	-	-	-	-	-	-	13,855
Salary-Homelessness Assistance Grant(HMIS)	-	-	-	50,199	-	-	-	-	-	-	-	-	-	50,199
Adm Benefits-Homelessness Assistance Grant	-	-	-	9,574	-	-	-	-	-	-	-	-	-	9,574
Salary-COC Planning Grant	-	-	-	40,854	-	-	-	-	-	-	-	-	-	40,854
Adm Benefits-COC Planning	-	-	-	11,946	-	-	-	-	-	-	-	-	-	11,946

Revenue & Expenses	Budget-LCD	Budget-BP	Budget-LAO	Budget-GRANTS	Budget-JRPL	Budget-MTW	Budget-MSS	Budget-FHO	Budget-CVO	Budget-CVII	CVM	LAC	SHC	Budget-ALL
Total Administrative Salaries	265,696	-	82,139	168,964	61,101	572,140	33,027	491,741	56,772	11,944	-	-	-	1,743,524
Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unlawful Detainers/Writs	-	-	500	-	500	-	-	500	100	-	-	-	-	1,600
Criminal Background Checks	-	-	300	-	300	4,000	-	500	100	-	-	-	-	5,200
General Legal Expense	10,000	-	3,000	-	3,000	-	-	10,000	2,000	1,000	100	250	400	29,750
Total Legal Expense	10,000	-	3,800	-	3,800	4,000	-	11,000	2,200	1,000	100	250	400	36,550
Staff Training	10,000	-	1,000	-	1,000	10,000	3,000	15,000	1,000	-	-	-	-	41,000
Staff Training-FSS	-	-	-	-	-	4,889	-	-	-	-	-	-	-	4,889
Staff Training-VHSP	-	-	-	1,500	-	-	-	-	-	-	-	-	-	1,500
Travel	15,000	-	1,000	-	1,000	10,000	3,000	15,000	1,200	-	-	-	-	46,200
Auditing Fees	5,460	-	2,000	-	2,000	10,000	-	2,500	-	1,200	-	-	-	23,160
Port Out Admin Fee Paid	-	-	-	-	-	2,000	500	-	-	-	-	-	-	2,500
Management Fee	-	-	-	-	-	-	-	-	15,000	-	-	-	-	15,000
Total Other Admin Expenses	20,460	-	3,000	1,500	3,000	22,000	3,500	17,500	16,200	1,200	-	-	-	88,360
Miscellaneous Admin Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Membership and Fees	1,500	-	200	-	200	-	-	2,500	-	-	-	-	-	4,400
Publications	500	-	-	-	-	-	-	1,000	-	-	-	-	-	1,500
Advertising	1,000	-	250	-	250	-	-	1,000	-	-	-	-	-	2,500
Office Supplies	1,000	-	500	-	500	2,000	-	5,000	100	1,000	-	-	-	10,100
Fuel-Administrative	-	-	-	-	-	900	-	-	-	-	-	-	-	900
Compliance	-	-	500	-	500	6,000	-	5,000	1,500	-	300	500	500	14,800
Telephone & Internet	6,000	600	3,000	-	3,000	3,000	-	9,000	3,600	1,000	-	-	-	29,200
Postage	1,500	-	500	-	500	1,502	-	4,500	250	-	-	-	-	8,752
Copiers	1,000	-	600	-	600	1,500	-	3,000	600	500	-	-	-	7,800
Software	10,000	-	5,000	-	5,000	22,000	-	25,000	2,000	1,000	-	-	-	70,000
IT/Website Maintenance	5,000	-	2,000	-	2,000	2,500	-	5,000	1,000	-	-	-	-	17,500
Community Donations	12,000	-	-	-	-	-	-	-	-	-	-	-	-	12,000
Small Office Equipment	3,000	-	500	-	500	-	-	16,000	200	-	-	-	-	20,200
HCC Fees	-	-	-	-	-	-	-	-	8,000	-	-	-	-	8,000
Other Misc Admin Expenses	2,000	-	1,000	-	1,000	-	-	5,000	500	-	-	-	-	9,500
Other Expenses-VHSP	-	-	-	1,500	-	-	-	-	-	-	-	-	-	1,500
Equipment (HMIS/SNAP)	-	-	-	2,425	-	-	-	-	-	-	-	-	-	2,425
Software (HMIS/SNAP)	-	-	-	12,785	-	-	-	-	-	-	-	-	-	12,785
Services (HMIS/SNAP)	-	-	-	9,089	-	-	-	-	-	-	-	-	-	9,089
Total Miscellaneous Admin Expenses	44,500	600	14,050	25,799	14,050	39,402	-	82,000	17,750	3,500	300	500	500	242,951
TOTAL ADMINISTRATIVE EXPENSES	350,656	600	103,989	196,263	82,951	652,431	39,527	617,241	93,922	17,644	400	750	900	2,157,274
TENANT SERVICES	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Services Salaries	-	-	-	-	-	-	-	-	20,000	-	-	-	-	20,000
Tenant Services-Salaries	-	-	-	-	54,640	-	-	-	-	-	-	-	-	54,640
Tenant Services-Benefits	-	-	-	-	13,255	-	-	-	-	-	-	-	-	13,255
Other Tenant Svcs.	-	-	22,000	-	22,000	976	2,500	3,000	3,000	-	-	-	-	53,476
Tenant Services-Other Direct Costs	-	-	-	-	5,666	-	-	-	-	-	-	-	-	5,666
Tenant Services-Training	-	-	-	-	2,260	-	-	-	-	-	-	-	-	2,260
Tenant Services-Supplies & Materials	-	-	-	-	1,000	-	-	-	-	-	-	-	-	1,000
Tenant Services-Travel	-	-	-	-	1,500	-	-	-	-	-	-	-	-	1,500
TOTAL TENANT SERVICES EXPENSES	-	-	22,000	-	100,321	976	2,500	3,000	23,000	-	-	-	-	151,797
UTILITY EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water	-	1,000	12,000	-	12,000	-	-	38,000	6,000	3,000	-	-	-	72,000
Electricity	1,500	-	70,000	-	70,000	-	-	11,000	20,000	22,000	-	-	-	194,500
Gas	1,000	-	-	-	-	-	-	3,000	2,400	-	-	-	-	6,400
Sewer & Trash	-	-	28,000	-	28,000	-	-	43,000	12,500	3,250	-	-	-	114,750
TOTAL UTILITY EXPENSES	2,500	1,000	110,000	-	110,000	-	-	95,000	40,900	28,250	-	-	-	387,650
MAINTENANCE AND OPERATIONAL EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Maint Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance Salaries	26,390	-	62,360	-	62,360	-	-	244,353	19,878	11,019	-	-	-	426,360
Employee Benefit Contribution-Maint.	8,803	-	26,137	-	25,915	-	-	88,438	8,103	3,499	-	-	-	160,895
Total General Maint Expense	35,193	-	88,497	-	88,275	-	-	332,791	27,981	14,518	-	-	-	587,255
Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies-Grounds	250	-	300	-	300	-	-	3,000	300	-	-	-	-	4,150
Supplies-Appliance	100	-	1,000	-	1,000	-	-	3,000	800	-	-	-	-	5,900
Supplies-Unit Turnover	-	-	3,500	-	3,500	-	-	10,000	800	1,000	-	-	-	18,800

Revenue & Expenses	Budget-LCD	Budget-BP	Budget-LAO	Budget-GRANTS	Budget-JRPL	Budget-MTW	Budget-MSS	Budget-FHO	Budget-CVO	Budget-CVII	CVM	LAC	SHC	Budget-ALL
Supplies-Electrical	500	-	4,000	-	4,000	-	-	10,000	2,000	200	-	-	-	20,700
Supplies-Fuel & Parts	-	-	800	-	800	-	-	4,000	200	500	-	-	-	6,300
Supplies-Janitorial/Cleaning	500	-	1,000	-	1,000	-	-	5,000	500	2,000	-	-	-	10,000
Supplies-Maint/Repairs	500	1,000	15,000	-	5,000	-	-	20,000	1,600	1,000	-	-	-	44,100
Supplies-Plumbing	500	-	3,000	-	3,000	-	-	7,000	1,000	1,000	-	-	-	15,500
Tools and Equipment	-	-	750	-	750	-	-	4,000	100	-	-	-	-	5,600
Maintenance Paper/Supplies	350	-	250	-	250	-	-	800	100	-	-	-	-	1,750
Supplies-HVAC	-	-	2,500	-	2,500	-	-	5,000	1,800	1,000	-	-	-	12,800
Supplies-Exterior Supplies	-	-	600	-	600	-	-	5,000	500	800	-	-	-	7,500
Total Materials	2,700	1,000	32,700	-	22,700	-	-	76,800	9,700	7,500	-	-	-	153,100
Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract-Trash Collection	-	-	11,000	-	-	-	-	4,500	-	1,000	-	-	-	16,500
Contract-Snow Removal	-	1,000	1,000	-	1,000	-	-	2,000	4,000	500	-	-	-	9,500
Contract-Unit Turnover	-	-	10,000	-	10,000	-	-	5,000	1,500	-	-	-	-	26,500
Contract-Electrical	-	500	2,000	-	2,000	-	-	1,000	300	500	-	-	-	6,300
Contract-Pest Control	1,000	1,000	16,000	-	16,000	-	-	10,000	1,500	3,000	-	-	-	48,500
Contract-Floor Covering	-	-	1,000	-	1,000	-	-	1,000	500	-	-	-	-	3,500
Contract-Grounds	-	-	600	-	600	-	-	10,000	-	-	-	-	-	11,200
Contract-Janitorial/Cleaning	-	-	2,400	-	2,400	-	-	5,000	1,600	1,500	-	-	-	12,900
Contract-Plumbing	-	-	1,000	-	1,000	-	-	3,000	800	1,000	-	-	-	6,800
Contract-Inspections	-	-	5,500	-	-	-	-	10,000	1,800	1,000	-	-	-	18,300
Contract-HVAC	1,000	2,000	5,000	-	5,000	-	-	15,000	3,000	2,500	-	-	-	33,500
Contract-Video Surveillance	-	-	500	-	500	-	-	120,000	500	1,000	-	-	-	122,500
Contract-Elevator Maintenance	-	3,000	8,600	-	21,000	-	-	-	-	-	-	-	-	32,600
Contract-Alarm Monitoring	750	300	800	-	800	-	-	-	900	1,000	-	-	-	4,550
Contract-Sprinkler Monitoring	-	2,000	1,200	-	1,200	-	-	-	1,600	1,000	-	-	-	7,000
Contract Costs-Other	2,000	1,500	500	-	500	-	-	500	-	-	-	-	-	5,000
Total Contract Costs	4,750	11,300	67,100	-	63,000	-	-	187,000	18,000	14,000	-	-	-	365,150
TOTAL MAINTENANCE & OPERATIONAL EXPENSES	42,643	12,300	188,297	-	173,975	-	-	596,591	55,681	36,018	-	-	-	1,105,505
GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance-Other	1,330	-	2,460	-	4,076	-	-	5,300	265	200	-	900	900	15,431
Property Insurance	1,500	-	5,000	-	5,423	-	-	18,000	6,790	3,395	-	-	-	40,108
Liability Insurance	600	-	2,625	-	2,860	-	-	9,500	1,500	750	-	-	-	17,835
Workmen's Compensation	4,468	-	1,720	-	1,720	-	-	15,482	983	490	-	-	-	24,863
Misc. Taxes/Licenses/Insurance	1,326	-	-	-	-	-	-	34,000	1,100	-	-	-	-	36,426
Bad Debt-Tenant Rents	-	-	10,000	-	-	-	-	25,000	5,000	500	-	-	-	40,500
Bad Debt-Other	10,000	-	-	-	-	-	-	-	-	-	-	-	-	10,000
TOTAL GENERAL EXPENSES	19,224	-	21,805	-	14,079	-	-	107,282	15,638	5,335	-	900	900	185,163
HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	6,976,065	445,281	-	-	-	-	-	-	7,421,346
Tenant Utility Payments-Voucher	-	-	-	-	-	100,000	5,000	-	-	-	-	-	-	105,000
Port Out HAP Payments	-	-	-	-	-	30,000	-	-	-	-	-	-	-	30,000
Tenant Deposit Assistance(SD/Util)	-	-	-	-	-	1,000	-	-	-	-	-	-	-	1,000
Tenant PSS Goal Incentives	-	-	-	-	-	40,000	-	-	-	-	-	-	-	40,000
Landlord Incentives	-	-	-	-	-	20,000	-	-	-	-	-	-	-	20,000
TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	7,167,065	450,281	-	-	-	-	-	-	7,617,346
FINANCING EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Expense-Loan 1	-	25,900	27,857	-	18,032	-	-	188,916	16,380	26,000	-	-	-	303,085
TOTAL FINANCING EXPENSES	-	25,900	27,857	-	18,032	-	-	188,916	16,380	26,000	-	-	-	303,085
NON-OPERATING ITEMS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gain/Loss from Disposition of Non-Expend Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gain/Loss from Sale Disposition of Real Property	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-OPERATING ITEMS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	415,023	39,800	473,948	196,263	499,358	7,820,472	492,308	1,608,030	245,521	113,247	400	1,650	1,800	11,907,820

[illegible]

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
2026 BUDGET			
		2025	2026
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	472,647.00	469,380.00
3112-06-000	PBV HAP Subsidy	452,996.00	476,354.00
3119-00-000	Total Rental Income	925,643.00	945,734.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000.00	4,000.00
3120-03-000	Damages	6,500.00	5,000.00
3120-04-000	Late Charges	1,000.00	1,000.00
3120-08-000	Workorders/Maint Charges	500.00	0.00
3129-00-000	Total Other Tenant Income	12,000.00	10,000.00
3199-00-000	TOTAL TENANT INCOME	937,643.00	955,734.00
3400-00-000	GRANT INCOME		
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072.00	84,072.00
3410-61-200	COC Planning Grant	50,019.00	52,800.00
3499-00-000	TOTAL GRANT INCOME	193,482.00	196,263.00
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	0.00	2,150.00
3620-00-000	Management Fee Income	12,000.00	14,000.00
3621-00-000	Bond Application Fees	45,000.00	30,000.00
3650-00-000	Miscellaneous Other Income	200,000.00	150,000.00
3699-00-000	TOTAL OTHER INCOME	257,000.00	196,150.00
3999-00-000	TOTAL INCOME	1,388,125.00	1,348,147.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	253,589.00	259,084.00
4110-04-000	Employee Benefit Contribution-Admin	81,347.00	88,751.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	41,808.00	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	14,583.00	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	44,781.00	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	14,992.00	9,574.00

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
2026 BUDGET			
		2025	2026
4110-61-200	Salary-COC Planning Grant	41,432.00	40,854.00
4110-61-201	Adm Benefits-COC Planning	8,587.00	11,946.00
4110-99-000	Total Administrative Salaries	501,119.00	516,799.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	800.00	500.00
4130-02-000	Criminal Background Checks	200.00	300.00
4130-04-000	General Legal Expense	17,500.00	13,000.00
4131-00-000	Total Legal Expense	18,500.00	13,800.00
4140-00-000	Staff Training	11,000.00	11,000.00
4140-50-100	Staff Training-VHSP	1,500.00	1,500.00
4150-00-000	Travel	11,000.00	16,000.00
4171-00-000	Auditing Fees	8,660.00	7,460.00
4189-00-000	Total Other Admin Expenses	21,160.00	24,960.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,200.00	1,700.00
4190-02-000	Publications	500.00	500.00
4190-03-000	Advertising	1,000.00	1,250.00
4190-04-000	Office Supplies	2,000.00	1,500.00
4190-06-000	Compliance	500.00	500.00
4190-07-000	Telephone & Internet	9,660.00	9,600.00
4190-08-000	Postage	2,000.00	2,000.00
4190-10-000	Copiers	2,000.00	1,600.00
4190-12-000	Software	15,000.00	15,000.00
4190-13-000	IT/Website Maintenance	5,000.00	7,000.00
4190-14-000	Community Donations	12,000.00	12,000.00
4190-18-000	Small Office Equipment	3,000.00	3,500.00
4190-22-000	Other Misc Admin Expenses	3,500.00	3,000.00
4190-50-100	Other Expenses-VHSP	1,500.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	2,425.00	2,425.00
4190-60-201	Software (HMIS/SNAP)	12,785.00	12,785.00
4190-60-202	Services (HMIS/SNAP)	9,089.00	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	83,159.00	84,949.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	634,938.00	651,508.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	22,000.00	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	22,000.00	22,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	11,000.00	13,000.00
4320-00-000	Electricity	72,000.00	71,500.00
4330-00-000	Gas	1,000.00	1,000.00

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
2026 BUDGET			
		2025	2026
4390-00-000	Sewer & Trash	25,000.00	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	109,000.00	113,500.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	85,569.00	88,750.00
4410-05-000	Employee Benefit Contribution-Maint.	30,829.00	34,940.00
4419-00-000	Total General Maint Expense	116,398.00	123,690.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300.00	550.00
4420-02-000	Supplies-Appliance	1,000.00	1,100.00
4420-03-000	Supplies-Unit Turnover	3,500.00	3,500.00
4420-04-000	Supplies-Electrical	5,300.00	4,500.00
4420-05-000	Supplies-Fuel & Parts	750.00	800.00
4420-06-000	Supplies-Janitorial/Cleaning	2,000.00	1,500.00
4420-07-000	Supplies-Maint/Repairs	11,000.00	16,500.00
4420-08-000	Supplies-Plumbing	2,100.00	3,500.00
4420-09-000	Tools and Equipment	500.00	750.00
4420-10-000	Maintenance Paper/Supplies	800.00	600.00
4420-11-000	Supplies-HVAC	500.00	2,500.00
4420-12-000	Supplies-Exterior Supplies	500.00	600.00
4429-00-000	Total Materials	28,250.00	36,400.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	5,000.00	11,000.00
4430-04-000	Contract-Snow Removal	1,500.00	2,000.00
4430-05-000	Contract-Unit Turnover	15,000.00	10,000.00
4430-06-000	Contract-Electrical	2,000.00	2,500.00
4430-07-000	Contract-Pest Control	17,400.00	18,000.00
4430-08-000	Contract-Floor Covering	1,000.00	1,000.00
4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	4,100.00	2,400.00
4430-11-000	Contract-Plumbing	500.00	1,000.00
4430-12-000	Contract-Inspections	3,500.00	5,500.00
4430-13-000	Contract-HVAC	9,000.00	8,000.00
4430-15-000	Contract-Video Surveillance	500.00	500.00
4430-17-000	Contract-Elevator Maintenance	11,000.00	11,600.00
4430-18-000	Contract-Alarm Monitoring	1,600.00	1,850.00
4430-19-000	Contract-Sprinkler Monitoring	3,200.00	3,200.00
4430-99-000	Contract Costs-Other	3,000.00	4,000.00
4439-00-000	Total Contract Costs	78,900.00	83,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	223,548.00	243,240.00

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY			
LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)			
2026 BUDGET			
		2025	2026
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	3,974.00	3,790.00
4510-10-000	Property Insurance	6,580.00	6,500.00
4510-20-000	Liability Insurance	2,315.00	3,225.00
4510-30-000	Workmen's Compensation	5,931.00	6,188.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	1,326.00
4570-00-000	Bad Debt-Tenant Rents	0.00	10,000.00
4570-01-000	Bad Debt-Other	10,000.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	28,800.00	41,029.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	58,146.00	53,757.00
4899-00-000	TOTAL FINANCING EXPENSES	58,146.00	53,757.00
8000-00-000	TOTAL EXPENSES	1,076,432.00	1,125,034.00
9000-00-000	NET INCOME	311,693.00	223,113.00
	ADJUSTMENTS	BOJ-Principal Payments	104,061.00
			119,052.00

BRIDGEPORT BUILDING

2026 BUDGET

		2025	2026
		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	228,647.00	229,380.00
3199-00-000	TOTAL TENANT INCOME	228,647.00	229,380.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4130-04-000	General Legal Expense	2,500.00	0.00
4131-00-000	Total Legal Expense	2,500.00	0.00
4190-00-000	Miscellaneous Admin Expenses		
4190-07-000	Telephone & Internet	660.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	660.00	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,160.00	600.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	1,000.00	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	1,000.00	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4420-00-000	Materials		
4420-07-000	Supplies-Maint/Repairs	2,000.00	1,000.00
4429-00-000	Total Materials	2,000.00	1,000.00
4430-00-000	Contract Costs		
4430-04-000	Contract-Snow Removal	500.00	1,000.00
4430-06-000	Contract-Electrical	0.00	500.00
4430-07-000	Contract-Pest Control	900.00	1,000.00
4430-10-000	Contract-Janitorial/Cleaning	2,500.00	0.00
4430-13-000	Contract-HVAC	3,000.00	2,000.00
4430-17-000	Contract-Elevator Maintenance	3,000.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	250.00	300.00
4430-19-000	Contract-Sprinkler Monitoring	2,000.00	2,000.00
4430-99-000	Contract Costs-Other	1,000.00	1,500.00
4439-00-000	Total Contract Costs	13,150.00	11,300.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,150.00	12,300.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	27,939.00	25,900.00

4899-00-000	TOTAL FINANCING EXPENSES	27,939.00	25,900.00
8000-00-000	TOTAL EXPENSES	47,249.00	39,800.00
9000-00-000	NET INCOME	181,398.00	189,580.00
	Adjustments	BOJ-Principal Payments	27,236.00
			162,344.00

LINEWEAVER ANNEX APARTMENTS

2026 BUDGET

		2025	2026
		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	334,558.00	249,000.00
3112-06-000	PBV HAP Subsidy	362,438.00	467,354.00
3119-00-000	Total Rental Income	696,996.00	716,354.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000.00	4,000.00
3120-03-000	Damages	3,000.00	4,000.00
3120-04-000	Late Charges	1,000.00	1,000.00
3120-08-000	Workorders/Maint Charges	4,000.00	1,000.00
3129-00-000	Total Other Tenant Income	12,000.00	10,000.00
3199-00-000	TOTAL TENANT INCOME	708,996.00	726,354.00
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	0.00	2,000.00
3699-00-000	TOTAL OTHER INCOME	0.00	2,000.00
3999-00-000	TOTAL INCOME	708,996.00	728,354.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	65,895.00	61,604.00
4110-04-000	Employee Benefit Contribution-Admin	22,410.00	20,535.00
4110-99-000	Total Administrative Salaries	88,305.00	82,139.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	800.00	500.00
4130-02-000	Criminal Background Checks	200.00	300.00
4130-04-000	General Legal Expense	5,000.00	3,000.00
4131-00-000	Total Legal Expense	6,000.00	3,800.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	1,000.00	1,000.00
4171-00-000	Auditing Fees	2,000.00	2,000.00
4189-00-000	Total Other Admin Expenses	3,000.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	200.00	200.00
4190-04-000	Office Supplies	1,000.00	500.00

4190-06-000	Compliance	500.00	500.00
4190-07-000	Telephone & Internet	3,000.00	3,000.00
4190-08-000	Postage	500.00	500.00
4190-10-000	Copiers	1,000.00	600.00
4190-12-000	Software	5,000.00	5,000.00
4190-13-000	IT/Website Maintenance	1,500.00	2,000.00
4190-18-000	Small Office Equipment	500.00	500.00
4190-22-000	Other Misc Admin Expenses	1,000.00	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	14,200.00	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	112,505.00	103,989.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	22,000.00	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	22,000.00	22,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	10,000.00	12,000.00
4320-00-000	Electricity	70,000.00	70,000.00
4390-00-000	Sewer & Trash	25,000.00	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	105,000.00	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	60,434.00	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	22,000.00	26,137.00
4419-00-000	Total General Maint Expense	82,434.00	88,497.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300.00	300.00
4420-02-000	Supplies-Appliance	1,000.00	1,000.00
4420-03-000	Supplies-Unit Turnover	3,500.00	3,500.00
4420-04-000	Supplies-Electrical	5,000.00	4,000.00
4420-05-000	Supplies-Fuel & Parts	750.00	800.00
4420-06-000	Supplies-Janitorial/Cleaning	1,000.00	1,000.00
4420-07-000	Supplies-Maint/Repairs	8,000.00	15,000.00
4420-08-000	Supplies-Plumbing	2,000.00	3,000.00
4420-09-000	Tools and Equipment	500.00	750.00
4420-10-000	Maintenance Paper/Supplies	500.00	250.00
4420-11-000	Supplies-HVAC	500.00	2,500.00
4420-12-000	Supplies-Exterior Supplies	500.00	600.00
4429-00-000	Total Materials	23,550.00	32,700.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	5,000.00	11,000.00
4430-04-000	Contract-Snow Removal	1,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	15,000.00	10,000.00
4430-06-000	Contract-Electrical	2,000.00	2,000.00
4430-07-000	Contract-Pest Control	16,000.00	16,000.00
4430-08-000	Contract-Floor Covering	1,000.00	1,000.00

4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	1,600.00	2,400.00
4430-11-000	Contract-Plumbing	500.00	1,000.00
4430-12-000	Contract-Inspections	3,500.00	5,500.00
4430-13-000	Contract-HVAC	5,000.00	5,000.00
4430-15-000	Contract-Video Surveillance	500.00	500.00
4430-17-000	Contract-Elevator Maintenance	8,000.00	8,600.00
4430-18-000	Contract-Alarm Monitoring	600.00	800.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	500.00
4439-00-000	Total Contract Costs	61,500.00	67,100.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	167,484.00	188,297.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	2,774.00	2,460.00
4510-10-000	Property Insurance	4,880.00	5,000.00
4510-20-000	Liability Insurance	1,415.00	2,625.00
4510-30-000	Workmen's Compensation	1,431.00	1,720.00
4570-00-000	Bad Debt-Tenant Rents	10,000.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	20,500.00	21,805.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	30,207.00	27,857.00
4899-00-000	TOTAL FINANCING EXPENSES	30,207.00	27,857.00
8000-00-000	TOTAL EXPENSES	457,696.00	473,948.00
9000-00-000	NET INCOME	251,300.00	254,406.00
	ADJUSTMENTS	BOJ-Principal Payments	76,825.00
			177,581.00

COMMUNITY GRANTS

2026 BUDGETS

		2025	2026
		Budget	Budget
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072.00	84,072.00
3410-61-200	COC Planning Grant	50,019.00	52,800.00
3499-00-000	TOTAL GRANT INCOME	193,482.00	196,263.00
3999-00-000	TOTAL INCOME	193,482.00	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)	41,808.00	42,536.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	14,583.00	13,855.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	44,781.00	50,199.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	14,992.00	9,574.00
4110-61-200	Salary-COC Planning Grant	41,432.00	40,854.00
4110-61-201	Adm Benefits-COC Planning	8,587.00	11,946.00
4110-99-000	Total Administrative Salaries	166,183.00	168,964.00
4140-50-100	Staff Training-VHSP	1,500.00	1,500.00
4189-00-000	Total Other Admin Expenses	1,500.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses		
4190-50-100	Other Expenses-VHSP	1,500.00	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	2,425.00	2,425.00
4190-60-201	Software (HMIS/SNAP)	12,785.00	12,785.00
4190-60-202	Services (HMIS/SNAP)	9,089.00	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	25,799.00	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	193,482.00	196,263.00
8000-00-000	TOTAL EXPENSES	193,482.00	196,263.00
9000-00-000	NET INCOME	0.00	0.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MS5, FSS)			
2026 BUDGET			
		2025	2026
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	7,103,915.00	7,577,346.00
3410-02-000	Section 8 Admin. Fee Income	630,023.00	546,642.00
3410-03-000	Section 8 FSS Grant Income	66,150.00	137,592.00
3410-04-000	Port-In Admin Fees Earned	1,200.00	1,200.00
3410-06-000	Port In HAP Earned	30,000.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	7,831,288.00	8,292,780.00
3600-00-000	OTHER INCOME		
3640-00-000	Fraud Recovery-HAP	11,500.00	10,000.00
3640-01-000	Fraud Recovery-ADM	11,500.00	10,000.00
3699-00-000	TOTAL OTHER INCOME	23,000.00	20,000.00
3999-00-000	TOTAL INCOME	7,854,288.00	8,312,780.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	398,851.00	327,050.00
4110-04-000	Employee Benefit Contribution-Admin	137,622.00	112,387.00
4110-20-400	Administrative Salaries-FSS	52,640.00	96,783.00
4110-21-400	Employee Benefits Contribution-FSS	12,510.00	35,920.00
4110-30-100	Administrative Salaries-MS5	0.00	28,360.00
4110-30-101	Employee Benefits Contribution-MS5	0.00	4,667.00
4110-99-000	Total Administrative Salaries	601,623.00	605,167.00
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	2,000.00	4,000.00
4130-04-000	General Legal Expense	2,000.00	0.00
4131-00-000	Total Legal Expense	4,000.00	4,000.00
4140-00-000	Staff Training	10,000.00	13,000.00
4140-01-400	Staff Training-FSS	1,000.00	4,889.00
4150-00-000	Travel	8,000.00	13,000.00
4171-00-000	Auditing Fees	10,000.00	10,000.00
4172-00-000	Port Out Admin Fee Paid	2,000.00	2,500.00
4189-00-000	Total Other Admin Expenses	20,000.00	25,500.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,000.00	0.00
4190-02-000	Publications	200.00	0.00
4190-03-000	Advertising	1,000.00	0.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MS5, FSS)			
2026 BUDGET			
		2025	2026
4190-04-000	Office Supplies	500.00	2,000.00
4190-05-000	Fuel-Administrative	800.00	900.00
4190-06-000	Compliance	10,000.00	6,000.00
4190-07-000	Telephone & Internet	5,000.00	3,000.00
4190-08-000	Postage	2,000.00	1,502.00
4190-10-000	Copiers	1,500.00	1,500.00
4190-12-000	Software	30,000.00	22,000.00
4190-13-000	IT/Website Maintenance	5,000.00	2,500.00
4190-18-000	Small Office Equipment	2,000.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	59,000.00	39,402.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	695,623.00	691,958.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	1,500.00	3476
4220-02-000	Tenant FSS Goal Incentives	1,500.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,000.00	3,476.00
4300-00-000	UTILITY EXPENSES		
4320-00-000	Electricity	0.00	0.00
4330-00-000	Gas	0.00	0.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	0.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	1,250.00	0.00
4510-10-000	Property Insurance	200.00	0.00
4510-20-000	Liability Insurance	200.00	0.00
4510-30-000	Workmen's Compensation	7,400.00	0.00
4570-01-000	Bad Debt-Other	0.00	0.00
4599-00-000	TOTAL GENERAL EXPENSES	9,050.00	0.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	6,920,115.00	7,421,346.00
4715-01-000	Tenant Utility Payments-Voucher	101,500.00	105,000.00
4715-02-000	Port Out HAP Payments	25,000.00	30,000.00
4715-05-000	Tenant Deposit Assistance(SD/Util)	0.00	1,000.00
4715-07-000	Tenant FSS Goal Incentives	50,000.00	40,000.00
4715-08-000	Landlord Incentives	50,000.00	20,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	7,146,615.00	7,617,346.00
8000-00-000	TOTAL EXPENSES	7,854,288.00	8,312,780.00
9000-00-000	NET INCOME	0.00	0.00

JR POLLY LINEWEAVER APARTMENT (incl. Service Coordinator Grant)

2026 BUDGET

		2025	2026
		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	169,780.00	213,090.00
3112-00-000	50059 HAP Subsidy	315,306.00	296,694.00
3119-00-000	Total Rental Income	485,086.00	509,784.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	5,000.00	4,000.00
3120-03-000	Damages	6,500.00	4,000.00
3120-04-000	Late Charges	1,000.00	1,000.00
3120-08-000	Workorders/Maint Charges	3,000.00	1,000.00
3129-00-000	Total Other Tenant Income	15,500.00	10,000.00
3199-00-000	TOTAL TENANT INCOME	500,586.00	519,784.00
3400-00-000	GRANT INCOME		
3410-20-300	Service Coordinator Grant (SC)	78,321.00	78,321.00
3499-00-000	TOTAL GRANT INCOME	78,321.00	78,321.00
3999-00-000	TOTAL INCOME	578,907.00	598,105.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	46,538.00	44,440.00
4110-04-000	Employee Benefit Contribution-Admin	17,594.00	16,661.00
4110-99-000	Total Administrative Salaries	64,132.00	61,101.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	500.00	500.00
4130-02-000	Criminal Background Checks	200.00	300.00
4130-04-000	General Legal Expense	4,000.00	3,000.00
4131-00-000	Total Legal Expense	4,700.00	3,800.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	500.00	1,000.00
4171-00-000	Auditing Fees	2,000.00	2,000.00
4189-00-000	Total Other Admin Expenses	2,500.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	100.00	200.00
4190-03-000	Advertising	0.00	250.00

4190-04-000	Office Supplies	500.00	500.00
4190-06-000	Compliance	0.00	500.00
4190-07-000	Telephone & Internet	3,000.00	3,000.00
4190-08-000	Postage	500.00	500.00
4190-10-000	Copiers	500.00	600.00
4190-12-000	Software	3,600.00	5,000.00
4190-13-000	IT/Website Maintenance	1,500.00	2,000.00
4190-18-000	Small Office Equipment	0.00	500.00
4190-22-000	Other Misc Admin Expenses	1,000.00	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	10,700.00	14,050.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	83,032.00	82,951.00
4200-00-000	TENANT SERVICES		
4210-20-300	Tenant Services-Salaries	54,640.00	54,640.00
4211-20-300	Tenant Services-Benefits	13,255.00	13,255.00
4220-01-000	Other Tenant Svcs.	22,000.00	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	5,666.00	5,666.00
4241-20-300	Tenant Services-Training	2,260.00	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	1,000.00	1,000.00
4243-20-300	Tenant Services-Travel	1,500.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	100,321.00	100,321.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	10,000.00	12,000.00
4320-00-000	Electricity	70,000.00	70,000.00
4390-00-000	Sewer & Trash	25,000.00	28,000.00
4399-00-000	TOTAL UTILITY EXPENSES	105,000.00	110,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	60,434.00	62,360.00
4410-05-000	Employee Benefit Contribution-Maint.	22,000.00	25,915.00
4419-00-000	Total General Maint Expense	82,434.00	88,275.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300.00	300.00
4420-02-000	Supplies-Appliance	1,000.00	1,000.00
4420-03-000	Supplies-Unit Turnover	1,500.00	3,500.00
4420-04-000	Supplies-Electrical	5,000.00	4,000.00
4420-05-000	Supplies-Fuel & Parts	500.00	800.00
4420-06-000	Supplies-Janitorial/Cleaning	1,000.00	1,000.00
4420-07-000	Supplies-Maint/Repairs	8,000.00	5,000.00
4420-08-000	Supplies-Plumbing	1,500.00	3,000.00
4420-09-000	Tools and Equipment	500.00	750.00
4420-10-000	Maintenance Paper/Supplies	500.00	250.00
4420-11-000	Supplies-HVAC	500.00	2,500.00
4420-12-000	Supplies-Exterior Supplies	500.00	600.00
4429-00-000	Total Materials	20,800.00	22,700.00

4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	5,000.00	0.00
4430-04-000	Contract-Snow Removal	1,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	10,000.00	10,000.00
4430-06-000	Contract-Electrical	2,000.00	2,000.00
4430-07-000	Contract-Pest Control	14,000.00	16,000.00
4430-08-000	Contract-Floor Covering	1,000.00	1,000.00
4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	1,600.00	2,400.00
4430-11-000	Contract-Plumbing	500.00	1,000.00
4430-13-000	Contract-HVAC	2,500.00	5,000.00
4430-15-000	Contract-Video Surveillance	500.00	500.00
4430-17-000	Contract-Elevator Maintenance	15,000.00	21,000.00
4430-18-000	Contract-Alarm Monitoring	600.00	800.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	500.00
4439-00-000	Total Contract Costs	55,500.00	63,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	158,734.00	173,975.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	3,673.00	4,076.00
4510-10-000	Property Insurance	5,200.00	5,423.00
4510-20-000	Liability Insurance	2,600.00	2,860.00
4510-30-000	Workmen's Compensation	1,527.00	1,720.00
4599-00-000	TOTAL GENERAL EXPENSES	13,000.00	14,079.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	24,139.00	18,032.00
4899-00-000	TOTAL FINANCING EXPENSES	24,139.00	18,032.00
8000-00-000	TOTAL EXPENSES	484,226.00	499,358.00
9000-00-000	NET INCOME	94,681.00	98,747.00
	ADJUSTMENTS	UB-Principal Payments	97,964.00
			783.00

FRANKLIN HEIGHTS LLC

2026 BUDGET

		2025	2026
		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	676,404.00	550,000.00
3112-06-000	PBV HAP Subsidy	1,578,276.00	1,970,083.00
3119-00-000	Total Rental Income	2,254,680.00	2,520,083.00
3120-00-000	Other Tenant Income		
3120-03-000	Damages	20,000.00	20,000.00
3120-04-000	Late Charges	10,000.00	10,000.00
3120-06-000	NSF Charges	100.00	100.00
3120-07-000	Tenant Owed Utilities	1,500.00	1,200.00
3120-08-000	Workorders/Maint Charges	2,000.00	2,000.00
3120-11-000	Collection Loss-Tenants	0.00	1,700.00
3129-00-000	Total Other Tenant Income	33,600.00	35,000.00
3199-00-000	TOTAL TENANT INCOME	2,288,280.00	2,555,083.00
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	2,000.00	0.00
3699-00-000	TOTAL OTHER INCOME	2,000.00	0.00
3999-00-000	TOTAL INCOME	2,290,280.00	2,555,083.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	400,133.00	376,178.00
4110-04-000	Employee Benefit Contribution-Admin	134,678.00	115,563.00
4110-99-000	Total Administrative Salaries	534,811.00	491,741.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	0.00	500.00
4130-02-000	Criminal Background Checks	0.00	500.00
4130-04-000	General Legal Expense	15,000.00	10,000.00
4131-00-000	Total Legal Expense	15,000.00	11,000.00
4140-00-000	Staff Training	15,000.00	15,000.00
4150-00-000	Travel	15,000.00	15,000.00
4171-00-000	Auditing Fees	2,500.00	2,500.00
4189-00-000	Total Other Admin Expenses	17,500.00	17,500.00
4190-00-000	Miscellaneous Admin Expenses		

4190-01-000	Membership and Fees	1,200.00	2,500.00
4190-02-000	Publications	800.00	1,000.00
4190-03-000	Advertising	0.00	1,000.00
4190-04-000	Office Supplies	4,000.00	5,000.00
4190-06-000	Compliance	1,000.00	5,000.00
4190-07-000	Telephone & Internet	6,600.00	9,000.00
4190-08-000	Postage	4,000.00	4,500.00
4190-10-000	Copiers	2,500.00	3,000.00
4190-12-000	Software	22,000.00	25,000.00
4190-13-000	IT/Website Maintenance	5,000.00	5,000.00
4190-18-000	Small Office Equipment	3,000.00	16,000.00
4190-22-000	Other Misc Admin Expenses	5,000.00	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	55,100.00	82,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	637,411.00	617,241.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	3,000.00	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,000.00	3,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	32,000.00	38,000.00
4320-00-000	Electricity	10,000.00	11,000.00
4330-00-000	Gas	2,000.00	3,000.00
4390-00-000	Sewer & Trash	40,000.00	43,000.00
4399-00-000	TOTAL UTILITY EXPENSES	84,000.00	95,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	250,847.00	244,353.00
4410-05-000	Employee Benefit Contribution-Maint.	87,211.00	88,438.00
4419-00-000	Total General Maint Expense	338,058.00	332,791.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	2,000.00	3,000.00
4420-02-000	Supplies-Appliance	3,000.00	3,000.00
4420-03-000	Supplies-Unit Turnover	2,000.00	10,000.00
4420-04-000	Supplies-Electrical	10,000.00	10,000.00
4420-05-000	Supplies-Fuel & Parts	4,000.00	4,000.00
4420-06-000	Supplies-Janitorial/Cleaning	5,000.00	5,000.00
4420-07-000	Supplies-Maint/Repairs	20,000.00	20,000.00
4420-08-000	Supplies-Plumbing	5,000.00	7,000.00
4420-09-000	Tools and Equipment	4,000.00	4,000.00
4420-10-000	Maintenance Paper/Supplies	800.00	800.00
4420-11-000	Supplies-HVAC	5,000.00	5,000.00
4420-12-000	Supplies-Exterior Supplies	5,000.00	5,000.00
4429-00-000	Total Materials	65,800.00	76,800.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	4,000.00	4,500.00

4430-04-000	Contract-Snow Removal	1,000.00	2,000.00
4430-05-000	Contract-Unit Turnover	10,000.00	5,000.00
4430-06-000	Contract-Electrical	1,000.00	1,000.00
4430-07-000	Contract-Pest Control	6,000.00	10,000.00
4430-08-000	Contract-Floor Covering	1,000.00	1,000.00
4430-09-000	Contract-Grounds	5,000.00	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	5,000.00	5,000.00
4430-11-000	Contract-Plumbing	3,000.00	3,000.00
4430-12-000	Contract-Inspections	10,000.00	10,000.00
4430-13-000	Contract-HVAC	20,000.00	15,000.00
4430-14-000	Contract-Vehicle Maintenance	1,000.00	0.00
4430-15-000	Contract-Video Surveillance	120,000.00	120,000.00
4430-99-000	Contract Costs-Other	0.00	500.00
4439-00-000	Total Contract Costs	187,000.00	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	590,858.00	596,591.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	3,300.00	5,300.00
4510-10-000	Property Insurance	16,300.00	18,000.00
4510-20-000	Liability Insurance	7,300.00	9,500.00
4510-30-000	Workmen's Compensation	6,600.00	15,482.00
4521-00-000	Misc. Taxes/Licenses/Insurance	32,000.00	34,000.00
4570-00-000	Bad Debt-Tenant Rents	25,000.00	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	90,500.00	107,282.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	172,156.00	188,916.00
4899-00-000	TOTAL FINANCING EXPENSES	172,156.00	188,916.00
8000-00-000	TOTAL EXPENSES	1,577,925.00	1,608,030.00
9000-00-000	NET INCOME	712,355.00	947,053.00
	ADJUSTMENTS	BOJ/COH-Principal Pymts	644,685.00
			302,368.00

COMMERCE VILLAGE LLC

2026 BUDGET

		2025	2026
		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	131,037.00	114,538.00
3112-06-000	PBV HAP Subsidy	131,037.00	171,806.00
3119-00-000	Total Rental Income	262,074.00	286,344.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	1,800.00	1,600.00
3120-03-000	Damages	2,500.00	3,000.00
3120-04-000	Late Charges	500.00	500.00
3120-08-000	Workorders/Maint Charges	1,200.00	1,000.00
3129-00-000	Total Other Tenant Income	6,000.00	6,100.00
3199-00-000	TOTAL TENANT INCOME	268,074.00	292,444.00
3600-00-000	OTHER INCOME		
3611-00-000	Investment Income - Restricted	5,000.00	4,300.00
3699-00-000	TOTAL OTHER INCOME	5,000.00	4,300.00
3999-00-000	TOTAL INCOME	273,074.00	296,744.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-03-000	Compensated Absences	0.00	0.00
4110-04-000	Employee Benefit Contribution-Admin	14,578.00	14,102.00
4110-99-000	Total Administrative Salaries	56,946.00	56,772.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers/Writs	0.00	100.00
4130-02-000	Criminal Background Checks	0.00	100.00
4130-04-000	General Legal Expense	1,800.00	2,000.00
4131-00-000	Total Legal Expense	1,800.00	2,200.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	1,200.00	1,200.00
4173-00-000	Management Fee	12,000.00	15,000.00
4189-00-000	Total Other Admin Expenses	13,200.00	16,200.00
4190-00-000	Miscellaneous Admin Expenses		
4190-04-000	Office Supplies	600.00	100.00
4190-06-000	Compliance	1,500.00	1,500.00

4190-07-000	Telephone & Internet	3,600.00	3,600.00
4190-08-000	Postage	500.00	250.00
4190-10-000	Copiers	1,000.00	600.00
4190-12-000	Software	2,000.00	2,000.00
4190-13-000	IT/Website Maintenance	1,000.00	1,000.00
4190-18-000	Small Office Equipment	0.00	200.00
4190-21-000	HCC Fees	8,000.00	8,000.00
4190-22-000	Other Misc Admin Expenses	500.00	500.00
4191-00-000	Total Miscellaneous Admin Expenses	18,700.00	17,750.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	91,646.00	93,922.00
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Services Salaries	18,250.00	20,000.00
4220-01-000	Other Tenant Svcs.	1,500.00	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	19,750.00	23,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	4,300.00	6,000.00
4320-00-000	Electricity	20,000.00	20,000.00
4330-00-000	Gas	2,400.00	2,400.00
4390-00-000	Sewer & Trash	11,000.00	12,500.00
4399-00-000	TOTAL UTILITY EXPENSES	37,700.00	40,900.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	18,783.00	19,878.00
4410-05-000	Employee Benefit Contribution-Maint.	7,866.00	8,103.00
4419-00-000	Total General Maint Expense	26,649.00	27,981.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	100.00	300.00
4420-02-000	Supplies-Appliance	1,000.00	800.00
4420-03-000	Supplies-Unit Turnover	1,000.00	800.00
4420-04-000	Supplies-Electrical	1,500.00	2,000.00
4420-05-000	Supplies-Fuel & Parts	200.00	200.00
4420-06-000	Supplies-Janitorial/Cleaning	600.00	500.00
4420-07-000	Supplies-Maint/Repairs	1,600.00	1,600.00
4420-08-000	Supplies-Plumbing	600.00	1,000.00
4420-09-000	Tools and Equipment	0.00	100.00
4420-10-000	Maintenance Paper/Supplies	100.00	100.00
4420-11-000	Supplies-HVAC	1,800.00	1,800.00
4420-12-000	Supplies-Exterior Supplies	500.00	500.00
4429-00-000	Total Materials	9,000.00	9,700.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	2,700.00	4,000.00
4430-04-000	Contract-Snow Removal	1,000.00	1,500.00
4430-06-000	Contract-Electrical	300.00	300.00
4430-07-000	Contract-Pest Control	2,000.00	1,500.00

4430-08-000	Contract-Floor Covering	0.00	500.00
4430-10-000	Contract-Janitorial/Cleaning	1,600.00	1,600.00
4430-11-000	Contract-Plumbing	500.00	800.00
4430-12-000	Contract-Inspections	2,000.00	1,800.00
4430-13-000	Contract-HVAC	2,500.00	3,000.00
4430-15-000	Contract-Video Surveillance	500.00	500.00
4430-18-000	Contract-Alarm Monitoring	600.00	900.00
4430-19-000	Contract-Sprinkler Monitoring	1,500.00	1,600.00
4439-00-000	Total Contract Costs	15,200.00	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	50,849.00	55,681.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	180.00	265.00
4510-10-000	Property Insurance	5,585.00	6,790.00
4510-20-000	Liability Insurance	2,220.00	1,500.00
4510-30-000	Workmen's Compensation	615.00	983.00
4521-00-000	Misc. Taxes/Licenses/Insurance	1,050.00	1,100.00
4570-00-000	Bad Debt-Tenant Rents	2,500.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	12,150.00	15,638.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	16,380.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	16,380.00	16,380.00
8000-00-000	TOTAL EXPENSES	228,475.00	245,521.00
9000-00-000	NET INCOME	44,599.00	51,223.00
	ADJUSTMENTS	Reserve Payments	9,000.00
			42,223.00

COMMERCE VILLAGE II

2026 BUDGET

		2025	2026
		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	39,129.00	99,225.00
3112-06-000	PBV HAP Subsidy	58,695.00	99,226.00
3119-00-000	Total Rental Income	97,824.00	198,451.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	450.00	0.00
3120-03-000	Damages	500.00	0.00
3120-04-000	Late Charges	100.00	0.00
3120-05-000	Legal Fees - Tenant	200.00	0.00
3120-08-000	Workorders/Maint Charges	600.00	0.00
3129-00-000	Total Other Tenant Income	1,850.00	0.00
3199-00-000	TOTAL TENANT INCOME	99,674.00	198,451.00
3600-00-000	OTHER INCOME		
3611-00-000	Investment Income - Restricted	500.00	0.00
3699-00-000	TOTAL OTHER INCOME	500.00	0.00
3999-00-000	TOTAL INCOME	100,174.00	198,451.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	15,000.00	8,889.00
4110-04-000	Employee Benefit Contribution-Admin	5,250.00	3,055.00
4110-99-000	Total Administrative Salaries	20,250.00	11,944.00
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	2,000.00	1,000.00
4131-00-000	Total Legal Expense	2,000.00	1,000.00
4140-00-000	Staff Training	1,000.00	0.00
4150-00-000	Travel	1,000.00	0.00
4171-00-000	Auditing Fees	0.00	1,200.00
4173-00-000	Management Fee	4,000.00	0.00
4189-00-000	Total Other Admin Expenses	5,000.00	1,200.00
4190-00-000	Miscellaneous Admin Expenses		
4190-04-000	Office Supplies	500.00	1,000.00
4190-06-000	Compliance	500.00	0.00

4190-07-000	Telephone & Internet	900.00	1,000.00
4190-08-000	Postage	250.00	0.00
4190-10-000	Copiers	1,000.00	500.00
4190-12-000	Software	2,000.00	1,000.00
4190-13-000	IT/Website Maintenance	500.00	0.00
4190-21-000	HCC Fees	2,000.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	7,650.00	3,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35,900.00	17,644.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	1,200.00	3,000.00
4320-00-000	Electricity	6,000.00	22,000.00
4330-00-000	Gas	1,000.00	0.00
4390-00-000	Sewer & Trash	2,800.00	3,250.00
4399-00-000	TOTAL UTILITY EXPENSES	11,000.00	28,250.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	4,000.00	11,019.00
4410-05-000	Employee Benefit Contribution-Maint.	1,400.00	3,499.00
4419-00-000	Total General Maint Expense	5,400.00	14,518.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	200.00	0.00
4420-02-000	Supplies-Appliance	200.00	0.00
4420-03-000	Supplies-Unit Turnover	300.00	1,000.00
4420-04-000	Supplies-Electrical	500.00	200.00
4420-05-000	Supplies-Fuel & Parts	300.00	500.00
4420-06-000	Supplies-Janitorial/Cleaning	500.00	2,000.00
4420-07-000	Supplies-Maint/Repairs	1,000.00	1,000.00
4420-08-000	Supplies-Plumbing	300.00	1,000.00
4420-09-000	Tools and Equipment	0.00	0.00
4420-10-000	Maintenance Paper/Supplies	300.00	0.00
4420-11-000	Supplies-HVAC	500.00	1,000.00
4420-12-000	Supplies-Exterior Supplies	500.00	800.00
4429-00-000	Total Materials	4,600.00	7,500.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	1,000.00	1,000.00
4430-04-000	Contract-Snow Removal	300.00	500.00
4430-05-000	Contract-Unit Turnover	500.00	0.00
4430-06-000	Contract-Electrical	500.00	500.00
4430-07-000	Contract-Pest Control	750.00	3,000.00
4430-10-000	Contract-Janitorial/Cleaning	500.00	1,500.00
4430-11-000	Contract-Plumbing	500.00	1,000.00
4430-12-000	Contract-Inspections	500.00	1,000.00
4430-13-000	Contract-HVAC	750.00	2,500.00
4430-15-000	Contract-Video Surveillance	500.00	1,000.00
4430-18-000	Contract-Alarm Monitoring	500.00	1,000.00

4430-19-000	Contract-Sprinkler Monitoring	500.00	1,000.00
4439-00-000	Total Contract Costs	6,800.00	14,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	16,800.00	36,018.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	200.00	200.00
4510-10-000	Property Insurance	3,000.00	3,395.00
4510-20-000	Liability Insurance	1,800.00	750.00
4510-30-000	Workmen's Compensation	400.00	490.00
4570-00-000	Bad Debt-Tenant Rents	0.00	500.00
4599-00-000	TOTAL GENERAL EXPENSES	5,400.00	5,335.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	4,000.00	26,000.00
4899-00-000	TOTAL FINANCING EXPENSES	4,000.00	26,000.00
8000-00-000	TOTAL EXPENSES	73,100.00	113,247.00
9000-00-000	NET INCOME	27,074.00	85,204.00
	ADJUSTMENTS	Reserve Payments	12,000.00
			73,204.00

**RESOLUTION AUTHORIZING THE HARRISONBURG
REDEVELOPMENT AND HOUSING AUTHORITY TO ENTER
INTO A LOAN TRANSACTION WITH ATLANTIC UNION BANK
AND THE EXECUTIVE DIRECTOR OF THE AUTHORITY
TO EXECUTE LOAN DOCUMENTS RELATING TO
THE BLUESTONE TOWN CENTER PROJECT**

WHEREAS, the Harrisonburg Redevelopment and Housing Authority (the “Authority”), was created pursuant to the Virginia Housing Authorities Law (the “Act”), Chapter 1, Title 36, Code of Virginia of 1950, as amended (the “Virginia Code”), and is now existing and operating as a public body corporate and politic;

WHEREAS, the Authority is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the “Act”) of the Virginia Code, to own real property, incur and guaranty indebtedness, and issue notes, bonds, guaranties and other financial instruments for the purpose of the acquisition, construction, and/or rehabilitation of affordable housing projects, in its own name and in the name of its joint venture companies and their subsidiary companies;

WHEREAS, the Authority and EquityPlus Manager, LLC (“EP”) have entered into a joint venture to co-own a company (“Harrisonburg Managing Member LLC”) that has created and owns a subsidiary company (“EP Harrisonburg Owner LLC”) that owns 89 acres of land located at 1650 Erickson Ave., Harrisonburg, Virginia (the “Property”), and build thereon various low-income rental and workforce for-sale housing, to be known as the Bluestone Town Center (the “Project”), over a 3 to 6-year period. To that end, the Authority and EP have also created and own BTC Senior I LLC to apply for low-income housing tax credits to finance the construction of 62 units designated for the elderly (the “Senior LIHTC Housing”);

WHEREAS, EP Harrisonburg Owner LLC has received a term sheet from Atlantic Union Bank (the “LOI”) for a non-revolving construction line of credit up to \$14,889,251.00 (the “Atlantic Union Loan”) to construct the Senior LIHTC Housing. The LOI, which is attached hereto and incorporated herein as Exhibit A, sets forth the terms and conditions of the loan, including the interest rate, commitment fee, closing costs and conditions, collateral, repayment terms, and guaranty from the Authority, EP, and the members of EP;

WHEREAS, the terms of the Atlantic Union Loan may provide that EP Harrisonburg Owner LLC, the Authority, EP, and EP’s members personally, jointly and severally, fully, and unconditionally guaranty the Atlantic Union Loan, including interest, costs, and expenses associated with and lien free completion of the construction of the Senior LIHTC Housing. This guaranty amount is inconsistent with the Authority and EP’s Operating Agreement, wherein the Authority has a maximum guaranty limit cap of \$4,000,000. As such, in authorizing the Atlantic Union Loan, the Authority would be exposed to an additional liability in the amount of the indebtedness to Atlantic Union Bank, regardless of the Operating Agreement language;

WHEREAS, the Authority, as co-owner, is required to authorize the obtaining of the Atlantic Union Loan and the execution and delivery of certain documents related to the Atlantic Union Loan;

WHEREAS, the Authority may be required to be a co-guarantor of the Atlantic Union Loan and, as such, may be required to execute and deliver a guaranty and certain other loan-related documents in its own name; and

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Authority to obtain the Atlantic Union Loan and execute and deliver certain documents related to the Atlantic Union Loan and to co-guaranty and execute and deliver a guaranty and certain other loan-related documents in its own name in an amount exceeding the guaranty cap in its Operating Agreement with EP, as required by the terms of the Atlantic Union Loan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The Board of Commissioners of the Authority, in its own name and as co-owner and on behalf of, EP Harrisonburg Owner LLC, Harrisonburg Managing Member LLC, and BTC Senior I LLC, authorizes the obtaining of the Atlantic Union Loan for a non-revolving construction line of credit up to \$14,889,251.00 to construct the Senior LIHTC Housing, and the Board of Commissioners expressly approves the guaranty of the Atlantic Union Loan by the Authority, which it understands such guaranty may be up to and more than \$14,889,251.00, which is significantly more than the guaranty cap in the Operating Agreement with EP, and which it further understands could subject the Authority to additional liability in such amount;

2. The Executive Director of the Authority, acting individually, is authorized to execute and deliver on behalf of the Authority, as co-owner and on behalf of, EP Harrisonburg Owner LLC, Harrisonburg Managing Member LLC, and BTC Senior I LLC, and in their own names, all documents and instruments required in connection with the Atlantic Union Loan in a principal amount up to \$14,889,251.00, and the co-guaranty of the Atlantic Union Loan by the Authority, including but not limited to any and all term sheets, commitment letters, notes, mortgages, deeds of trust, security agreements, collateral assignments, other grants and pledges of liens and security interests, guaranties, indemnities, certificates, affidavits, and any other documents determined necessary to effectuate the Atlantic Union Loan, the co-guaranty of the Atlantic Union Loan by the Authority, and/or the purpose of this Resolution, with the execution thereof to be sufficient evidence of such determination.

3. The Executive Director of the Authority, acting individually, is authorized on behalf of the Authority, as co-owner of EP Harrisonburg Owner LLC, Harrisonburg Managing Member LLC, and BTC Senior I LLC, and in their own names, to take all other actions necessary or appropriate to effectuate the Atlantic Union Loan in a principal amount up to \$14,889,251.00, and the co-guaranty of the Atlantic Union Loan by the Authority, including such amendments, modifications, and supplements to loan-related documents as he may deem to be necessary or advisable in his sole discretion.

Resolved this 20th day of August, 2025.

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled “**RESOLUTION AUTHORIZING THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY TO ENTER INTO A LOAN TRANSACTION WITH ATLANTIC UNION BANK AND THE EXECUTIVE DIRECTOR OF THE AUTHORITY TO EXECUTE LOAN DOCUMENTS RELATING TO THE BLUESTONE TOWN CENTER PROJECT**” taken at a regular meeting of the Authority held on August 20, 2025.

	AYE	NAY	ABSTAIN	ABSENT
Gil Colman, Chair				
Kevin Coffman, Vice Chair				
Luciano Benjamin				
Shonda Green				
Kenneth Kettler				
Amanda Leech				
Janet Awkard-Rogers				

Dated: August 20, 2025

(SEAL)

Chair, Harrisonburg Redevelopment and
Housing Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority’s Commissioners present and voting at a meeting duly called and held on August 20, 2025, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 20th day of August, 2025.

**HARRISONBURG REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Michael G. Wong, Secretary

**RESOLUTION AUTHORIZING THE HARRISONBURG
REDEVELOPMENT AND HOUSING AUTHORITY TO PURCHASE
A BOND AND THE EXECUTIVE DIRECTOR OF THE AUTHORITY
TO EXECUTE BOND DOCUMENTS RELATING TO THE
CONSTRUCTION OF THE BLUESTONE TOWN CENTER PROJECT**

WHEREAS, the Harrisonburg Redevelopment and Housing Authority (the “Authority”), was created pursuant to the Virginia Housing Authorities Law (the “Act”), Chapter 1, Title 36, Code of Virginia of 1950, as amended (the “Virginia Code”), and is now existing and operating as a public body corporate and politic;

WHEREAS, the Authority is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the “Act”) of the Virginia Code, to own real property, incur and guaranty indebtedness, and issue notes, bonds, guaranties and other financial instruments for the purpose of the acquisition, construction, and/or rehabilitation of affordable housing projects, in its own name and in the name of its joint venture companies and their subsidiary companies;

WHEREAS, the Authority and EquityPlus Manager, LLC (“EP”) have entered into a joint venture to co-own a company (“Harrisonburg Managing Member LLC”) that has created and owns a subsidiary company (“EP Harrisonburg Owner LLC”) that owns 89 acres of land located at 1650 Erickson Ave., Harrisonburg, Virginia (the “Property”), and build thereon various low-income rental and workforce for-sale housing, to be known as the Bluestone Town Center (the “Project”), over a 3 to 6-year period;

WHEREAS, in accordance with the requirements of the City Code and Zoning Ordinance of the City of Harrisonburg, Virginia (the “City”), EP is required to post certain guarantees with the City to ensure the performance of the construction of the Project and compliance with the erosion and stormwater regulations;

WHEREAS, EP has received a term sheet from The Bond Agency (the “LOI”) for a 24-month performance and land disturbing activity bond (the “Bond”) in the amount of \$4,000,000.00 in satisfaction of the City’s requirements. The LOI, which is attached hereto and incorporated herein as Exhibit A, sets forth the terms and conditions of the Bond, including the Bond premium of \$60,000.00;

WHEREAS, the Authority, as co-owner, is required to authorize the obtaining of the Bond and the execution and delivery of certain documents related to the Bond; and

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Authority to obtain the Bond and execute and deliver certain documents related to the Bond and certain other Bond-related documents on behalf of EP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The Board of Commissioners of the Authority, in its own name and as co-owner of EP Harrisonburg Owner LL and Harrisonburg Managing Member LLC, authorizes the obtaining of the Bond in the amount of \$4,000,000.00 to guarantee the construction of the Project at a cost of \$60,000.

2. The Executive Director of the Authority, acting individually, is authorized to execute and deliver on behalf of the Authority, as co-owner and on behalf of, EP Harrisonburg Owner LLC and Harrisonburg Managing Member LLC, and in their own names, all documents and instruments required in connection with the Bond in a principal amount up to \$4,000,000.00, and any other documents determined necessary to effectuate the Bond and/or the purpose of this Resolution, with the execution thereof to be sufficient evidence of such determination.

3. The Executive Director of the Authority, acting individually, is authorized on behalf of the Authority, as co-owner and on behalf of, EP Harrisonburg Owner LLC and Harrisonburg Managing Member LLC, and in their own names, to take all other actions necessary or appropriate to effectuate the Bond in a principal amount up to \$4,000,000.00, including such amendments, modifications, and supplements to bond-related documents as he may deem to be necessary or advisable in his sole discretion.

Resolved this 20th day of August, 2025.

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled **“RESOLUTION AUTHORIZING THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY TO PURCHASE A BOND AND THE EXECUTIVE DIRECTOR OF THE AUTHORITY TO EXECUTE BOND DOCUMENTS RELATING TO THE CONSTRUCTION OF THE BLUESTONE TOWN CENTER PROJECT”** taken at a regular meeting of the Authority held on August 20, 2025.

	AYE	NAY	ABSTAIN	ABSENT
Gil Colman, Chair				
Kevin Coffman, Vice Chair				
Luciano Benjamin				
Shonda Green				
Kenneth Kettler				
Amanda Leech				
Janet Awkard-Rogers				

Dated: August 20, 2025
(SEAL)

Chair, Harrisonburg Redevelopment and
Housing Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority's Commissioners present and voting at a meeting duly called and held on August 20, 2025, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 20th day of August, 2025.

**HARRISONBURG REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Michael G. Wong, Secretary



August 15, 2025

Mr. Michael Wong
Director
Harrisonburg Redevelopment & Housing Authority
PO Box 1071
Harrisonburg, VA 22801

Dear Mr. Wong,

On behalf of Bank of the James, I am pleased to offer the following financing commitment, subject to the terms and conditions outlined below.

Borrower: Harrisonburg Redevelopment and Housing Authority

Loan Amount: Construction to permanent loan of up to, but not exceeding, \$10,000,000.

Purpose: To finance the renovation of the JR Polly Lineweaver building and Lineweaver Annex, acquire and convert current commercial property on Main Street, known as the original Glen's Fair Price Store, to apartments and office space and finance applicable closing costs and fees.

Term of Repayment: The loan shall have a 24 month interest only period for acquisition and renovation costs associated with the project. During this time funds shall be disbursed as the project progresses, and interest will be charged based on the outstanding balance. At the end of 24 months the balance will convert to principal and interest payments based on a 240-month term. The total term of the commitment will be 22 years (264 months).

Interest Rate: Borrower has the option of a Bank Qualified Tax Exempt (BQTE) rate or a fully taxable rate for the life of the loan. Please choose one as part of Borrower's acceptance of this commitment.

 Option One: Bank Qualified Tax Exempt rate of 5.48% for the first five years, including the interest-only period. On the fifth anniversary of the loan closing, and every five years thereafter, the BQTE rate shall adjust based upon the [(Five-Year United States Treasury Yield plus a margin of 2.5%) multiplied by (1 – Bank Tax Rate) plus a margin of 0.15%]. Adjustments will be subject to a floor of a BQTE rate of 4.1%. Any change in the Bank's tax rate will necessitate a change to the applicable BQTE rate throughout the life of the loan, including the floor rate.

 Option Two: Fully Taxable rate of 6.75% for the first five years, including the interest only period. On the fifth anniversary of the loan closing, and every five years after, the rate shall adjust based upon the (Five-Year United States Treasury Yield plus a margin of 2.5%). Adjustments will be subject to a floor of 5% for the life of the loan.

Tax Treatment: The Bank Qualified Tax Exempt rate is subject to the loan being "bank qualified" under section 265 of the Internal Revenue Code, as determined in the opinion of the Borrower's counsel.

Bank Closing Costs: Both rate options will include an origination fee of \$7,500, payable at the initiation of the loan. This fee may be financed during the initial draw if the Borrower so chooses.

Annual/Ongoing Fees: None.

Prepayment Penalties: None. The Borrower may prepay the debt at any time, without penalty. Any principal curtailments made during the life of the loan, including the renovation period, may not be readvanced.

Guarantor: None.

Collateral: The loan shall be secured by a \$10,000,000 Credit Line Deed of Trust on the JR Polly Lineweaver Building, Lineweaver Annex and new property being acquired. The loan will be further secured by an Assignment of Leases and Rents on the three parcels.

Appraisal: A third-party appraisal will be required on the property, subject to Bank review and approval prior to closing. The total debt on the properties will be limited to a combined 80% of the appraised value during the renovation period and may increase to a combined 85% once renovations are complete. This loan to value calculation will include the current debt on the JR Polly Lineweaver and Lineweaver Annex buildings in addition to this loan. Borrower will have the option to pledge additional collateral should the appraised value come in less than cost. Said additional property may be released after curtailments from grants and other sources, prior to the term out of the loan balance, subject to the Bank's approval.

Deposit Relationship: Borrower agrees to move the operating accounts associated with the subject properties to Bank of the James as part of this financing commitment. The Bank will also provide an escrow account for any grants or appropriations received for the project.

Permanent Take Out: Borrower agrees to furnish a pre-approval or similar documentary evidence of permanent take out from Fannie Mae or a comparable entity prior to the closing of this loan, subject to review and approval by the Bank. Should the permanent take out become null and void during the renovation period, the term loan portion of the Bank's commitment will take effect.

Loan Advances: Advances on renovation will be made on an 'as complete' basis as renovation progresses. An AIA or similar document is required for all advance requests, as well as supporting documentation. All advances are subject to inspections by the Bank. The Borrower is responsible for any costs associated with the inspection and the costs to update title. All advances will be managed out of the Bank of the James Harrisonburg office. In addition, Borrower is required to provide a copy of the renovation contract and budget, subject to the Bank's approval, prior to closing. Note that the acquisition cost associated with the new property may be fully advanced at acquisition. A copy of the purchase contract will be required prior to this advance.

Interest Account: At no time will proceeds from this loan be used to pay interest expense on the loan. Borrower is required to prefund interest into a Bank of the James escrow account prior to closing and during construction as applicable. Payments will be auto drafted from said account during the interest-only period. Funds may come from grants, appropriations, rental proceeds from the subject properties or other sources as determined by the Borrower.

Hazard Insurance: Prior to closing, Borrower shall provide a copy of a property insurance policy naming Bank of the James as first or second mortgagee, as applicable, on the real estate taken as collateral. The insurance company must have an A. M. Best Co. rating of A or better. The Bank recognizes the superior lien in place on the JR Polly Lineweaver Building. Bank of the James will be the second mortgagee on that parcel.

Title Insurance: Full coverage mortgagee title insurance, naming Bank of the James as first or second mortgagee, as applicable, is required for the Deed of Trust with any exceptions approved by the Bank. Affirmative mechanics lien coverage will also be required during renovation with periodic title updates as draws are requested.

Flood Determination: A flood hazard determination and life of loan flood zone determination shall be required by the Bank in compliance with the National Flood Insurance Reform Act of 1994. If the properties are located in a flood hazard zone, borrower shall be required to obtain flood insurance naming Bank of the James as first mortgagee or second mortgagee, as applicable, prior to closing. If not all of the parcels are in a flood hazard zone, regulation requires that only the value of the loan attributed to the parcels in the flood hazard zone must be insured. The Bank will work with the Borrower to ensure that the appropriate coverage is in place, as applicable.

Environmental: This commitment is contingent upon there being no environmental issues with the subject properties.

Sources and Uses: Borrower agrees to provide a finalized account of sources and uses for this project that cover the total costs of the subject project. The Bank requires review and approval of these sources and uses prior to closing on this loan.

Principal Curtailment: Due to legal lending limit constraints, the Bank will require that unrelated notes held by Bank of the James in the name of the Harrisonburg Redevelopment and Housing Authority must be curtailed by a minimum of \$1,000,000 in principal prior to the closing of this loan. Anticipated curtailments on the Commerce Village II project will satisfy this requirement if applied prior to closing.

Financial Information: The Borrower agrees to annually provide Bank of the James with a copy of its audited fiscal year-end financial report upon completion.

Bank Qualified Opinion: Borrower's counsel will provide a satisfactory opinion as to the eligibility of the financing for "bank-qualified" tax exemption. Should at any time the loan lose its bank qualified tax exempt status, the interest rate charged will revert to the taxable equivalent rate for the given term pricing.

Fees and Expenses: Borrower agrees to pay all fees and expenses associated with closing the loan including, but not limited to, review fees, attorney fees, issuance fees and recording fees if applicable. Bank recognizes a cap of \$5,000 for bank counsel to review all loan documentation if needed.

Loan Covenants: There will be no loan covenant requirements by the Bank other than the conditions laid out in this commitment letter.

Assignment: This offer is not assignable without the prior written approval of the Bank.

Expiration: The terms of this commitment will expire on March 31, 2026 unless otherwise extended in writing by the Bank.

Thank you for the opportunity to meet your lending needs. Should the terms and conditions described above be acceptable to you, please sign below and return this letter to the bank within 30 days of the date of this letter. In addition, please contact me at 540.478.5808 or trea@bankofthejames.com if you have any questions.

By execution of a Promissory Note reflecting the terms and conditions described above the Borrower accepts this commitment.

Sincerely,



Thomas D. Rea
Executive Vice President
Bank of the James

Accepted as Outlined Herein By:

Harrisonburg Redevelopment and Housing Authority by:

Michael Wong

Date

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

June 2025

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY

The HCV team continues to assess and implement process improvements designed to streamline workflows, reduce redundancies, and reinforce long-term operational resilience. These initiatives are part of our broader strategy to support sustainable productivity and ensure high-quality service delivery.

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):	713	5	163
Mainstream Vouchers:	48	1	49
Totals	761	6	212
Voucher Utilization Rate: 78%			

3. WAITING LISTS

Number of Applicants on All Waitlists: 4830

Below are application numbers by program/ property:

Commerce Village:	473			
Franklin Heights:	1630			
Tenant-Based:	2569			
Lineweaver Annex:	158			
Franklin Heights Waitlist Per Bedroom Size				
FH:1BR	FH:2BR	FH:3BR	FH:4BR	FH:5BR
718	464	341	94	13

4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers: \$696,681
Housing Assistance Payments (MTW and Mainstream Vouchers): \$687,128
Administrative Costs: \$45,035
Landlord and Family Self Sufficiency Incentives \$4,900
Average HAP cost per unit: \$969
Projected Variance for All Vouchers Combined: -\$40,382

**** See Variance Table Below**

Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$696,681	\$687,128	\$9,553
Administrative Expense Payments	\$0	\$45,035	-\$45,035
Landlord Incentives	\$0	\$750	-\$750
Family Self Sufficiency Program Incentives	\$0	\$4,150	-\$4,150
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$696,681	\$737,063	-\$40,382

5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 55

Number of Units Passed: 37

Number of Units Failed: 15

Number of failed units that were re-inspected: 10

Number of re-inspected units that passed: 1

Number of Landlords who have made NSPIRE updates 1

Common Violations:

Smoke Detectors

Other:

n/a

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:

All HCV program activities continue to follow fair housing guidelines.

No discrimination complaints or violations were reported this month.

7. LANDLORD PARTICIPATION AND ENGAGEMENT

Number of active landlords: 176

Landlord Outreach Efforts:

We are planning to continue outreach via the monthly bulletin and also considering other opportunities to reach new especially small rental unit owners.

8. SUCCESS AND CHALLENGES**Market Conditions**

As in prior months, market conditions remain unchanged and continue to present challenges.

Technology

No update

9. PROGRAM PERFORMANCE METRICS

Property/Voucher Type	New Admission	Transfer/ Change of Unit	Port-In	Property Total
Franklin Heights	1	0	0	1
Commerce Village	0	0	0	0
Lineweaver	1	0	0	1
Tenant-Based Vouchers	1	2	0	3
TYPE TOTAL	3	2	0	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	11	Port out		
Income Increase	4			
Household Change	1			
Owner-Led (rent change)	26			
Other	1			
TOTAL	43			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	1	-HOUSE FIRE -VIOLATION OF FAMILY OBLIGATIONS.		
Gave Up Voucher	1			
Voucher Expired	2	n/a		
Other	2			
TOTAL	6			

MONTHLY REPORT – JUNE 2025

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 30	Enrolled in GED: 2	Family Wellness .3
Employed: 17	Enrolled in ESL: 1	Financial Activities:1 Employment. 2
Unemployed/Furlough: 13	Enrolled in Continuing Ed: 5	FSS Activities: 2
Medical Leave/ Disability or Maternity Leave: 10 Elderly:3	Education Activities Goal Reward.	Homebuyer Activity. Resume.1 Education. 1
New jobs this month:		Goal Rewards completed: 10

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 64	Enrolled in GED:	Family Wellness. 4
Employed: 39	Enrolled in ESL: 1	Financial Activities: Employment. 2
Unemployed/Furlough: 25	Enrolled in Continuing Ed:(6)	FSS Activities.6 Resume. 1 Education.0
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward:	Homebuyer Activities:3

Employment	Education/Training	Goal Rewards
New job this month:		Total Goal Rewards completed:14

HARRISON HEIGHTS

Employment	Education/Training	Goal Rewards
In Program: 6	Enrolled in GED: 0	Family Wellness:0 Resume.0
Employed: 2	Enrolled in ESL:	Financial Activities:
Unemployed: 4	Enrolled in Continuing Ed	FSS Activities.1
Medical Leave/ Disability or Maternity Leave: 0 . Elderly.	Education Activities Goal Reward: 1	Homebuyer Activities: Education. 1
New jobs this months:		Total Goal Rewards completed: 1

Program Highlights

FSS saw one participant graduating from the Intensive English program at Eastern Mennonite University; she was a recipient of the Sentara grant for two previous semesters and used the laptop for the class. FSS saw two participants graduating from the program this month. FSS staff kicked off enrollment for the summer reading program and the youth Money smart program. FSS continued the distribution of produce every Thursday in collaboration with Vine and figs. A Youth from a FSS participation family won the What Home Means to Me winner state and regional context. The Garden Grove of Books, HRHA's reading program, also received a donation for books for our residents.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

July 1, 2025

HRHA Maintenance Report

June, 2025

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)				
Commerce Village Operating(cvo)	0	<u>8</u>	<u>7</u>	<u>1</u>
Franklin Heights Operating(fho)	<u>3</u>	<u>64</u>	<u>59</u>	<u>8</u>
JR Polly Lineweaver(jrpl)	<u>1</u>	<u>46</u>	<u>38</u>	<u>9</u>
Lineweaver Annex Operating(lao)	<u>1</u>	<u>28</u>	<u>26</u>	<u>3</u>
Pleasant View(plesview)	0	<u>1</u>	<u>1</u>	0
Total	<u>5</u>	<u>147</u>	<u>131</u>	<u>21</u>

Unit turns

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

Emergency Work orders

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

units off line due to maintenance issues 0

Year to Date

Work Orders Created

Property	W.O. created
Bridgeport	<u>2</u>
Commerce Village Operating(cvo)	<u>70</u>
Franklin Heights Operating(fho)	<u>298</u>
JR Polly Lineweaver(jrpl)	<u>228</u>
Lineweaver Annex Operating(lao)	<u>180</u>
Pleasant View(plesview)	<u>11</u>
Total	<u>789</u>

Unit turns

Property	
Commerce Village (cvo)	3
Franklin Heights Operating(fho)	6
JR Polly Lineweaver(jrpl)	5
Lineweaver Annex Operating(lao)	2
Total	16

Emergency Work orders

Property	
Commerce Village Operating(cvo)	1
Franklin Heights Operating(fho)	2
JR Polly Lineweaver(jrpl)	1
Lineweaver Annex Operating(lao)	2
Pleasant View	0
Total	6

HRHA Maintenance Report - cont.

Comments on this month

Summer is here and our HVAC calls increased as usual.

Elevator inspections were due in June. Inspections were done, but repairs not done in June will be done in July.

Bridgeport building will need a new HVAC unit on one of their systems. Estimates so far start at \$31000. Will push for this to be done as soon as possible.

Unit turn numbers continue to be low.

Contractors used this month:

New Direction HVAC

Blaugh Brothers Plumbing

ABC Fire

Graves Electric

TKE - elevator

Otis Elevator

Central Elevator Inspection

Commerce Village Program Management Summary Report

Month of: June 2025

1. Occupancy as of June 30, 2025

	VASH	HCV	Total
# of Leased Units	15	15	30
# of Move Ins	0	0	0
# of Move Outs	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
	98.00	56.00	0	60.00
Current Month Rent/HAP Charged	21960.00			
Amount Collected (Rent/HAP)	22,322.00			
Late Fees Applied 02-2025	1			
Late Fee Amount Billed	69.00			

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

30 days – WO charge& late fee

31-60 – WO charge allowed client to pay ½ June and balance in July

90+ - replacement keys – resident no income

June 16, 2025 Celebrate Recovery meeting with dinner provided

Resident pride in their home planting flowers around complex

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

Signed: *Sandra Lowther*

Date: 06/30/2025

Franklin Heights Program Management Summary Report

Month of: June 2025

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	38	54	12	4	125
# of Move Ins		1				
# of Move Outs			1	1		
# of Evictions			1			
# of Unlawful Detainers Filed		1				

2. Current Tenant Accounts Receivable

Current Total Owed	\$82,138.52			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	8,788.25	4,506.00	5,491.02	63,353.25
Current Month Rent/HAP charged	\$196,926.00			
Amount Collected (Rent/HAP)	\$197,186.24			
Late Fees Applied (date)	6/16/2025			
Late Fee Amount Billed (amount)	\$827.00			

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

*still working through some mental health issues with several tenants.
*working on cleaning up front/back porches and keeping yards picked up
*working court for repayments not being paid
*had one family move out and give up their voucher.

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

Signed: Christa Good Date: 6/6/25

JR Polly Lineweaver Program Management Summary Report

Month of:

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	47	13	60
# of Move Ins	2	0	2
# of Move Outs	0	1	1
# of Evictions	0	0	0
# of Unlawful Detainers Filed	2	0	2

2. Tenant Accounts Receivable

Current Total Owed	\$12,961.93			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$3,275.01	\$974.85	\$627.00	\$8,085.07
Current Month Rent/HAP Charged	\$37,231.00			
Amount Collected (Rent/HAP)	\$39,518.00			
Late Fees Applied (date)	06/12/2025			
Late Fee Amount Billed (amount)	\$123.00			

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

With the high heat this month, we have had challenges with the air conditioners leaking. Maintenance has been wonderful in getting to the work order requests quickly and fixing the issues. Also, Raymond in maintenance has done a great job keeping the outside of Lineweaver looking great by mowing, weed-eating, and trimming tree branches.

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

Signed: Natalie Gazzara Date: 06/27/2025

Lineweaver Annex Program Management Summary Report

Month of: May

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

	1 Bedroom
# of Leased Units	60
# of Move Ins	1
# of Move Outs	0
# of Evictions	0
# of Unlawful Detainers Filed	1

2. Current Tenant Accounts Receivable

Current Total Owed	\$27,805.03			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$2,221.00	\$2,147.50	\$2,001.50	\$21,435.03
Current Month Rent/HAP Charged	\$57,064.00			
Amount Collected (Rent/HAP)	\$61,018.50			
Late Fees Applied (date)	06/12/2025			
Late Fees Applied (amount)	\$131.00			

3. Comment on accomplishments and/or challenges experienced during the month (including resident services provided, delays in contract services, needs for support/welfare checks, etc.)

With the high heat this month, we have had challenges with the air conditioners leaking. Maintenance has been wonderful in getting to the work order requests quickly and fixing the issues. Also, Raymond in maintenance has done a great job keeping the outside of Lineweaver looking great by mowing, weed-eating, and trimming tree branches

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

Signed: Natalie Jazara Date: 06/30/2025

BoxScore Summary

For Selected Properties

Date = 06/01/2025-06/30/2025

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	701	47	45	0	1	1	0	1	0	0	0	97.87	97.87	97.87	97.87		
1b1b-FH	Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1b1b-JRP	JR Polly Lineweaver One be	0	743	14	13	0	1	0	0	1	0	0	0	92.85	92.85	92.85	92.85		
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-LA	Lineweaver Annex-one bedro	414	68	60	60	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
2b1b-FH	Franklin Heights-twobedroo	988	0	38	38	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
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	31	0	1	0	0	1	0	0	0	96.87	96.87	96.87	96.87		
4b2b-FH	Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.30	92.30	92.30	92.30		
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00		
	Total	650	196	280	274	0	5	1	0	5	0	0	0	98.21	98.21	98.21	98.21		

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	2	0	1	0	1	0	2	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	1	0	1	0	0	0	0	0	0	0	0				
1bed-CV	Commerce Village	30	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	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	1	0	0	0	0	0	0	0	0	0	0				
3b2b-FH	Franklin Heights-three bed	32	0	0	1	0	1	0	0	0	0	0	0	0	0				
4b2b-FH	Franklin Heights-four bed	13	0	0	1	0	1	0	0	0	0	0	0	0	0				
5b2b-FH	Franklin Heighths 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0				
waitjr0		0	0	0	0	0	0	0	1	0	0	0	0	0	0				
	Total	280	2	0	5	0	4	0	3	0	0	0	0	0	0				

Conversion Ratios

		First Contact																	
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	Cancels	Re-Apply	% Net Conv Ratio

BoxScore Summary

For Selected Properties

Date = 06/01/2025-06/30/2025

Not Specified	Not Specified	0	0	0	0	0	5	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	0	0	0	0	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-LA	Lineweaver Annex-one bedro	0	0	0	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heighths 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
waitjr0		0	0	0	0	0	33	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00
	Total	0	0	0	2	0	38	0	0	0	3	3	300.00	0	300.00	0	0	0	300.00

Unit Availability

For Selected Properties
As Of = 06/30/2025

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	701	47	45	0	1	1	0	1	0	0	0	97.87	97.87	97.87	97.87
Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	743	14	13	0	1	0	0	1	0	0	0	92.86	92.86	92.86	92.86
Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Lineweaver Annex-one bedro	414	68	60	60	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-twobedroo	988	0	38	38	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
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	31	0	1	0	0	1	0	0	0	96.88	96.88	96.88	96.88
Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.31	92.31	92.31	92.31
Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
Total	650	196	280	274	0	5	1	0	5	0	0	0	98.21	98.21	98.21	98.21

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

July 2025

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY

This month's focus was on updating the HCV Administrative Plan and preparing for the merger of project-based voucher waiting lists. Key efforts included aligning waiting list management protocols, denial reasons, and preference criteria across all properties. We also revised language related to pets, emotional support animals, and service animals to ensure greater inclusivity.

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):	708	7	166
Mainstream Vouchers:	47	1	50
Totals	755	8	216
Voucher Utilization Rate: 77%			

3. WAITING LISTS

Number of Applicants on All Waitlists: 4807				
Below are application numbers by program/ property:				
Commerce Village:		470		
Franklin Heights:		1624		
Tenant-Based:		2564		
Lineweaver Annex:		149		
Franklin Heights Waitlist Per Bedroom Size				
FH:1BR	FH:2BR	FH:3BR	FH:4BR	FH:5BR
715	460	344	92	13

4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers: \$753,155
Housing Assistance Payments (MTW and Mainstream Vouchers): \$696,101
Administrative Costs: \$40,989
Landlord and Family Self Sufficiency Incentives \$6,275
Average HAP cost per unit: \$985
Projected Variance for All Vouchers Combined: \$9,790

**** See Variance Table Below**

Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$693,564	\$696,101	-\$2,537
Administrative Expense Payments	\$59,591	\$40,989	\$18,602
Landlord Incentives	\$0	\$2,250	-\$2,250
Family Self Sufficiency Program Incentives	\$0	\$4,025	-\$4,025
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$753,155	\$743,365	\$9,790

5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 51
Number of Units Passed: 31
Number of Units Failed: 20
Number of failed units that were re-inspected: 7
Number of re-inspected units that passed: 100%
Number of Landlords who have made NSPIRE updates 100%
Common Violations:
Smoke Detectors, GFCI, moisture intrusion. For our Franklin Heights units it is usually appliance elements, refrigerator seals, holes in walls, loose handrails
Other:
There were only 7 reinspections due this month from last months inspections.

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:

All HCV program activities continue to follow fair housing guidelines.

No discrimination complaints or violations were reported this month.

7. LANDLORD PARTICIPATION AND ENGAGEMENT

Number of active landlords: 174

Landlord Outreach Efforts:

The monthly landlord bulletin is ongoing, we have had a couple of landlords call/email with regards to content in the bulletin so we are starting to get some engagement. We continue to brainstorm for other opportunities to reach new small rental unit owners.

8. SUCCESS AND CHALLENGES**Market Conditions**

As in prior months, market conditions remain unchanged and continue to present challenges.

Technology

No update

9. PROGRAM PERFORMANCE METRICS

Property/Voucher Type	New Admission	Transfer/ Change of Unit	Port-In	Property Total
Franklin Heights	0	0	0	0
Commerce Village	0	0	0	0
Lineweaver	0	0	0	0
Tenant-Based Vouchers	0	5	0	5
TYPE TOTAL	0	5	0	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	6	0 Recalculated income		
Income Increase	14			
Household Change	4			
Owner-Led (rent change)	32			
Other	1			
TOTAL	57			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	0	0 Abandoned Property Tenant went to nursing home		
Gave Up Voucher	3			
Voucher Expired	0			
Other	1			
TOTAL	4			

MONTHLY REPORT – JULY 2025

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED: 2	Family Wellness.
Employed: 17	Enrolled in ESL: 0	Financial Activities: Employment.
Unemployed/Furlough: 12	Enrolled in Continuing Ed: 3	FSS Activities:
Medical Leave/ Disability or Maternity Leave: 9 Elderly:3	Education Activities Goal Reward.	Homebuyer Activity. Resume. Education. 1
New jobs this month:		Goal Rewards completed: 1

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 58	Enrolled in GED:	Family Wellness. 1
Employed: 34	Enrolled in ESL: 1	Financial Activities:1 Employment. 4
Unemployed/Furlough: 24	Enrolled in Continuing Ed:(6)	FSS Activities.9 Resume Education.0
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward:	Homebuyer Activities:2

Employment	Education/Training	Goal Rewards
New job this month:		Total Goal Rewards completed:17

HARRISON HEIGHTS

Employment	Education/Training	Goal Rewards
In Program: 6	Enrolled in GED: 0	Family Wellness:0 Resume.0
Employed: 2	Enrolled in ESL:	Financial Activities:
Unemployed: 4	Enrolled in Continuing Ed	FSS Activities.0
Medical Leave/ Disability or Maternity Leave: 0 . Elderly.	Education Activities Goal Reward: 1	Homebuyer Activities: Education. 0
New jobs this months:		Total Goal Rewards completed: 0

Program Highlights

FSS distributed financial literacy books to children as part of our Youth Summer Reading and Money Smart programs. These books were generously provided through a donation from a local organization. In partnership with United Bank, FSS hosted a workshop focused on credit building and credit improvement, offering residents valuable tools for financial empowerment. FSS also launched its use of the HRHA RentCafe mail blast system, allowing us to more effectively reach all residents with information about upcoming events. During this month, FSS exited three participants due to lack of engagement, enrolled one new participant and saw the successful graduation of three program participants. FSS staff attended a summit on cancer and its impact on mental health among residents in public housing, additionally; one participant was referred to Rental Karma to help improve her credit score, supporting her long-term goals of homeownership and vehicle purchase.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

August 1, 2025

HRHA Maintenance Report

July, 2025

Work orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)	0	<u>1</u>	<u>1</u>	0
Commerce Village Operating(cvo)	<u>1</u>	<u>9</u>	<u>9</u>	<u>1</u>
Franklin Heights Operating(fho)	<u>8</u>	<u>58</u>	<u>64</u>	<u>2</u>
JR Polly Lineweaver(jrpl)	<u>9</u>	<u>42</u>	<u>50</u>	<u>1</u>
Lineweaver Annex Operating(lao)	<u>3</u>	<u>35</u>	<u>37</u>	<u>1</u>
Pleasant View(plesview)	0	<u>1</u>	0	<u>1</u>
Total	<u>21</u>	<u>146</u>	<u>161</u>	<u>6</u>

Unit turns

Property	Opening Balance	Created	Closed	Closing Balance
Commerce Village (cvo)	0	0	0	0
Franklin Heights Operating(fho)	<u>2</u>	<u>1</u>	<u>3</u>	0
JR Polly Lineweaver(jrpl)	<u>1</u>	<u>3</u>	<u>4</u>	0
Lineweaver Annex Operating(lao)	0	<u>2</u>	<u>1</u>	<u>1</u>
Total	<u>3</u>	<u>6</u>	<u>8</u>	<u>1</u>

Emergency Work orders

Property	Created	Closed
Commerce Village Operating(cvo)		
Franklin Heights Operating(fho)		
JR Polly Lineweaver(jrpl)		
Lineweaver Annex Operating(lao)		
Pleasant View		
Total	0	0
units off line due to maintenance issues	0	

Year to Date

Work Orders Created

Property	W.O. created
Bridgeport	3
Commerce Village Operating(cvo)	79
Franklin Heights Operating(fho)	356
JR Polly Lineweaver(jrpl)	270
Lineweaver Annex Operating(lao)	215
Pleasant View(plesview)	12
Total	935

Unit turns

Property	
Commerce Village (cvo)	3
Franklin Heights Operating(fho)	7
JR Polly Lineweaver(jrpl)	8
Lineweaver Annex Operating(lao)	4
Total	22

Emergency Work orders

Property	
Commerce Village Operating(cvo)	1
Franklin Heights Operating(fho)	2
JR Polly Lineweaver(jrpl)	1
Lineweaver Annex Operating(lao)	2
Pleasant View	0
Total	6

HRHA Maintenance Report - cont.

Contractors used this month:

Southern Air HVAC

New Direction HVAC

Blauch Bros.

Graves Electric

Epitome - low voltage wiring

Sengers Roofing

Comments on this month

We had multiple challenges this month:

Bridgeport air conditioning failed on one rooftop unit in late June. The new unit was installed on 7/30.

Main plumbing line at 143 Reservoir (HRHA office) needs to be replaced. The main drain line to the street is scaled and it has a section that the slope rises instead of sloping down. The scaling has gotten bad enough that major work needs to be done. We are currently (as of 8/1) looking at options for repair.

Due to the heat this summer, our HVAC work orders continue to be a major source of new work orders.

The

JRPL elevators are inspected and we are waiting on the city certificate. The Annex elevator is not quite finished yet. We are waiting some parts to arrive before the elevator can fully pass the annual inspection.

The

roofing work that we bid out starting in May was started the last week of July. And given good weather, it will finish on Aug 4.

Commerce Village Program Management Summary Report

Month of: July 2025

1. Occupancy as of July 31, 2025

	VASH	HCV	Total
# of Leased Units	15	15	30
# of Move Ins	0	0	0
# of Move Outs	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
	174.00	30.00	6	60.00
Current Month Rent/HAP Charged	22,035.00			
Amount Collected (Rent/HAP)	21,895.00			
Late Fees Applied	2			
Late Fee Amount Billed	92.00			

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

30 day – 1 resident has not paid rent

31-60 – WO charge – late fees from last month have not been paid

61-90 – balance of WO charge

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

Signed: *Sandra Lowther*

Date: 06/30/2025

Commerce Village Program Management Summary Report

Commerce Village Program Management Monthly Reports Check Sheet

Beginning of the Month Report (due the last week of the previous month)

1. Monthly Posting of Rent and HAP charges

Mid-Month Reports (due each week of the month by Friday)

1. Monthly HAP Payment posting
2. Monthly Rent Payment posting
3. Listing of Late Fees posted (use adjustment slip)
4. Listing of Court Costs posted (use adjustment slip)

End of Month Reports (due by the first Friday of the following month)

1. Management Summary Report

Save the Management Summary Report as: Management Summary Report [Property Code, Month, Year]

2. Receivable Aging Summary Report

Save the Receivable Aging Summary Report as: Receivable Aging Summary [Property Code, Month, Year]

Role: Affordable Entire Set > Analytics (top menu bar)> Affordable Receivable Reports> Enter property code > Tenant Status: current > Post To: (End of Reporting Month) > Report Type: Receivable Aging Summary > Summarize By: Resident> Minimum Amount: Leave Blank> HUD Subsidies: Exclude> Excel

In Column I of the Excel sheet—comment on efforts made during the month to collect monies owed to HRHA (phone calls, in person conversations, legal notices, unlawful detainer filed, court hearing scheduled, repayment agreements, etc) Note: No new payment agreements for back rent amount can be drawn up. New payment agreements are acceptable only for security deposit payments if Mercy House is unable to assist.

3. Rent Roll with Lease Charges

Save the Rent Roll with Lease Charges Report as: Rent_Roll_Lease_Charges [Property Code, Month, Year]

Role: Affordable Entire Set > Analytics (top menu bar)> Residential AR Reports> Enter property code > Month/Year > Report Type: Rent Roll with Lease Charges > Summarize By: Unit> Excel

Franklin Heights Program Management Summary Report

Month of: July 2025

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	38	54	12	4	125
# of Move Ins						
# of Move Outs				0		
# of Evictions						
# of Unlawful Detainers Filed		2				

2. Current Tenant Accounts Receivable

Current Total Owed	\$86,346.43			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	9,102.91	7,382.25	2,074.00	67,787.27
Current Month Rent/HAP charged	\$199,852.00			
Amount Collected (Rent/HAP)	\$200,863.65			
Late Fees Applied (date)	7/10/2025			
Late Fee Amount Billed (amount)	\$872.00			

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

*one on going with mental health issues.

*working on cleaning up front/back porches and keeping yards picked up

*working court for repayments not being paid

*

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

Signed: Christa Good Date: 8/1/25

JR Polly Lineweaver Program Management Summary Report

Month of: July 2025

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	44	13	57
# of Move Ins	0	0	0
# of Move Outs	2	0	2
# of Evictions	1	0	1
# of Unlawful Detainers Filed	0	0	0

2. Tenant Accounts Receivable

Current Total Owed	\$9,653.93			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$1,132	\$1,240.75	\$-330.00	\$7,611.18
Current Month Rent/HAP Charged	\$42,775.00			
Amount Collected (Rent/HAP)	\$43,112.00			
Late Fees Applied (date)	07/17/2025			
Late Fee Amount Billed (amount)	\$50.00			

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

In July, we were able to get the four vacant apartments turned and have move-ins ready for August.

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

Signed: Natalie Gazzara Date: 08/06/2025

Lineweaver Annex Program Management Summary Report

Month of: July, 2025

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

	1 Bedroom
# of Leased Units	58
# of Move Ins	0
# of Move Outs	2
# of Evictions	0
# of Unlawful Detainers Filed	0

2. Current Tenant Accounts Receivable

Current Total Owed	\$27,920.34			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$2,366.81	\$1,056.00	\$192.00	\$24,305.53
Current Month Rent/HAP Charged	\$59,102.00			
Amount Collected (Rent/HAP)	\$61,001.50			
Late Fees Applied (date)	7/17/2025			
Late Fees Applied (amount)	\$179.00			

3. Comment on accomplishments and/or challenges experienced during the month (including resident services provided, delays in contract services, needs for support/welfare checks, etc.)

I have been working with tenants to get back on track with their repayment agreements to pay off past balances for rent and work order charges.

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

Signed: Natalie Jazara Date: 08/07/2025

BoxScore Summary

For Selected Properties

Date = 07/01/2025-07/31/2025

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	701	47	43	0	3	1	0	3	0	0	0	93.61	93.61	93.61	93.61		
1b1b-FH	Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
1b1b-JRP	JR Polly Lineweaver One be	0	743	14	13	0	1	0	0	1	0	0	0	92.85	92.85	92.85	92.85		
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-LA	Lineweaver Annex-one bedro	414	68	60	58	0	2	0	0	2	0	0	0	96.66	96.66	96.66	96.66		
2b1b-FH	Franklin Heights-twobedroo	988	0	38	38	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
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	31	0	1	0	0	1	0	0	0	96.87	96.87	96.87	96.87		
4b2b-FH	Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.30	92.30	92.30	92.30		
5b2b-FH	Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00		
waitjr0		0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00		
	Total	650	196	280	270	0	9	1	0	9	0	0	0	96.78	96.78	96.78	96.78		

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	2	0	2	0	0	0	0	0	0	0	0				
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0				
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-CV	Commerce Village	30	0	0	0	0	0	0	0	0	0	0	0	0	0				
1bed-LA	Lineweaver Annex-one bedro	60	0	0	2	0	2	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	280	0	0	4	0	4	0	0	0	0	0	0	0	0				

Conversion Ratios

		First Contact																	
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	Cancels	Re-Apply	% Net Conv Ratio

BoxScore Summary

For Selected Properties

Date = 07/01/2025-07/31/2025

Not Specified	Not Specified	0	0	0	0	0	11	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	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-FH	Franklin Heights-one bedro	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	0	1	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	0.00	0	0.00	0	0	0	0.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	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	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	0.00	0	0.00	0	0	0	0.00
waitjr0		0	0	0	0	0	40	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
	Total	0	0	0	1	0	51	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00

Unit Availability

For Selected Properties
As Of = 07/31/2025

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	701	47	43	0	3	1	0	3	0	0	0	93.62	93.62	93.62	93.62
Franklin Heights-one bedro	896	56	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
JR Polly Lineweaver One be	0	743	14	13	0	1	0	0	1	0	0	0	92.86	92.86	92.86	92.86
Commerce Village	600	160	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Lineweaver Annex-one bedro	414	68	60	58	0	2	0	0	2	0	0	0	96.67	96.67	96.67	96.67
Franklin Heights-twobedroo	988	0	38	38	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
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	31	0	1	0	0	1	0	0	0	96.88	96.88	96.88	96.88
Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.31	92.31	92.31	92.31
Franklin Heighths 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00
Total	650	196	280	270	0	9	1	0	9	0	0	0	96.79	96.79	96.79	96.79

Harrisonburg Redevelopment & Housing Authority Report Financial Report as of June 30, 2025

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$29,070.82
		Total	\$29,070.82
	AR Due from:		
	JR Polly Lineweaver Apartments	\$346,242.89	
	Housing Choice Voucher Program	\$21,550.11	
	Commerce Village, LLC	\$20,296.78	
	Franklin Heights, LLC-Operating/Debt Servicing	\$89,709.44	
	Commerce Village II	\$14,746.12	
	EPHO	\$110,678.25	
		\$603,223.59	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account		\$164,851.40
		Total	\$164,851.40

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$5,158.34
		Total	\$5,158.34

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$217,055.05
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$937,822.02
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Commerce Village, LLC

Cash:	First Bank & Trust		\$289,103.80
	Virginia Housing-Replacement Reserve Account		\$81,694.14
	Truist/BB&T-Operating Reseve Account		\$133,805.86

	<u>Grand Total</u>	<u>\$1,858,561.43</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of June 30, 2025

	Cash Balance as of 1/31	Cash Balance as of 2/29	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30
LOCAL COMMUNITY DEVELOPMENT						
First Bank & Trust	\$58,899.97	\$77,645.45	\$188,131.91	\$39,640.32	\$148,623.75	\$29,070.82
HOUSING CHOICE VOUCHER PROGRAM						
Truist-Checking	\$141,439.33	\$198,290.43	\$127,228.57	\$149,712.83	\$157,142.51	\$164,851.40
J.R. POLLY LINEWEAVER APARTMENTS						
United Bank-Checking	\$2,637.50	\$51,906.91	\$5,673.55	\$45,384.95	\$10,432.34	\$5,158.34
ALL PROGRAMS-FH, LW, JRL, CVO						
United Bank-Security Dep.	\$223,694.66	\$210,179.75	\$209,581.95	\$211,004.87	\$213,888.26	\$217,055.05
COMPONENT UNITS						
Franklin Heights, LLC						
United Bank-Checking	\$359,588.15	\$484,086.17	\$561,374.37	\$555,204.88	\$755,545.19	\$937,822.02
Commerce Village LLC						
First Bank & Trust	\$213,363.26	\$92,773.26	\$260,303.09	\$280,445.09	\$287,455.63	\$289,103.80
VA Housing-Repl Reserve	\$83,224.88	\$77,473.14	\$78,509.94	\$79,574.05	\$80,621.90	\$81,694.14
Truist-Operating Reserve	\$133,531.19	\$133,582.42	\$133,936.16	\$133,694.09	\$133,750.88	\$133,805.86
Total	\$1,216,378.94	\$1,325,937.53	\$1,564,739.54	\$1,494,661.08	\$1,787,460.46	\$1,858,561.43

Harrisonburg Redevelopment & Housing Authority Report

Financial Report as of July 31, 2025

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$18,884.37
		Total	\$18,884.37
	AR Due from:		
	JR Polly Lineweaver Apartments	\$355,904.80	
	Housing Choice Voucher Program	\$23,256.86	
	Commerce Village, LLC	\$14,125.32	
	Franklin Heights, LLC-Operating/Debt Servicing	\$93,762.27	
	Commerce Village II	\$26,786.79	
	Glen's Fair Price/JRL/LAO	\$10,368.82	
	EPHO	\$110,678.25	
		\$634,883.11	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist-Checking Account		\$185,962.96
		Total	\$185,962.96

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$13,488.34
		Total	\$13,488.34

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$217,455.88
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$496,603.23
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Commerce Village, LLC

Cash:	First Bank & Trust		\$290,696.02
	Virginia Housing-Replacement Reserve Account		\$82,748.32
	Truist-Operating Reseve Account		\$133,862.69

	<u>Grand Total</u>	<u>\$1,439,701.81</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of July 31, 2025

	Cash Balance as of 1/31	Cash Balance as of 2/29	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31
LOCAL COMMUNITY DEVELOPMENT							
First Bank & Trust	\$58,899.97	\$77,645.45	\$188,131.91	\$39,640.32	\$148,623.75	\$29,070.82	\$18,884.37
HOUSING CHOICE VOUCHER PROGRAM							
Truist-Checking	\$141,439.33	\$198,290.43	\$127,228.57	\$149,712.83	\$157,142.51	\$164,851.40	\$185,962.96
J.R. POLLY LINEWEAVER APARTMENTS							
United Bank-Checking	\$2,637.50	\$51,906.91	\$5,673.55	\$45,384.95	\$10,432.34	\$5,158.34	\$13,488.34
ALL PROGRAMS-FH, LW, JRL, CVO							
United Bank-Security Dep.	\$223,694.66	\$210,179.75	\$209,581.95	\$211,004.87	\$213,888.26	\$217,055.05	\$217,455.88
COMPONENT UNITS							
Franklin Heights, LLC							
United Bank-Checking	\$359,588.15	\$484,086.17	\$561,374.37	\$555,204.88	\$755,545.19	\$937,822.02	\$496,603.23
Commerce Village LLC							
First Bank & Trust	\$213,363.26	\$92,773.26	\$260,303.09	\$280,445.09	\$287,455.63	\$289,103.80	\$290,696.02
VA Housing-Repl Reserve	\$83,224.88	\$77,473.14	\$78,509.94	\$79,574.05	\$80,621.90	\$81,694.14	\$82,748.32
Truist-Operating Reserve	\$133,531.19	\$133,582.42	\$133,936.16	\$133,694.09	\$133,750.88	\$133,805.86	\$133,862.69
Total	\$1,216,378.94	\$1,325,937.53	\$1,564,739.54	\$1,494,661.08	\$1,787,460.46	\$1,858,561.43	\$1,439,701.81