



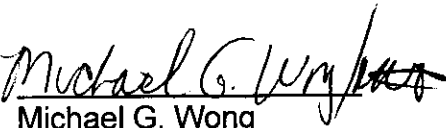
Harrisonburg Redevelopment & Housing Authority

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November 14, 2025

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, November 19, 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
November 19, 2025

I. Call to order and determination of quorum

II. Public Comment

III. Review and Approval of Minutes
- November 19, 2025

IV. Financial Reports
- November 2025

Reports

A. Executive Director

1. Vine and Fig Food Sharing Proposal
2. 2024 Approval of Delinquent Accounts and Inventory Write Off's
3. Glen Fair Price Housing Project

B. Any New Business/ Old Business

1. Strategic Initiatives Updates

- Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II-Grand Opening
- 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
October 15, 2025

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, October 15, at 4:00 p.m.**

Those present were:

Gil Colman, Chair
Kevin Coffman, Vice Chair
Luciano Benjamin, Commissioner
Janet Awkard-Rogers

Also present were:

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

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

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

Mr. Wong then presented the September 17th meeting minutes for consideration of approval. After discussion, Commissioner Benjamin, seconded by Vice Chair Coffman, motioned to approve the September minutes. The motion was unanimously approved.

Mr. Wong then presented the September 2025 financials for consideration of approval. After discussion, Commissioner Benjamin, seconded by Commissioner Awkard-Rogers, motioned to approve the September financials as presented. The motion was unanimously approved.

Mr. Wong then presented a bond resolution for the Searles Senior and Multi-Family projects. He related the anticipated closing in December.

Commissioner Benjamin, seconded by Commissioner Awkard-Rogers made the motion to approve the resolution. A roll call vote was taken:

Gil Colman, Chair	Aye
Kevin Coffman, Vice Chair	Aye
Luciano Benjamin, Commissioner	Aye
Shonda Green, Commissioner	Absent
Janet Awkward-Rogers, Commissioner	Aye

Amanda Leech, Commissioner

Absent

Mr. Wong then presented a bond resolution for Bluestone Town Center. Vice Chair Coffman, seconded by Commissioner Green, made the motion to approve the resolution. A roll call vote was taken.

Gil Colman, Chair

Aye

Kevin Coffman, Vice Chair

Aye

Luciano Benjamin, Commissioner

Aye

Shonda Green, Commissioner

Absent

Janet Awkward-Rogers, Commissioner

Aye

Amanda Leech, Commissioner

Absent

Mr. Wong then presented the 990's for the Shenandoah Housing Corporation and the Lineweaver Annex Corporation. After a period of discussion, Commissioner Benjamin, seconded by Commissioner Awkard-Rogers, made the motion approving the 990's for the Shenandoah Housing Corporation and the Lineweaver Annex Corporation. The motion was unanimously approved.

Mr. Wong related that the Bluestone Town Center project is progressing very quickly due to the need to close the senior housing component by the end of the year. He stated that construction at CVII is progressing satisfactory with project completion and receipt of the certificate of occupancy is anticipated to be by the end of November. He related that the Glens Fair Price Housing project has been delayed due to the building plan's revisions needed to address the flood plain issues. He stated of receiving verbal approval from the owner to extend the contract to the end of March.

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

Commissioner Benjamin, seconded by Commissioner Awkard-Rogers, made the motion to adjourn the meeting. The motion was unanimously approved.

Michael G. Wong
Executive Director

Gil Colman
Chair

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

January - October 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	36,997.26	39,387.25	-2,389.99	387,217.87	393,872.50	-6,654.63	472,647.00
3112-06-000	PBV HAP Subsidy	37,373.00	37,749.67	-376.67	378,729.00	377,496.70	1,232.30	452,996.00
3119-00-000	Total Rental Income	74,370.26	77,136.92	-2,766.66	765,946.87	771,369.20	-5,422.33	925,643.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	550.00	333.33	216.67	4,051.65	3,333.30	718.35	4,000.00
3120-02-000	Cleaning Fee	-4,519.52	0.00	-4,519.52	-4,519.52	0.00	-4,519.52	0.00
3120-03-000	Damages	2,901.00	541.67	2,359.33	19,786.93	5,416.70	14,370.23	6,500.00
3120-04-000	Late Charges	80.00	83.33	-3.33	1,690.00	833.30	856.70	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	41.67	-41.67	1,925.00	416.70	1,508.30	500.00
3129-00-000	Total Other Tenant Income	-988.52	1,000.00	-1,988.52	22,934.06	10,000.00	12,934.06	12,000.00
3199-00-000	TOTAL TENANT INCOME	73,381.74	78,136.92	-4,755.18	788,880.93	781,369.20	7,511.73	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	49,492.50	9,898.50	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	11,839.16	7,006.00	4,833.16	70,936.96	70,060.00	876.96	84,072.00
3410-61-200	COC Planning Grant	4,133.37	4,168.25	-34.88	37,572.84	41,682.50	-4,109.66	50,019.00
3499-00-000	TOTAL GRANT INCOME	15,972.53	16,123.50	-150.97	167,900.80	161,235.00	6,665.80	193,482.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	285.99	0.00	285.99	2,798.46	0.00	2,798.46	0.00
3620-00-000	Management Fee Income	1,180.13	1,000.00	180.13	11,178.02	10,000.00	1,178.02	12,000.00
3621-00-000	Bond Application Fees	0.00	3,750.00	-3,750.00	0.00	37,500.00	-37,500.00	45,000.00
3650-00-000	Miscellaneous Other Income	5,000.00	16,666.67	-11,666.67	5,000.00	166,666.70	-161,666.70	200,000.00
3699-00-000	TOTAL OTHER INCOME	6,466.12	21,416.67	-14,950.55	18,976.48	214,166.70	-195,190.22	257,000.00
3999-00-000	TOTAL INCOME	95,820.39	115,677.09	-19,856.70	975,758.21	1,156,770.90	-181,012.69	1,388,125.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	24,210.11	21,132.42	-3,077.69	196,661.33	211,324.20	14,662.87	253,589.00
4110-04-000	Employee Benefit Contribution-Admin	6,226.34	6,778.92	-552.58	52,106.23	67,789.20	15,682.97	81,347.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,006.16	3,484.00	-522.16	30,903.52	34,840.00	3,936.48	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	655.13	1,215.25	560.12	10,606.08	12,152.50	1,546.42	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	9,236.59	3,731.75	-5,504.84	44,934.80	37,317.50	-7,617.30	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	2,530.49	1,249.33	-1,281.16	15,220.96	12,493.30	-2,727.66	14,992.00
4110-61-200	Salary-COC Planning Grant	4,892.32	3,452.67	-1,439.65	37,669.55	34,526.70	-3,142.85	41,432.00
4110-61-201	Adm Benefits-COC Planning	1,737.98	715.58	-1,022.40	6,533.59	7,155.80	622.21	8,587.00
4110-99-000	Total Administrative Salaries	53,495.12	41,759.92	-11,735.20	394,636.06	417,599.20	22,963.14	501,119.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	128.00	66.67	-61.33	192.00	666.70	474.70	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	166.70	166.70	200.00
4130-04-000	General Legal Expense	0.00	1,458.33	1,458.33	2,226.81	14,583.30	12,356.49	17,500.00
4131-00-000	Total Legal Expense	128.00	1,541.67	1,413.67	2,418.81	15,416.70	12,997.89	18,500.00
4140-00-000	Staff Training	0.00	916.66	916.66	7,148.02	9,166.60	2,018.58	11,000.00
4140-50-100	Staff Training-VHSP	250.00	125.00	-125.00	250.00	1,250.00	1,000.00	1,500.00
4150-00-000	Travel	1,843.71	916.66	-927.05	21,664.97	9,166.60	-12,498.37	11,000.00
4171-00-000	Auditing Fees	0.00	721.67	721.67	0.00	7,216.70	7,216.70	8,660.00
4189-00-000	Total Other Admin Expenses	2,093.71	1,763.33	-330.38	21,914.97	17,633.30	-4,281.67	21,160.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	377.70	58.34	-319.36	377.70	583.40	205.70	700.00
4190-02-000	Publications	0.00	20.83	20.83	213.20	208.30	-4.90	250.00
4190-03-000	Advertising	0.00	50.00	50.00	517.57	500.00	-17.57	600.00
4190-04-000	Office Supplies	0.00	37.50	37.50	267.97	375.00	107.03	450.00
4190-06-000	Compliance	0.00	41.67	41.67	180.00	416.70	236.70	500.00
4190-07-000	Telephone & Internet	785.21	771.67	-13.54	8,296.54	7,716.70	-579.84	9,260.00
4190-08-000	Postage	0.00	175.00	175.00	1,956.78	1,750.00	-206.78	2,100.00
4190-10-000	Copiers	128.36	166.66	38.30	1,452.27	1,666.60	214.33	2,000.00
4190-12-000	Software	143.90	1,450.00	1,306.10	17,014.14	14,500.00	-2,514.14	17,400.00
4190-13-000	IT/Website Maintenance	546.53	450.00	-96.53	5,349.79	4,500.00	-849.79	5,400.00
4190-14-000	Community Donations	0.00	1,000.00	1,000.00	10,976.60	10,000.00	-976.60	12,000.00
4190-18-000	Small Office Equipment	0.00	250.00	250.00	2,338.81	2,500.00	161.19	3,000.00
4190-22-000	Other Misc Admin Expenses	-67.85	325.00	392.85	6,516.12	3,250.00	-3,266.12	3,900.00
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	1,406.84	1,250.00	-156.84	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	5,250.10	2,020.80	-3,229.30	2,425.00
4190-60-201	Software (HMIS/SNAP)	11,782.75	1,065.42	-10,717.33	23,318.75	10,654.20	-12,664.55	12,785.00
4190-60-202	Services (HMIS/SNAP)	621.60	757.42	135.82	6,383.78	7,574.20	1,190.42	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	14,318.20	6,946.59	-7,371.61	91,816.96	69,465.90	-22,351.06	83,359.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	70,035.03	52,928.17	-17,106.86	517,934.82	529,281.70	11,346.88	635,138.00
4200-00-000	TENANT SERVICES							

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4220-01-000	Other Tenant Svcs.	3,294.60	1,833.33	-1,461.27	18,916.64	18,333.30	-583.34	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,294.60	1,833.33	-1,461.27	18,916.64	18,333.30	-583.34	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	864.09	916.66	52.57	10,224.08	9,166.60	-1,057.48	11,000.00
4320-00-000	Electricity	4,146.24	6,000.00	1,853.76	59,067.40	60,000.00	932.60	72,000.00
4330-00-000	Gas	0.00	83.33	83.33	99.52	833.30	733.78	1,000.00
4390-00-000	Sewer & Trash	1,775.40	2,083.33	307.93	20,539.22	20,833.30	294.08	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,785.73	9,083.32	2,297.59	89,930.22	90,833.20	902.98	109,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	9,733.56	7,130.75	-2,602.81	73,429.36	71,307.50	-2,121.86	85,569.00
4410-05-000	Employee Benefit Contribution-Maint.	2,328.56	2,569.08	240.52	20,045.42	25,690.80	5,645.38	30,829.00
4419-00-000	Total General Maint Expense	12,062.12	9,699.83	-2,362.29	93,474.78	96,998.30	3,523.52	116,398.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	75.00	75.00	784.70	750.00	-34.70	900.00
4420-02-000	Supplies-Appliance	10.43	83.33	72.90	914.79	833.30	-81.49	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	441.67	441.67	5,282.75	4,416.70	-866.05	5,300.00
4420-04-000	Supplies-Electrical	120.60	354.17	233.57	1,852.57	3,541.70	1,689.13	4,250.00
4420-05-000	Supplies-Fuel & Parts	200.58	83.33	-117.25	754.39	833.30	78.91	1,000.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	158.33	158.33	666.65	1,583.30	916.65	1,900.00
4420-07-000	Supplies-Maint/Repairs	319.00	566.67	247.67	3,624.82	5,666.70	2,041.88	6,800.00
4420-08-000	Supplies-Plumbing	807.96	425.00	-382.96	4,569.84	4,250.00	-319.84	5,100.00
4420-09-000	Tools and Equipment	0.00	50.00	50.00	590.00	500.00	-90.00	600.00
4420-10-000	Maintenance Paper/Supplies	0.00	25.00	25.00	0.00	250.00	250.00	300.00
4420-11-000	Supplies-HVAC	28.18	41.67	13.49	77.80	416.70	338.90	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4429-00-000	Total Materials	1,486.75	2,345.84	859.09	19,118.31	23,458.40	4,340.09	28,150.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	666.24	416.67	-249.57	4,967.37	4,166.70	-800.67	5,000.00
4430-04-000	Contract-Snow Removal	0.00	166.66	166.66	1,405.00	1,666.60	261.60	2,000.00
4430-05-000	Contract-Unit Turnover	1,729.84	1,166.67	-563.17	8,277.67	11,666.70	3,389.03	14,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	612.50	1,666.70	1,054.20	2,000.00
4430-07-000	Contract-Pest Control	2,695.49	691.67	-2,003.82	7,806.26	6,916.70	-889.56	8,300.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	997.67	833.30	-164.37	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	500.00	500.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	585.50	350.00	-235.50	2,367.01	3,500.00	1,132.99	4,200.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	510.00	833.30	323.30	1,000.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4430-12-000	Contract-Inspections	0.00	583.33	583.33	6,800.00	5,833.30	-966.70	7,000.00
4430-13-000	Contract-HVAC	0.00	733.33	733.33	3,810.06	7,333.30	3,523.24	8,800.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,258.33	1,258.33	12,514.60	12,583.30	68.70	15,100.00
4430-18-000	Contract-Alarm Monitoring	134.74	141.67	6.93	1,172.84	1,416.70	243.86	1,700.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	266.67	266.67	1,350.00	2,666.70	1,316.70	3,200.00
4430-99-000	Contract Costs-Other	0.00	375.01	375.01	5,004.93	3,750.10	-1,254.83	4,500.00
4439-00-000	Total Contract Costs	5,811.81	6,575.01	763.20	57,595.91	65,750.10	8,154.19	78,900.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	19,360.68	18,620.68	-740.00	170,189.00	186,206.80	16,017.80	223,448.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	238.44	331.17	92.73	2,662.83	3,311.70	648.87	3,974.00
4510-10-000	Property Insurance	515.83	499.59	-16.24	4,536.92	4,995.90	458.98	5,995.00
4510-20-000	Liability Insurance	243.84	241.67	-2.17	2,129.59	2,416.70	287.11	2,900.00
4510-30-000	Workmen's Compensation	495.33	494.25	-1.08	4,811.35	4,942.50	131.15	5,931.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,493.44	2,400.01	906.57	14,140.69	24,000.10	9,859.41	28,800.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	4,701.74	4,845.50	143.76	49,515.05	48,455.00	-1,060.05	58,146.00
4899-00-000	TOTAL FINANCING EXPENSES	4,701.74	4,845.50	143.76	49,515.05	48,455.00	-1,060.05	58,146.00
8000-00-000	TOTAL EXPENSES	105,671.22	89,711.01	-15,960.21	860,626.42	897,110.10	36,483.68	1,076,532.00
9000-00-000	NET INCOME	-9,850.83	25,966.08	-35,816.91	115,131.79	259,660.80	-144,529.01	311,593.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	190,570.60	190,539.20	31.40	228,647.00
3119-00-000	Total Rental Income	19,156.26	19,053.92	102.34	190,570.60	190,539.20	31.40	228,647.00
3199-00-000	TOTAL TENANT INCOME	19,156.26	19,053.92	102.34	190,570.60	190,539.20	31.40	228,647.00
3999-00-000	TOTAL INCOME	19,156.26	19,053.92	102.34	190,570.60	190,539.20	31.40	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	2,083.30	2,083.30	2,500.00
4131-00-000	Total Legal Expense	0.00	208.33	208.33	0.00	2,083.30	2,083.30	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-07-000	Telephone & Internet	37.42	55.00	17.58	464.08	550.00	85.92	660.00
4191-00-000	Total Miscellaneous Admin Expenses	37.42	55.00	17.58	464.08	550.00	85.92	660.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37.42	263.33	225.91	464.08	2,633.30	2,169.22	3,160.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	83.33	83.33	315.00	833.30	518.30	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	83.33	83.33	315.00	833.30	518.30	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	1,666.70	1,666.70	2,000.00
4429-00-000	Total Materials	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
4430-00-000	Contract Costs							
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	830.00	833.30	3.30	1,000.00
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	0.00	66.67	66.67	498.29	666.70	168.41	800.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	91.67	91.67	0.00	916.70	916.70	1,100.00
4430-13-000	Contract-HVAC	0.00	233.33	233.33	593.25	2,333.30	1,740.05	2,800.00
4430-17-000	Contract-Elevator Maintenance	0.00	258.33	258.33	620.00	2,583.30	1,963.30	3,100.00
4430-18-000	Contract-Alarm Monitoring	46.00	29.17	-16.83	253.00	291.70	38.70	350.00

BRIDGEPORT BUILDING								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	1,666.70	1,291.70	2,000.00
4430-99-000	Contract Costs-Other	0.00	166.67	166.67	1,593.18	1,666.70	73.52	2,000.00
4439-00-000	Total Contract Costs	46.00	1,095.84	1,049.84	5,172.72	10,958.40	5,785.68	13,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	46.00	1,262.51	1,216.51	5,172.72	12,625.10	7,452.38	15,150.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,250.20	2,328.25	78.05	23,874.12	23,282.50	-591.62	27,939.00
4899-00-000	TOTAL FINANCING EXPENSES	2,250.20	2,328.25	78.05	23,874.12	23,282.50	-591.62	27,939.00
8000-00-000	TOTAL EXPENSES	2,333.62	3,937.42	1,603.80	29,825.92	39,374.20	9,548.28	47,249.00
9000-00-000	NET INCOME	16,822.64	15,116.50	1,706.14	160,744.68	151,165.00	9,579.68	181,398.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	17,841.00	20,333.33	-2,492.33	196,647.27	203,333.30	-6,686.03	244,000.00
3112-06-000	PBV HAP Subsidy	37,373.00	37,749.67	-376.67	378,729.00	377,496.70	1,232.30	452,996.00
3119-00-000	Total Rental Income	55,214.00	58,083.00	-2,869.00	575,376.27	580,830.00	-5,453.73	696,996.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	550.00	333.33	216.67	4,051.65	3,333.30	718.35	4,000.00
3120-02-000	Cleaning Fee	-4,519.52	0.00	-4,519.52	-4,519.52	0.00	-4,519.52	0.00
3120-03-000	Damages	2,901.00	541.67	2,359.33	18,088.93	5,416.70	12,672.23	6,500.00
3120-04-000	Late Charges	80.00	83.33	-3.33	1,576.00	833.30	742.70	1,000.00
3120-08-000	Workorders/Maint Charges	0.00	41.67	-41.67	1,925.00	416.70	1,508.30	500.00
3129-00-000	Total Other Tenant Income	-988.52	1,000.00	-1,988.52	21,122.06	10,000.00	11,122.06	12,000.00
3199-00-000	TOTAL TENANT INCOME	54,225.48	59,083.00	-4,857.52	596,498.33	590,830.00	5,668.33	708,996.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	283.84	0.00	283.84	2,699.99	0.00	2,699.99	0.00
3699-00-000	TOTAL OTHER INCOME	283.84	0.00	283.84	2,699.99	0.00	2,699.99	0.00
3999-00-000	TOTAL INCOME	54,509.32	59,083.00	-4,573.68	599,198.32	590,830.00	8,368.32	708,996.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	6,937.79	5,491.25	-1,446.54	51,319.89	54,912.50	3,592.61	65,895.00
4110-04-000	Employee Benefit Contribution-Admin	2,101.77	1,867.50	-234.27	16,467.56	18,675.00	2,207.44	22,410.00
4110-99-000	Total Administrative Salaries	9,039.56	7,358.75	-1,680.81	67,787.45	73,587.50	5,800.05	88,305.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	128.00	66.67	-61.33	192.00	666.70	474.70	800.00
4130-02-000	Criminal Background Checks	0.00	16.67	16.67	0.00	166.70	166.70	200.00
4130-04-000	General Legal Expense	0.00	416.67	416.67	575.50	4,166.70	3,591.20	5,000.00
4131-00-000	Total Legal Expense	128.00	500.01	372.01	767.50	5,000.10	4,232.60	6,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	119.00	833.30	714.30	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	20.00	833.30	813.30	1,000.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
4189-00-000	Total Other Admin Expenses	0.00	250.00	250.00	20.00	2,500.00	2,480.00	3,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	166.70	166.70	200.00
4190-03-000	Advertising	0.00	25.00	25.00	218.41	250.00	31.59	300.00
4190-04-000	Office Supplies	0.00	16.67	16.67	91.18	166.70	75.52	200.00
4190-06-000	Compliance	0.00	41.67	41.67	180.00	416.70	236.70	500.00
4190-07-000	Telephone & Internet	258.91	250.00	-8.91	2,745.78	2,500.00	-245.78	3,000.00
4190-08-000	Postage	0.00	50.00	50.00	526.85	500.00	-26.85	600.00
4190-10-000	Copiers	56.10	83.33	27.23	485.65	833.30	347.65	1,000.00
4190-12-000	Software	143.90	416.67	272.77	4,619.38	4,166.70	-452.68	5,000.00
4190-13-000	IT/Website Maintenance	150.77	141.67	-9.10	1,678.54	1,416.70	-261.84	1,700.00
4190-18-000	Small Office Equipment	0.00	41.67	41.67	75.00	416.70	341.70	500.00
4190-22-000	Other Misc Admin Expenses	-445.00	116.67	561.67	230.64	1,166.70	936.06	1,400.00
4191-00-000	Total Miscellaneous Admin Expenses	164.68	1,200.02	1,035.34	10,851.43	12,000.20	1,148.77	14,400.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,332.24	9,392.11	59.87	79,545.38	93,921.10	14,375.72	112,705.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	3,294.60	1,833.33	-1,461.27	18,916.64	18,333.30	-583.34	22,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,294.60	1,833.33	-1,461.27	18,916.64	18,333.30	-583.34	22,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	864.09	833.33	-30.76	9,909.08	8,333.30	-1,575.78	10,000.00
4320-00-000	Electricity	4,095.38	5,833.33	1,737.95	57,440.68	58,333.30	892.62	70,000.00
4390-00-000	Sewer & Trash	1,775.40	2,083.33	307.93	20,539.22	20,833.30	294.08	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,734.87	8,749.99	2,015.12	87,888.98	87,499.90	-389.08	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,800.24	5,036.17	-1,764.07	51,409.57	50,361.70	-1,047.87	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,642.85	1,833.33	190.48	14,553.52	18,333.30	3,779.78	22,000.00
4419-00-000	Total General Maint Expense	8,443.09	6,869.50	-1,573.59	65,963.09	68,695.00	2,731.91	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	66.67	66.67	736.39	666.70	-69.69	800.00
4420-02-000	Supplies-Appliance	10.43	83.33	72.90	914.79	833.30	-81.49	1,000.00
4420-03-000	Supplies-Unit Turnover	0.00	441.67	441.67	5,282.75	4,416.70	-866.05	5,300.00
4420-04-000	Supplies-Electrical	120.60	329.17	208.57	1,852.57	3,291.70	1,439.13	3,950.00
4420-05-000	Supplies-Fuel & Parts	200.58	83.33	-117.25	754.39	833.30	78.91	1,000.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	666.65	833.30	166.65	1,000.00
4420-07-000	Supplies-Maint/Repairs	319.00	316.67	-2.33	3,624.82	3,166.70	-458.12	3,800.00
4420-08-000	Supplies-Plumbing	779.75	416.67	-363.08	4,541.63	4,166.70	-374.93	5,000.00

LINEWEAVER ANNEX APARTMENTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-09-000	Tools and Equipment	0.00	50.00	50.00	590.00	500.00	-90.00	600.00
4420-11-000	Supplies-HVAC	28.18	41.67	13.49	77.80	416.70	338.90	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4429-00-000	Total Materials	1,458.54	1,954.18	495.64	19,041.79	19,541.80	500.01	23,450.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	666.24	416.67	-249.57	4,967.37	4,166.70	-800.67	5,000.00
4430-04-000	Contract-Snow Removal	0.00	83.33	83.33	575.00	833.30	258.30	1,000.00
4430-05-000	Contract-Unit Turnover	1,729.84	1,166.67	-563.17	8,277.67	11,666.70	3,389.03	14,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	202.50	1,666.70	1,464.20	2,000.00
4430-07-000	Contract-Pest Control	2,695.49	583.33	-2,112.16	6,880.82	5,833.30	-1,047.52	7,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	997.67	833.30	-164.37	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	500.00	500.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	585.50	258.33	-327.17	2,367.01	2,583.30	216.29	3,100.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	510.00	833.30	323.30	1,000.00
4430-12-000	Contract-Inspections	0.00	583.33	583.33	6,800.00	5,833.30	-966.70	7,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	2,850.00	4,166.70	1,316.70	5,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4430-17-000	Contract-Elevator Maintenance	0.00	1,000.00	1,000.00	11,894.60	10,000.00	-1,894.60	12,000.00
4430-18-000	Contract-Alarm Monitoring	30.00	50.00	20.00	598.75	500.00	-98.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	1,000.00	25.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	41.67	41.67	308.75	416.70	107.95	500.00
4439-00-000	Total Contract Costs	5,707.07	5,125.00	-582.07	48,205.14	51,250.00	3,044.86	61,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,608.70	13,948.68	-1,660.02	133,210.02	139,486.80	6,276.78	167,384.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	139.99	231.17	91.18	1,724.01	2,311.70	587.69	2,774.00
4510-10-000	Property Insurance	411.75	357.92	-53.83	3,644.07	3,579.20	-64.87	4,295.00
4510-20-000	Liability Insurance	222.95	166.67	-56.28	1,914.89	1,666.70	-248.19	2,000.00
4510-30-000	Workmen's Compensation	132.82	119.25	-13.57	1,270.91	1,192.50	-78.41	1,431.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	907.51	1,708.34	800.83	8,553.88	17,083.40	8,529.52	20,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,451.54	2,517.25	65.71	25,640.93	25,172.50	-468.43	30,207.00
4899-00-000	TOTAL FINANCING EXPENSES	2,451.54	2,517.25	65.71	25,640.93	25,172.50	-468.43	30,207.00
8000-00-000	TOTAL EXPENSES	38,329.46	38,149.70	-179.76	353,755.83	381,497.00	27,741.17	457,796.00
9000-00-000	NET INCOME	16,179.86	20,933.30	-4,753.44	245,442.49	209,333.00	36,109.49	251,200.00

COMMUNITY GRANTS								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	49,492.50	9,898.50	59,391.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	11,839.16	7,006.00	4,833.16	70,936.96	70,060.00	876.96	84,072.00
3410-61-200	COC Planning Grant	4,133.37	4,168.25	-34.88	37,572.84	41,682.50	-4,109.66	50,019.00
3499-00-000	TOTAL GRANT INCOME	15,972.53	16,123.50	-150.97	167,900.80	161,235.00	6,665.80	193,482.00
3999-00-000	TOTAL INCOME	15,972.53	16,123.50	-150.97	167,900.80	161,235.00	6,665.80	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)	4,006.16	3,484.00	-522.16	30,903.52	34,840.00	3,936.48	41,808.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	655.13	1,215.25	560.12	10,606.08	12,152.50	1,546.42	14,583.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	9,236.59	3,731.75	-5,504.84	44,934.80	37,317.50	-7,617.30	44,781.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	2,530.49	1,249.33	-1,281.16	15,220.96	12,493.30	-2,727.66	14,992.00
4110-61-200	Salary-COC Planning Grant	4,892.32	3,452.67	-1,439.65	37,669.55	34,526.70	-3,142.85	41,432.00
4110-61-201	Adm Benefits-COC Planning	1,737.98	715.58	-1,022.40	6,533.59	7,155.80	622.21	8,587.00
4110-99-000	Total Administrative Salaries	23,058.67	13,848.58	-9,210.09	145,868.50	138,485.80	-7,382.70	166,183.00
4140-50-100	Staff Training-VHSP	250.00	125.00	-125.00	250.00	1,250.00	1,000.00	1,500.00
4189-00-000	Total Other Admin Expenses	250.00	125.00	-125.00	250.00	1,250.00	1,000.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-50-100	Other Expenses-VHSP	0.00	125.00	125.00	1,406.84	1,250.00	-156.84	1,500.00
4190-60-200	Equipment (HMIS/SNAP)	0.00	202.08	202.08	5,250.10	2,020.80	-3,229.30	2,425.00
4190-60-201	Software (HMIS/SNAP)	11,782.75	1,065.42	-10,717.33	23,318.75	10,654.20	-12,664.55	12,785.00
4190-60-202	Services (HMIS/SNAP)	621.60	757.42	135.82	6,383.78	7,574.20	1,190.42	9,089.00
4191-00-000	Total Miscellaneous Admin Expenses	12,404.35	2,149.92	-10,254.43	36,359.47	21,499.20	-14,860.27	25,799.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35,713.02	16,123.50	-19,589.52	182,477.97	161,235.00	-21,242.97	193,482.00
8000-00-000	TOTAL EXPENSES	35,713.02	16,123.50	-19,589.52	182,477.97	161,235.00	-21,242.97	193,482.00
9000-00-000	NET INCOME	-19,740.49	0.00	-19,740.49	-14,577.17	0.00	-14,577.17	0.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MS5, FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	710,336.00	591,992.92	118,343.08	6,908,144.00	5,919,929.20	988,214.80	7,103,915.00
3410-02-000	Section 8 Admin. Fee Income	52,234.00	52,501.92	-267.92	573,231.00	525,019.20	48,211.80	630,023.00
3410-03-000	Section 8 FSS Grant Income	11,512.13	5,512.50	5,999.63	112,887.39	55,125.00	57,762.39	66,150.00
3410-04-000	Port-In Admin Fees Earned	459.41	100.00	359.41	3,720.16	1,000.00	2,720.16	1,200.00
3410-06-000	Port In HAP Earned	9,007.00	2,500.00	6,507.00	66,483.00	25,000.00	41,483.00	30,000.00
3499-00-000	TOTAL GRANT INCOME	783,548.54	652,607.34	130,941.20	7,664,465.55	6,526,073.40	1,138,392.15	7,831,288.00
3600-00-000	OTHER INCOME							
3640-00-000	Fraud Recovery-HAP	722.40	958.33	-235.93	8,308.68	9,583.30	-1,274.62	11,500.00
3640-01-000	Fraud Recovery-ADM	722.50	958.33	-235.83	8,308.77	9,583.30	-1,274.53	11,500.00
3699-00-000	TOTAL OTHER INCOME	1,444.90	1,916.66	-471.76	16,617.45	19,166.60	-2,549.15	23,000.00
3999-00-000	TOTAL INCOME	784,993.44	654,524.00	130,469.44	7,681,083.00	6,545,240.00	1,135,843.00	7,854,288.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	37,080.64	28,561.92	-8,518.72	279,959.41	285,619.20	5,659.79	342,743.00
4110-04-000	Employee Benefit Contribution-Admin	10,341.65	9,609.50	-732.15	78,142.87	96,095.00	17,952.13	115,314.00
4110-20-400	Administrative Salaries-FSS	12,900.77	4,386.67	-8,514.10	97,895.21	43,866.70	-54,028.51	52,640.00
4110-21-400	Employee Benefits Contribution-FSS	3,564.65	1,042.50	-2,522.15	29,290.06	10,425.00	-18,865.06	12,510.00
4110-30-100	Administrative Salaries-MS5	4,138.00	4,675.67	537.67	30,987.09	46,756.70	15,769.61	56,108.00
4110-30-101	Employee Benefits Contribution-MS5	0.00	1,859.00	1,859.00	11,582.31	18,590.00	7,007.69	22,308.00
4110-99-000	Total Administrative Salaries	68,025.71	50,135.26	-17,890.45	527,856.95	501,352.60	-26,504.35	601,623.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	1,038.00	333.33	-704.67	5,070.50	3,333.30	-1,737.20	4,000.00
4131-00-000	Total Legal Expense	1,038.00	333.33	-704.67	5,070.50	3,333.30	-1,737.20	4,000.00
4140-00-000	Staff Training	550.00	583.33	33.33	5,485.06	5,833.30	348.24	7,000.00
4140-01-400	Staff Training-FSS	0.00	83.33	83.33	4,000.00	833.30	-3,166.70	1,000.00
4150-00-000	Travel	1,987.07	916.67	-1,070.40	10,720.93	9,166.70	-1,554.23	11,000.00
4171-00-000	Auditing Fees	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000.00
4172-00-000	Port Out Admin Fee Paid	215.24	166.67	-48.57	2,090.84	1,666.70	-424.14	2,000.00
4189-00-000	Total Other Admin Expenses	2,202.31	1,916.67	-285.64	12,811.77	19,166.70	6,354.93	23,000.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MS5, FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	1,102.00	166.67	-935.33	1,901.00	1,666.70	-234.30	2,000.00
4190-02-000	Publications	0.00	12.50	12.50	0.00	125.00	125.00	150.00
4190-03-000	Advertising	0.00	41.67	41.67	414.63	416.70	2.07	500.00
4190-04-000	Office Supplies	9.84	83.33	73.49	1,879.23	833.30	-1,045.93	1,000.00
4190-05-000	Fuel-Administrative	401.17	66.67	-334.50	1,192.34	666.70	-525.64	800.00
4190-06-000	Compliance	2,969.00	750.00	-2,219.00	8,996.00	7,500.00	-1,496.00	9,000.00
4190-07-000	Telephone & Internet	688.43	375.00	-313.43	4,585.84	3,750.00	-835.84	4,500.00
4190-08-000	Postage	1,097.21	266.67	-830.54	3,162.01	2,666.70	-495.31	3,200.00
4190-10-000	Copiers	217.06	125.00	-92.06	1,731.75	1,250.00	-481.75	1,500.00
4190-12-000	Software	2,059.01	1,920.83	-138.18	22,534.88	19,208.30	-3,326.58	23,050.00
4190-13-000	IT/Website Maintenance	1,059.41	500.00	-559.41	6,361.76	5,000.00	-1,361.76	6,000.00
4190-18-000	Small Office Equipment	0.00	608.33	608.33	8,314.67	6,083.30	-2,231.37	7,300.00
4190-22-000	Other Misc Admin Expenses	-11,672.45	0.00	11,672.45	-9,511.86	0.00	9,511.86	0.00
4191-00-000	Total Miscellaneous Admin Expenses	-2,069.32	4,916.67	6,985.99	51,562.25	49,166.70	-2,395.55	59,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	69,746.70	57,968.59	-11,778.11	606,786.53	579,685.90	-27,100.63	695,623.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	320.00	125.00	-195.00	2,090.06	1,250.00	-840.06	1,500.00
4220-02-000	Tenant FSS Goal Incentives	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	320.00	250.00	-70.00	2,090.06	2,500.00	409.94	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	1,460.21	1,041.70	-418.51	1,250.00
4510-10-000	Property Insurance	54.78	16.67	-38.11	396.67	166.70	-229.97	200.00
4510-20-000	Liability Insurance	14.01	16.67	2.66	114.58	166.70	52.12	200.00
4510-30-000	Workmen's Compensation	493.34	616.67	123.33	6,430.83	6,166.70	-264.13	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	8,401.63	7,541.80	-859.83	9,050.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	686,913.00	576,676.25	-110,236.75	6,797,388.00	5,766,762.50	-1,030,625.50	6,920,115.00
4715-01-000	Tenant Utility Payments-Voucher	6,318.00	8,458.33	2,140.33	93,773.00	84,583.30	-9,189.70	101,500.00
4715-02-000	Port Out HAP Payments	4,689.00	2,083.33	-2,605.67	44,008.00	20,833.30	-23,174.70	25,000.00

HOUSING CHOICE VOUCHER PROGRAM (MTW, MS5, FSS Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4715-07-000	Tenant FSS Goal Incentives	4,200.00	4,166.67	-33.33	31,075.00	41,666.70	10,591.70	50,000.00
4715-08-000	Landlord Incentives	381.98	4,166.67	3,784.69	12,009.37	41,666.70	29,657.33	50,000.00
4715-09-000	Local, Non-Traditional (LNT) Program	0.00	0.00	0.00	100,000.00	0.00	-100,000.00	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	702,501.98	595,551.25	-106,950.73	7,078,253.37	5,955,512.50	-1,122,740.87	7,146,615.00
8000-00-000	TOTAL EXPENSES	773,284.35	654,524.02	-118,760.33	7,699,531.59	6,545,240.20	-1,154,291.39	7,854,288.00
9000-00-000	NET INCOME	11,709.09	-0.02	11,709.11	-18,448.59	-0.20	-18,448.39	0.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	17,039.00	14,148.33	2,890.67	183,632.20	141,483.30	42,148.90	169,780.00
3112-00-000	50059 HAP Subsidy	24,622.00	26,275.50	-1,653.50	232,558.00	262,755.00	-30,197.00	315,306.00
3119-00-000	Total Rental Income	41,661.00	40,423.83	1,237.17	416,190.20	404,238.30	11,951.90	485,086.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	550.00	416.67	133.33	4,041.66	4,166.70	-125.04	5,000.00
3120-03-000	Damages	253.98	541.67	-287.69	8,005.15	5,416.70	2,588.45	6,500.00
3120-04-000	Late Charges	211.50	83.33	128.17	1,280.50	833.30	447.20	1,000.00
3120-06-000	NSF Charges	0.00	0.00	0.00	9.00	0.00	9.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	250.00	-250.00	65.00	2,500.00	-2,435.00	3,000.00
3129-00-000	Total Other Tenant Income	1,015.48	1,291.67	-276.19	13,401.31	12,916.70	484.61	15,500.00
3199-00-000	TOTAL TENANT INCOME	42,676.48	41,715.50	960.98	429,591.51	417,155.00	12,436.51	500,586.00
3400-00-000	GRANT INCOME							
3410-20-300	Service Coordinator Grant (SC)	48,005.71	6,526.75	41,478.96	48,953.35	65,267.50	-16,314.15	78,321.00
3499-00-000	TOTAL GRANT INCOME	48,005.71	6,526.75	41,478.96	48,953.35	65,267.50	-16,314.15	78,321.00
3999-00-000	TOTAL INCOME	90,682.19	48,242.25	42,439.94	478,544.86	482,422.50	-3,877.64	578,907.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	5,033.51	3,878.17	-1,155.34	36,993.14	38,781.70	1,788.56	46,538.00
4110-04-000	Employee Benefit Contribution-Admin	1,754.75	1,466.17	-288.58	13,548.47	14,661.70	1,113.23	17,594.00
4110-99-000	Total Administrative Salaries	6,788.26	5,344.34	-1,443.92	50,541.61	53,443.40	2,901.79	64,132.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	64.00	33.33	-30.67	218.00	333.30	115.30	400.00
4130-02-000	Criminal Background Checks	0.00	33.33	33.33	398.50	333.30	-65.20	400.00
4130-04-000	General Legal Expense	6,901.22	333.33	-6,567.89	9,334.22	3,333.30	-6,000.92	4,000.00
4131-00-000	Total Legal Expense	6,965.22	399.99	-6,565.23	9,950.72	3,999.90	-5,950.82	4,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	219.00	833.30	614.30	1,000.00
4150-00-000	Travel	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4171-00-000	Auditing Fees	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	2,083.40	2,083.40	2,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-03-000	Advertising	0.00	25.00	25.00	218.41	250.00	31.59	300.00
4190-04-000	Office Supplies	0.00	25.00	25.00	272.59	250.00	-22.59	300.00
4190-06-000	Compliance	0.00	4.17	4.17	46.00	41.70	-4.30	50.00
4190-07-000	Telephone & Internet	223.84	275.00	51.16	3,229.95	2,750.00	-479.95	3,300.00
4190-08-000	Postage	0.00	33.33	33.33	396.86	333.30	-63.56	400.00
4190-10-000	Copiers	50.37	41.67	-8.70	422.63	416.70	-5.93	500.00
4190-12-000	Software	107.93	300.00	192.07	3,461.12	3,000.00	-461.12	3,600.00
4190-13-000	IT/Website Maintenance	113.08	125.00	11.92	1,265.11	1,250.00	-15.11	1,500.00
4190-18-000	Small Office Equipment	0.00	8.33	8.33	30.09	83.30	53.21	100.00
4190-22-000	Other Misc Admin Expenses	273.00	54.17	-218.83	-3,383.88	541.70	3,925.58	650.00
4191-00-000	Total Miscellaneous Admin Expenses	768.22	891.67	123.45	5,958.88	8,916.70	2,957.82	10,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,521.70	6,927.67	-7,594.03	66,670.21	69,276.70	2,606.49	83,132.00
4200-00-000	TENANT SERVICES							
4210-20-300	Tenant Services-Salaries	811.00	4,553.33	3,742.33	36,672.28	45,533.30	8,861.02	54,640.00
4211-20-300	Tenant Services-Benefits	0.00	1,104.58	1,104.58	9,200.57	11,045.80	1,845.23	13,255.00
4220-01-000	Other Tenant Svcs.	3,374.59	1,833.33	-1,541.26	19,036.60	18,333.30	-703.30	22,000.00
4240-20-300	Tenant Services-Other Direct Costs	88.80	472.17	383.37	2,518.32	4,721.70	2,203.38	5,666.00
4241-20-300	Tenant Services-Training	0.00	188.33	188.33	1,017.93	1,883.30	865.37	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	83.33	83.33	444.05	833.30	389.25	1,000.00
4243-20-300	Tenant Services-Travel	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,274.39	8,360.07	4,085.68	68,889.75	83,600.70	14,710.95	100,321.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	876.16	833.33	-42.83	8,787.00	8,333.30	-453.70	10,000.00
4320-00-000	Electricity	4,535.93	5,833.33	1,297.40	69,075.05	58,333.30	-10,741.75	70,000.00
4390-00-000	Sewer & Trash	1,834.58	2,083.33	248.75	19,231.01	20,833.30	1,602.29	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,246.67	8,749.99	1,503.32	97,093.06	87,499.90	-9,593.16	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	6,800.28	5,036.17	-1,764.11	51,506.10	50,361.70	-1,144.40	60,434.00
4410-05-000	Employee Benefit Contribution-Maint.	1,642.88	1,833.33	190.45	14,561.76	18,333.30	3,771.54	22,000.00
4419-00-000	Total General Maint Expense	8,443.16	6,869.50	-1,573.66	66,067.86	68,695.00	2,627.14	82,434.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	79.17	79.17	925.27	791.70	-133.57	950.00
4420-02-000	Supplies-Appliance	0.00	58.33	58.33	653.50	583.30	-70.20	700.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-03-000	Supplies-Unit Turnover	0.00	291.67	291.67	3,328.40	2,916.70	-411.70	3,500.00
4420-04-000	Supplies-Electrical	80.40	416.67	336.27	2,064.47	4,166.70	2,102.23	5,000.00
4420-05-000	Supplies-Fuel & Parts	0.00	41.67	41.67	514.26	416.70	-97.56	500.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	83.33	83.33	800.96	833.30	32.34	1,000.00
4420-07-000	Supplies-Maint/Repairs	736.70	445.83	-290.87	3,804.87	4,458.30	653.43	5,350.00
4420-08-000	Supplies-Plumbing	12.71	150.00	137.29	1,688.71	1,500.00	-188.71	1,800.00
4420-09-000	Tools and Equipment	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4420-11-000	Supplies-HVAC	0.00	41.67	41.67	87.25	416.70	329.45	500.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4429-00-000	Total Materials	829.81	1,733.35	903.54	13,867.69	17,333.50	3,465.81	20,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	570.24	416.67	-153.57	4,711.22	4,166.70	-544.52	5,000.00
4430-04-000	Contract-Snow Removal	0.00	108.33	108.33	1,150.00	1,083.30	-66.70	1,300.00
4430-05-000	Contract-Unit Turnover	0.00	558.33	558.33	0.00	5,583.30	5,583.30	6,700.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	1,472.92	1,666.70	193.78	2,000.00
4430-07-000	Contract-Pest Control	234.81	733.33	498.52	4,983.97	7,333.30	2,349.33	8,800.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	0.00	500.00	500.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	585.50	216.67	-368.83	2,367.03	2,166.70	-200.33	2,600.00
4430-11-000	Contract-Plumbing	0.00	50.00	50.00	510.00	500.00	-10.00	600.00
4430-13-000	Contract-HVAC	0.00	291.67	291.67	3,177.50	2,916.70	-260.80	3,500.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4430-17-000	Contract-Elevator Maintenance	6,016.66	1,675.00	-4,341.66	20,036.64	16,750.00	-3,286.64	20,100.00
4430-18-000	Contract-Alarm Monitoring	30.00	50.00	20.00	598.75	500.00	-98.75	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	975.00	1,000.00	25.00	1,200.00
4430-99-000	Contract Costs-Other	0.00	83.33	83.33	700.00	833.30	133.30	1,000.00
4439-00-000	Total Contract Costs	7,437.21	4,625.00	-2,812.21	40,683.03	46,250.00	5,566.97	55,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	16,710.18	13,227.85	-3,482.33	120,618.58	132,278.50	11,659.92	158,734.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	302.78	306.08	3.30	2,862.05	3,060.80	198.75	3,673.00
4510-10-000	Property Insurance	418.71	433.33	14.62	4,092.58	4,333.30	240.72	5,200.00
4510-20-000	Liability Insurance	226.68	216.67	-10.01	2,152.79	2,166.70	13.91	2,600.00
4510-30-000	Workmen's Compensation	113.85	127.25	13.40	1,090.44	1,272.50	182.06	1,527.00
4599-00-000	TOTAL GENERAL EXPENSES	1,062.02	1,083.33	21.31	10,197.86	10,833.30	635.44	13,000.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,789.46	2,011.58	222.12	18,939.41	20,115.80	1,176.39	24,139.00

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4899-00-000	TOTAL FINANCING EXPENSES	1,789.46	2,011.58	222.12	18,939.41	20,115.80	1,176.39	24,139.00
8000-00-000	TOTAL EXPENSES	45,604.42	40,360.49	-5,243.93	382,408.87	403,604.90	21,196.03	484,326.00
9000-00-000	NET INCOME	45,077.77	7,881.76	37,196.01	96,135.99	78,817.60	17,318.39	94,581.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	48,648.00	39,700.33	8,947.67	414,389.90	397,003.30	17,386.60	476,404.00
3112-06-000	PBV HAP Subsidy	162,831.00	148,189.67	14,641.33	1,562,695.00	1,481,896.70	80,798.30	1,778,276.00
3119-00-000	Total Rental Income	211,479.00	187,890.00	23,589.00	1,977,084.90	1,878,900.00	98,184.90	2,254,680.00
3120-00-000	Other Tenant Income							
3120-03-000	Damages	1,267.00	1,666.67	-399.67	22,677.26	16,666.70	6,010.56	20,000.00
3120-04-000	Late Charges	1,253.00	833.33	419.67	7,263.00	8,333.30	-1,070.30	10,000.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	125.00	83.30	41.70	100.00
3120-07-000	Tenant Owed Utilities	90.00	125.00	-35.00	940.00	1,250.00	-310.00	1,500.00
3120-08-000	Workorders/Maint Charges	0.00	166.67	-166.67	0.00	1,666.70	-1,666.70	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	2,610.00	2,800.00	-190.00	36,166.27	28,000.00	8,166.27	33,600.00
3199-00-000	TOTAL TENANT INCOME	214,089.00	190,690.00	23,399.00	2,013,251.17	1,906,900.00	106,351.17	2,288,280.00
3600-00-000	OTHER INCOME							
3610-00-000	Investment Income - Unrestricted	261.07	166.67	94.40	267.41	1,666.70	-1,399.29	2,000.00
3699-00-000	TOTAL OTHER INCOME	261.07	166.67	94.40	267.41	1,666.70	-1,399.29	2,000.00
3999-00-000	TOTAL INCOME	214,350.07	190,856.67	23,493.40	2,013,518.58	1,908,566.70	104,951.88	2,290,280.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	37,764.05	33,344.42	-4,419.63	288,774.73	333,444.20	44,669.47	400,133.00
4110-04-000	Employee Benefit Contribution-Admin	10,018.79	11,223.17	1,204.38	85,654.33	112,231.70	26,577.37	134,678.00
4110-99-000	Total Administrative Salaries	47,782.84	44,567.59	-3,215.25	374,429.06	445,675.90	71,246.84	534,811.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers/Writs	0.00	0.00	0.00	192.00	0.00	-192.00	0.00
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	368.00	0.00	-368.00	0.00
4130-04-000	General Legal Expense	8,542.34	1,250.00	-7,292.34	14,645.33	12,500.00	-2,145.33	15,000.00
4131-00-000	Total Legal Expense	8,542.34	1,250.00	-7,292.34	15,205.33	12,500.00	-2,705.33	15,000.00
4140-00-000	Staff Training	2,452.25	1,000.00	-1,452.25	7,805.66	10,000.00	2,194.34	12,000.00
4150-00-000	Travel	6,101.82	1,500.00	-4,601.82	17,450.40	15,000.00	-2,450.40	18,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	2,083.30	2,083.30	2,500.00
4189-00-000	Total Other Admin Expenses	6,101.82	1,708.33	-4,393.49	17,450.40	17,083.30	-367.10	20,500.00
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	100.00	100.00	1,150.00	1,000.00	-150.00	1,200.00
4190-02-000	Publications	0.00	8.33	8.33	71.36	83.30	11.94	100.00
4190-04-000	Office Supplies	468.52	275.00	-193.52	3,242.38	2,750.00	-492.38	3,300.00
4190-06-000	Compliance	0.00	50.00	50.00	517.00	500.00	-17.00	600.00
4190-07-000	Telephone & Internet	236.10	400.00	163.90	4,615.92	4,000.00	-615.92	4,800.00
4190-08-000	Postage	902.79	250.00	-652.79	3,000.00	2,500.00	-500.00	3,000.00
4190-10-000	Copiers	156.27	183.33	27.06	1,973.13	1,833.30	-139.83	2,200.00
4190-12-000	Software	418.00	1,975.00	1,557.00	23,547.32	19,750.00	-3,797.32	23,700.00
4190-13-000	IT/Website Maintenance	584.23	475.00	-109.23	5,644.23	4,750.00	-894.23	5,700.00
4190-18-000	Small Office Equipment	0.00	850.00	850.00	10,172.32	8,500.00	-1,672.32	10,200.00
4190-22-000	Other Misc Admin Expenses	-19.56	25.00	44.56	-2,382.44	250.00	2,632.44	300.00
4191-00-000	Total Miscellaneous Admin Expenses	2,746.35	4,591.66	1,845.31	51,551.22	45,916.60	-5,634.62	55,100.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	67,625.60	53,117.58	-14,508.02	466,441.67	531,175.80	64,734.13	637,411.00
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	507.90	250.00	-257.90	1,856.74	2,500.00	643.26	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	507.90	250.00	-257.90	1,856.74	2,500.00	643.26	3,000.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	3,682.63	2,666.67	-1,015.96	29,519.01	26,666.70	-2,852.31	32,000.00
4320-00-000	Electricity	818.03	833.33	15.30	9,782.70	8,333.30	-1,449.40	10,000.00
4330-00-000	Gas	96.14	166.67	70.53	689.98	1,666.70	976.72	2,000.00
4390-00-000	Sewer & Trash	2,891.69	3,333.33	441.64	27,466.00	33,333.30	5,867.30	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,488.49	7,000.00	-488.49	67,457.69	70,000.00	2,542.31	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	26,060.26	20,903.92	-5,156.34	185,487.40	209,039.20	23,551.80	250,847.00
4410-05-000	Employee Benefit Contribution-Maint.	5,850.32	7,267.58	1,417.26	49,856.39	72,675.80	22,819.41	87,211.00
4419-00-000	Total General Maint Expense	31,910.58	28,171.50	-3,739.08	235,343.79	281,715.00	46,371.21	338,058.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	291.67	291.67	3,351.14	2,916.70	-434.44	3,500.00
4420-02-000	Supplies-Appliance	84.90	250.00	165.10	2,301.03	2,500.00	198.97	3,000.00
4420-03-000	Supplies-Unit Turnover	2,770.56	1,600.00	-1,170.56	19,166.98	16,000.00	-3,166.98	19,200.00
4420-04-000	Supplies-Electrical	0.00	333.33	333.33	2,858.71	3,333.30	474.59	4,000.00
4420-05-000	Supplies-Fuel & Parts	372.56	250.00	-122.56	2,470.71	2,500.00	29.29	3,000.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
4420-06-000	Supplies-Janitorial/Cleaning	265.18	316.67	51.49	3,327.21	3,166.70	-160.51	3,800.00
4420-07-000	Supplies-Maint/Repairs	1,761.56	791.67	-969.89	9,271.64	7,916.70	-1,354.94	9,500.00
4420-08-000	Supplies-Plumbing	46.67	750.00	703.33	8,611.98	7,500.00	-1,111.98	9,000.00
4420-09-000	Tools and Equipment	15.83	333.33	317.50	2,988.59	3,333.30	344.71	4,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	0.00	666.70	666.70	800.00
4420-11-000	Supplies-HVAC	0.00	416.67	416.67	136.87	4,166.70	4,029.83	5,000.00
4420-12-000	Supplies-Exterior Supplies	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
4429-00-000	Total Materials	5,317.26	5,483.34	166.08	54,484.86	54,833.40	348.54	65,800.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	398.35	333.33	-65.02	3,467.49	3,333.30	-134.19	4,000.00
4430-04-000	Contract-Snow Removal	0.00	116.67	116.67	1,310.00	1,166.70	-143.30	1,400.00
4430-05-000	Contract-Unit Turnover	0.00	125.00	125.00	1,040.60	1,250.00	209.40	1,500.00
4430-06-000	Contract-Electrical	1,570.00	133.33	-1,436.67	1,570.00	1,333.30	-236.70	1,600.00
4430-07-000	Contract-Pest Control	730.30	583.33	-146.97	6,499.74	5,833.30	-666.44	7,000.00
4430-08-000	Contract-Floor Covering	0.00	41.67	41.67	466.20	416.70	-49.50	500.00
4430-09-000	Contract-Grounds	0.00	1,750.00	1,750.00	20,625.00	17,500.00	-3,125.00	21,000.00
4430-10-000	Contract-Janitorial/Cleaning	355.48	416.67	61.19	3,959.15	4,166.70	207.55	5,000.00
4430-11-000	Contract-Plumbing	826.00	266.67	-559.33	3,126.00	2,666.70	-459.30	3,200.00
4430-12-000	Contract-Inspections	0.00	666.67	666.67	7,520.00	6,666.70	-853.30	8,000.00
4430-13-000	Contract-HVAC	0.00	1,058.33	1,058.33	12,186.03	10,583.30	-1,602.73	12,700.00
4430-14-000	Contract-Vehicle Maintenance	0.00	50.00	50.00	0.00	500.00	500.00	600.00
4430-15-000	Contract-Video Surveillance	0.00	10,000.00	10,000.00	105,000.00	100,000.00	-5,000.00	120,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	25.00	25.00	299.40	250.00	-49.40	300.00
4430-99-000	Contract Costs-Other	0.00	16.67	16.67	187.00	166.70	-20.30	200.00
4439-00-000	Total Contract Costs	3,880.13	15,583.34	11,703.21	167,256.61	155,833.40	-11,423.21	187,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	41,107.97	49,238.18	8,130.21	457,085.26	492,381.80	35,296.54	590,858.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	209.86	275.00	65.14	1,769.17	2,750.00	980.83	3,300.00
4510-10-000	Property Insurance	1,390.16	1,358.33	-31.83	13,083.10	13,583.30	500.20	16,300.00
4510-20-000	Liability Insurance	739.75	608.33	-131.42	6,323.75	6,083.30	-240.45	7,300.00
4510-30-000	Workmen's Compensation	702.06	550.00	-152.06	7,201.62	5,500.00	-1,701.62	6,600.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,666.67	2,666.67	16,841.66	26,666.70	9,825.04	32,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	0.00	20,833.30	20,833.30	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	3,041.83	7,541.66	4,499.83	45,219.30	75,416.60	30,197.30	90,500.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,893.26	14,346.33	11,453.07	172,745.30	143,463.30	-29,282.00	172,156.00
4899-00-000	TOTAL FINANCING EXPENSES	2,893.26	14,346.33	11,453.07	172,745.30	143,463.30	-29,282.00	172,156.00

FRANKLIN HEIGHTS LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 2025								
		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
8000-00-000	TOTAL EXPENSES	122,665.05	131,493.75	8,828.70	1,210,805.96	1,314,937.50	104,131.54	1,577,925.00
9000-00-000	NET INCOME	91,685.02	59,362.92	32,322.10	802,712.62	593,629.20	209,083.42	712,355.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	8,640.00	10,919.75	-2,279.75	89,911.00	109,197.50	-19,286.50	131,037.00
3112-06-000	PBV HAP Subsidy	12,948.00	10,919.75	2,028.25	121,751.00	109,197.50	12,553.50	131,037.00
3119-00-000	Total Rental Income	21,588.00	21,839.50	-251.50	211,662.00	218,395.00	-6,733.00	262,074.00
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	187.01	150.00	37.01	1,291.68	1,500.00	-208.32	1,800.00
3120-03-000	Damages	0.00	208.33	-208.33	2,798.00	2,083.30	714.70	2,500.00
3120-04-000	Late Charges	53.00	41.67	11.33	704.00	416.70	287.30	500.00
3120-08-000	Workorders/Maint Charges	20.00	100.00	-80.00	703.00	1,000.00	-297.00	1,200.00
3129-00-000	Total Other Tenant Income	260.01	500.00	-239.99	5,496.68	5,000.00	496.68	6,000.00
3199-00-000	TOTAL TENANT INCOME	21,848.01	22,339.50	-491.49	217,158.68	223,395.00	-6,236.32	268,074.00
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	352.84	416.67	-63.83	3,693.39	4,166.70	-473.31	5,000.00
3699-00-000	TOTAL OTHER INCOME	352.84	416.67	-63.83	3,693.39	4,166.70	-473.31	5,000.00
3999-00-000	TOTAL INCOME	22,200.85	22,756.17	-555.32	220,852.07	227,561.70	-6,709.63	273,074.00
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	4,711.38	3,530.67	-1,180.71	34,841.08	35,306.70	465.62	42,368.00
4110-04-000	Employee Benefit Contribution-Admin	1,303.45	1,214.83	-88.62	11,397.80	12,148.30	750.50	14,578.00
4110-99-000	Total Administrative Salaries	6,014.83	4,745.50	-1,269.33	46,238.88	47,455.00	1,216.12	56,946.00
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	38.50	0.00	-38.50	0.00
4130-04-000	General Legal Expense	910.87	150.00	-760.87	910.87	1,500.00	589.13	1,800.00
4131-00-000	Total Legal Expense	910.87	150.00	-760.87	949.37	1,500.00	550.63	1,800.00
4140-00-000	Staff Training	0.00	83.33	83.33	994.00	833.30	-160.70	1,000.00
4150-00-000	Travel	0.00	100.00	100.00	21.89	1,000.00	978.11	1,200.00
4173-00-000	Management Fee	1,180.13	1,000.00	-180.13	11,178.02	10,000.00	-1,178.02	12,000.00
4189-00-000	Total Other Admin Expenses	1,180.13	1,100.00	-80.13	11,199.91	11,000.00	-199.91	13,200.00
4190-00-000	Miscellaneous Admin Expenses							

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	500.00	449.79	600.00
4190-06-000	Compliance	0.00	125.00	125.00	1,400.00	1,250.00	-150.00	1,500.00
4190-07-000	Telephone & Internet	249.81	300.00	50.19	2,371.86	3,000.00	628.14	3,600.00
4190-08-000	Postage	0.00	41.67	41.67	231.73	416.70	184.97	500.00
4190-10-000	Copiers	34.59	83.33	48.74	433.86	833.30	399.44	1,000.00
4190-12-000	Software	53.96	166.67	112.71	1,730.55	1,666.70	-63.85	2,000.00
4190-13-000	IT/Website Maintenance	56.54	83.33	26.79	690.63	833.30	142.67	1,000.00
4190-21-000	HCC Fees	0.00	666.67	666.67	7,391.18	6,666.70	-724.48	8,000.00
4190-22-000	Other Misc Admin Expenses	6.00	41.67	35.67	209.36	416.70	207.34	500.00
4191-00-000	Total Miscellaneous Admin Expenses	400.90	1,558.34	1,157.44	14,509.38	15,583.40	1,074.02	18,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,506.73	7,637.17	-869.56	73,891.54	76,371.70	2,480.16	91,646.00
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	15,000.00	15,208.30	208.30	18,250.00
4220-01-000	Other Tenant Svcs.	20.00	125.00	105.00	3,639.00	1,250.00	-2,389.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	20.00	1,645.83	1,625.83	18,639.00	16,458.30	-2,180.70	19,750.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	451.05	358.33	-92.72	4,267.95	3,583.30	-684.65	4,300.00
4320-00-000	Electricity	1,904.80	1,666.67	-238.13	17,721.37	16,666.70	-1,054.67	20,000.00
4330-00-000	Gas	185.36	200.00	14.64	1,916.54	2,000.00	83.46	2,400.00
4390-00-000	Sewer & Trash	887.70	916.67	28.97	8,986.20	9,166.70	180.50	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	3,428.91	3,141.67	-287.24	32,892.06	31,416.70	-1,475.36	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	2,196.74	1,565.25	-631.49	15,536.01	15,652.50	116.49	18,783.00
4410-05-000	Employee Benefit Contribution-Maint.	550.94	655.50	104.56	4,683.64	6,555.00	1,871.36	7,866.00
4419-00-000	Total General Maint Expense	2,747.68	2,220.75	-526.93	20,219.65	22,207.50	1,987.85	26,649.00
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	123.90	33.33	-90.57	502.69	333.30	-169.39	400.00
4420-02-000	Supplies-Appliance	0.00	58.33	58.33	426.55	583.30	156.75	700.00
4420-03-000	Supplies-Unit Turnover	0.00	83.33	83.33	206.77	833.30	626.53	1,000.00
4420-04-000	Supplies-Electrical	0.00	125.00	125.00	1,387.71	1,250.00	-137.71	1,500.00
4420-05-000	Supplies-Fuel & Parts	0.00	16.67	16.67	197.79	166.70	-31.09	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	50.00	50.00	124.34	500.00	375.66	600.00
4420-07-000	Supplies-Maint/Repairs	0.00	133.33	133.33	1,357.87	1,333.30	-24.57	1,600.00
4420-08-000	Supplies-Plumbing	0.00	50.00	50.00	81.41	500.00	418.59	600.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	0.00	83.30	83.30	100.00

COMMERCE VILLAGE LLC								
Statement of Revenues, Expenditures, and Changes in Fund Net Position								
January - October 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	1,500.00	1,372.75	1,800.00
4420-12-000	Supplies-Exterior Supplies	0.00	41.67	41.67	0.00	416.70	416.70	500.00
4429-00-000	Total Materials	123.90	749.99	626.09	4,412.38	7,499.90	3,087.52	9,000.00
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	454.00	258.33	-195.67	3,851.49	2,583.30	-1,268.19	3,100.00
4430-04-000	Contract-Snow Removal	0.00	216.67	216.67	2,545.00	2,166.70	-378.30	2,600.00
4430-07-000	Contract-Pest Control	106.74	41.67	-65.07	605.04	416.70	-188.34	500.00
4430-10-000	Contract-Janitorial/Cleaning	162.96	133.33	-29.63	1,771.22	1,333.30	-437.92	1,600.00
4430-12-000	Contract-Inspections	0.00	125.00	125.00	1,335.00	1,250.00	-85.00	1,500.00
4430-13-000	Contract-HVAC	0.00	250.00	250.00	2,820.75	2,500.00	-320.75	3,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	170.00	416.70	246.70	500.00
4430-18-000	Contract-Alarm Monitoring	432.42	75.00	-357.42	1,256.91	750.00	-506.91	900.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	125.00	125.00	1,425.00	1,250.00	-175.00	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	1,156.12	1,266.67	110.55	15,905.16	12,666.70	-3,238.46	15,200.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,027.70	4,237.41	209.71	40,537.19	42,374.10	1,836.91	50,849.00
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	20.48	15.00	-5.48	171.66	150.00	-21.66	180.00
4510-10-000	Property Insurance	478.52	465.42	-13.10	3,944.39	4,654.20	709.81	5,585.00
4510-20-000	Liability Insurance	119.62	185.00	65.38	1,012.84	1,850.00	837.16	2,220.00
4510-30-000	Workmen's Compensation	75.90	51.25	-24.65	601.12	512.50	-88.62	615.00
4521-00-000	Misc. Taxes/Licenses/Insurance	42.51	87.50	44.99	425.10	875.00	449.90	1,050.00
4570-00-000	Bad Debt-Tenant Rents	0.00	208.33	208.33	0.00	2,083.30	2,083.30	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	737.03	1,012.50	275.47	6,155.11	10,125.00	3,969.89	12,150.00
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	13,650.00	13,650.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	13,650.00	13,650.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	18,085.37	19,039.58	954.21	185,764.90	190,395.80	4,630.90	228,475.00
9000-00-000	NET INCOME	4,115.48	3,716.59	398.89	35,087.17	37,165.90	-2,078.73	44,599.00

THE FRESH VEGGIE SERIES

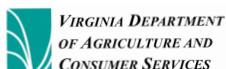
A PROGRAM OF NEW COMMUNITY PROJECT/VINE & FIG

Funding

Donors

Individual, Business, etc.

Grants



\$



\$

Education



Educational materials
(weekly recipes & videos on
featured produce)



Families
and people
in need



Distribution of
Veggie bags

Partner Farms



RADICAL ROOTS FARM
Lee



JUBILEE CLIMATE FARM
Elfri & Maricruz

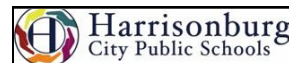


ST. ISIDORE
HOMESTEAD & PERMACULTURE
Pedro



Fresh
produce

Collaborating Organizations



Learn more at vinefigeducation.org



THE FRESH VEGGIE SERIES

A PROGRAM OF NEW COMMUNITY PROJECT/VINE & FIG

We're making a difference!
Over 75% of individuals and families served reported consuming more vegetables after participating in the program!

Awarded over 1.6 million dollars in grants since 2021

QUICK FACTS

Produce distributed through a growing network of 31 area organizations who work with food insecure populations!

Educational materials (weekly recipes & videos on featured produce)

During our most successful season, 450+ households received weekly produce in Harrisonburg, Waynesboro & Staunton Cities plus Rockingham & Augusta Counties

Focus areas thru regenerative farming include:
Health Clinics
Substance Recovery
Accessible Housing
Youth Programming

Reduce climate impacts through regenerative farming and same day delivery of produce to distributing organizations

Produce has higher level of nutrients and tastes amazing!

Educational materials provide easy to follow recipes, food storage and usage tips and fun youth activities!



Spinach



Fresh Veggie Series
Vine & Fig Educational Outreach Program

vinefigeducation.org



Vine & Fig's Educational Outreach Program

THE FRESH VEGGIE SERIES

A PROGRAM OF NEW COMMUNITY PROJECT/VINE & FIG



Our Mission

The mission of Vine & Fig Educational Outreach Program is to connect food-insecure households with fresh, nutrient-dense, locally grown produce and provide educational materials on how to utilize fresh produce to minimize waste.

Our Vision

We envision a connected community where a web of resources—from food and housing to education and job opportunities—enables everyone to flourish.

We support local, regenerative farming to ensure that healthy, nutritious food reaches every table in our community while also keeping our planet healthy.

Our Impact

We are making a difference! Over 75% of individuals participating in our program report consuming more vegetables when receiving our produce. And 77% report their children also consume more veggies than before the program!

Last year, 450+ households received weekly produce in Harrisonburg, Waynesboro & Staunton Cities and Rockingham & Augusta Counties. We distributed these shares through 30 regional organizations who have identified food-insecure populations. We also sourced these vegetables from five environmentally friendly farms.

Kid Friendly Pasta



Fresh Veggie Series

Vine & Fig Educational Outreach Program





WANT TO CONTRIBUTE TO YOUR COMMUNITY?

The best thing you can do is provide financial support:

- Fund **1/2 bag of veggies** for a family of four for a week: \$17.50
- Fund **one bag of veggies** for a family of four for a week: \$35
- Fund **5 families** with one bag of veggies for a week: \$175

Want to fund something bigger?

- Fund a **smaller organization** like Our Community Place that addresses homelessness for the season for \$4,220.
- Fund a **medium organization for a season** like Healthy Communities Health Center (HCHC) that provides food access to nutrient dense vegetables to help address pre-diabetes, hypertension, and heart disease for \$17,000.
- Fund a **larger organization** like the Boys & Girls Club that incorporates our Fresh Veggie Series programming into their weekly curriculum for a season for \$70,000. This changes people's lives!



Community Benefits

When you donate to our educational program your investment ripples across the community:

- Long-term impact on children's nutrition
- Families receive access to broader community resources
- University students receive hands-on experience
- Farmers gain access to more markets

Donate Today!



"Your kindness today shapes a better tomorrow."

Delinquent Rents and Charges for Write-Off in 2025				
Resolution # _____				
<u>Franklin Heights, LLC</u>				
Archie, Ramona	XXX-XX-XXXX		\$	359.00
Baker, Katie	XXX-XX-XXXX		\$	5,028.00
Banks Womack, Latasha	XXX-XX-XXXX		\$	1,182.00
Bonnell, Tiffany	XXX-XX-XXXX		\$	3,518.00
Henderson, Bonnie	XXX-XX-XXXX		\$	4,594.00
Jarvis, Susan	XXX-XX-XXXX		\$	1,218.58
Judkins, Shelagh	XXX-XX-XXXX		\$	383.64
Kuku, Awas	XXX-XX-XXXX		\$	306.60
Lambert, Lorin	XXX-XX-XXXX		\$	3,833.00
Myers, Rebecca	XXX-XX-XXXX		\$	591.93
Reinard, Tracy	XXX-XX-XXXX		\$	924.12
Sackett, Julie	XXX-XX-XXXX		\$	2,874.50
Tyree, Terry	XXX-XX-XXXX		\$	494.00
Wooddell, Lorrie	XXX-XX-XXXX		\$	566.92
			Sub-total	\$ 25,874.29
<u>JR "Polly" Lineweaver Apartments</u>				
Brumfield, William	XXX-XX-XXXX		\$	1,051.00
Cabrera, Freddie	XXX-XX-XXXX		\$	1,652.00
Hoback, Rebecca	XXX-XX-XXXX		\$	969.00
Hostos, Damary	XXX-XX-XXXX		\$	228.66
Lam, Jamie	XXX-XX-XXXX		\$	970.74
Omalley, Elizabeth	XXX-XX-XXXX		\$	712.24
Pence, Carolyn	XXX-XX-XXXX		\$	72.00
			Sub-total	\$ 5,655.64
<u>Lineweaver Annex Apartments</u>				
Brooks, Jerome	XXX-XX-XXXX		\$	826.00
Cancel Rodriguez, Ivan	XXX-XX-XXXX		\$	301.00
Coleman, Alice	XXX-XX-XXXX		\$	905.00
Knott, Jeremy	XXX-XX-XXXX		\$	658.70
Walton, Barry	XXX-XX-XXXX		\$	736.39
Westfall, Tamara	XXX-XX-XXXX		\$	1,210.00
			Sub-total	\$ 4,637.09
<u>Commerce Village, LLC</u>				
Knapczyk, David	XXX-XX-XXXX		\$	753.00
Labar, Shirley	XXX-XX-XXXX		\$	64.00
Moore, Jonathan	XXX-XX-XXXX		\$	574.00
Shifflett, Lawrence	XXX-XX-XXXX		\$	1,491.00
Toland, Jr., James	XXX-XX-XXXX		\$	387.00
			Sub-total	\$ 3,269.00
			Total	\$ 39,436.02

Attachment A-2025

Request a motion to **stop** the **Collection Process**, on the following person(s) from Franklin Heights, LLC, Lineweaver Apartments, JR "Polly" Lineweaver Apartments, Commerce Village, LLC and Housing Choice Voucher Program for the reasons stated:

Bankruptcies:

Reedy, Jamie	XXX-XX-XXXX	Pleasant View/LCD	\$21,534.40
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Deceased:

Beach, Calvin	XXX-XX-XXXX	JR Polly Lineweaver	\$ 228.91
Dotson, Larry	XXX-XX-XXXX	Commerce Village	\$ 461.00
Dove, John	XXX-XX-XXXX	Lineweaver Annex	\$7,769.00
Engert, Irene E.	XXX-XX-XXXX	JR Polly Lineweaver	\$1,228.16
Enos, Shelia	XXX-XX-XXXX	Commerce Village	\$6,494.00
Hensley, Polly	XXX-XX-XXXX	JR Polly Lineweaver	\$ 561.00
Jones Georgia	XXX-XX-XXXX	Franklin Heights LLC	\$2,735.00
Loren, Robert	XXX-XX-XXXX	Commerce Village	\$ 818.00
Pence, Dawn	XXX-XX-XXXX	Lineweaver Annex	\$4,065.73
Powell, Michael	XXX-XX-XXXX	JR Polly Lineweaver	\$1,205.83
Thorne, Richard	XXX-XX-XXXX	Lineweaver Annex	\$ 621.77
Tumer, Bobby L. (Sr.)	XXX-XX-XXXX	Commerce Village	\$ 52.00

Below \$5 Limit:

Botts, Chris	XXX-XX-XXXX	Housing Choice Voucher	\$.08
Horton, Miesha	XXX-XX-XXXX	Franklin Heights LLC	\$2.72

Balance below \$35 after adm fee was applied

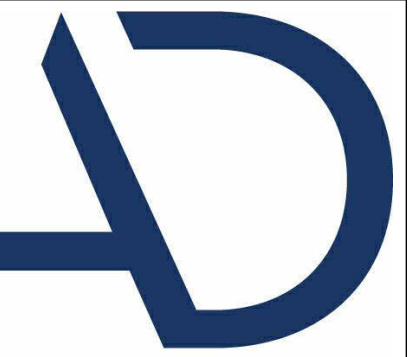
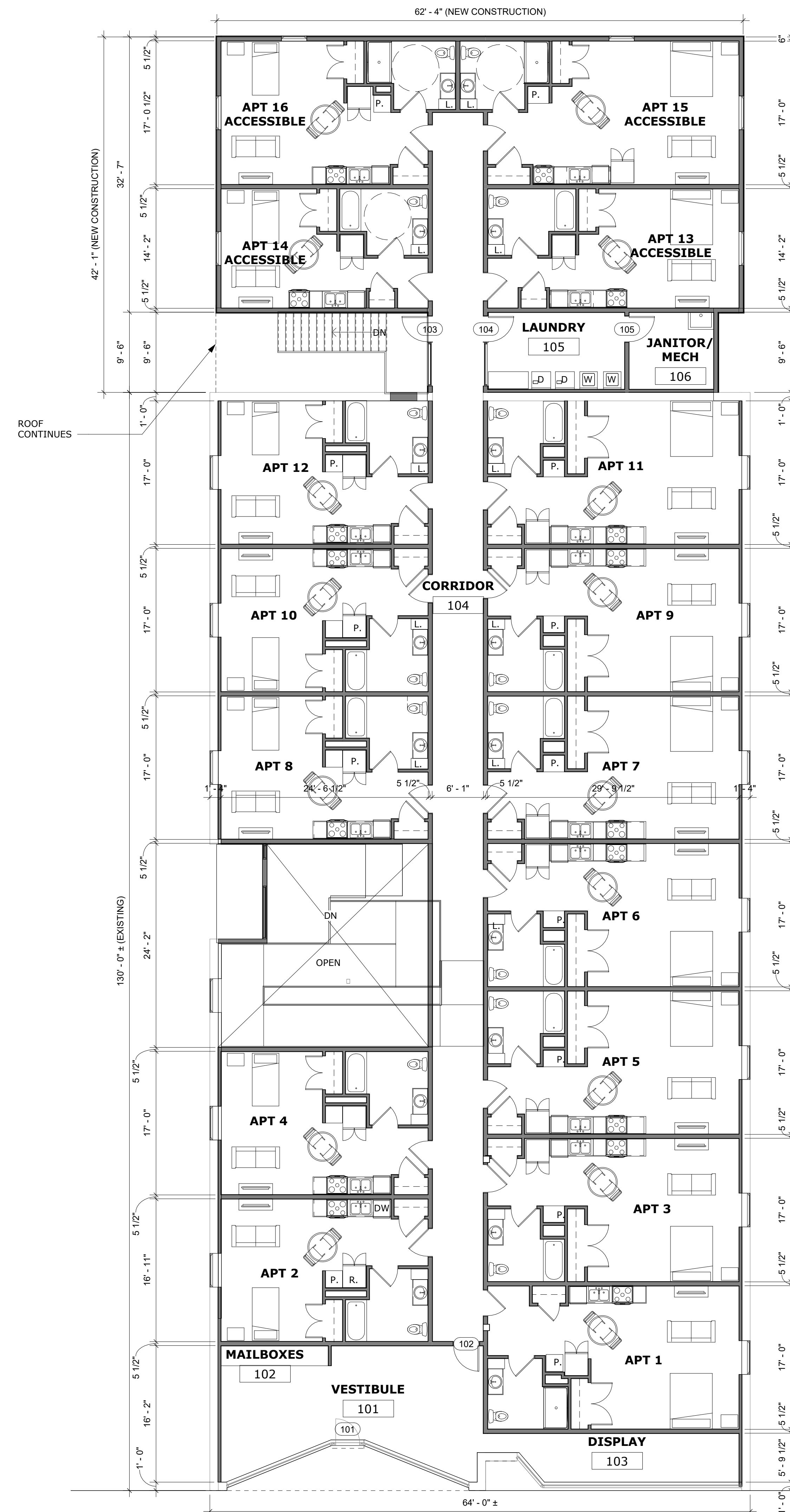
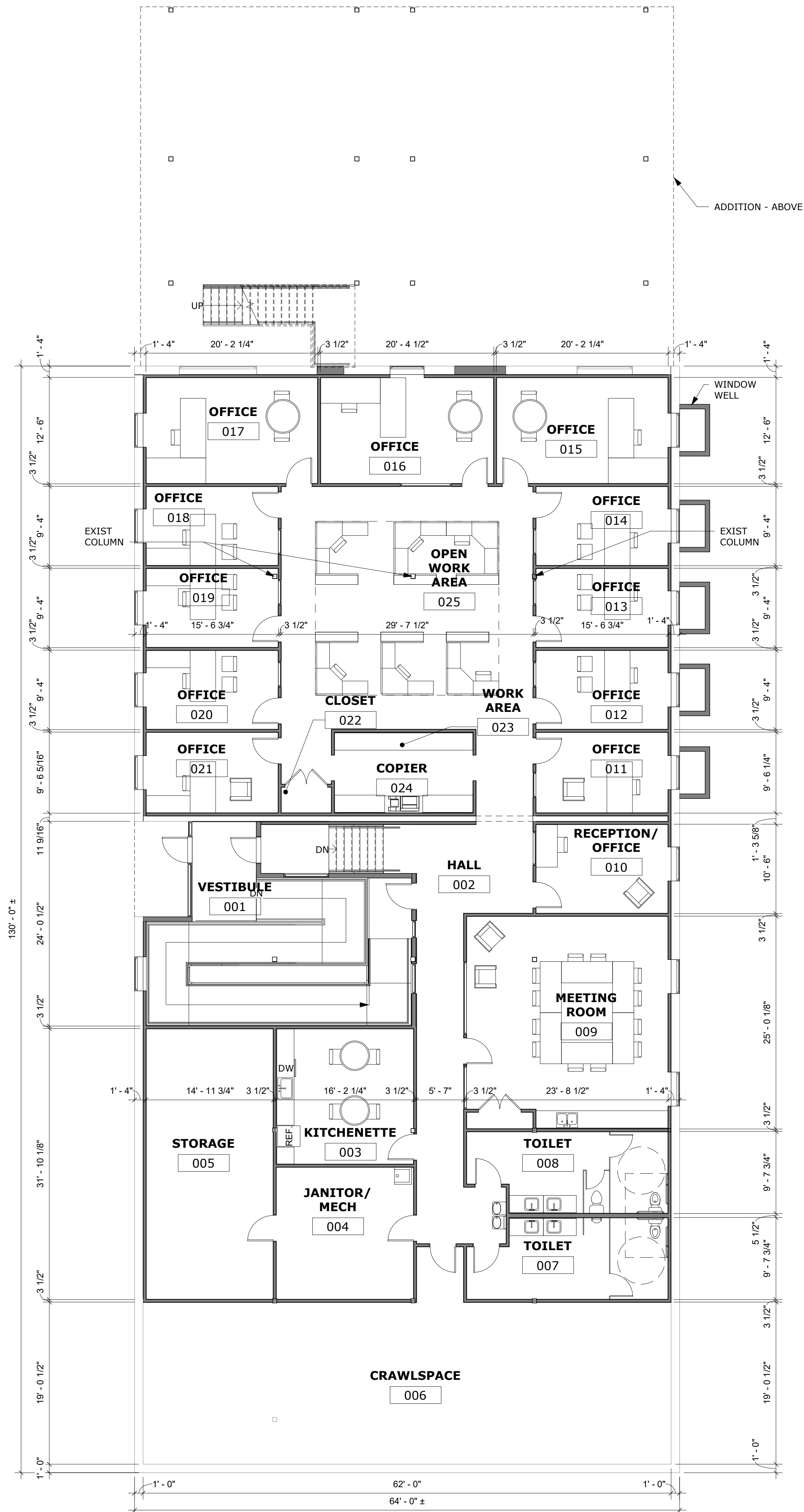
Gearing, Debra	XXX-XX-XXXX	JR Polly Lineweaver	\$6.86
Leap, Lance	XXX-XX-XXXX	Lineweaver Annex	\$11.08
Maclin, Enica	XXX-XX-XXXX	Franklin Heights LLC	\$10.48

Total	<u>\$47,806.02</u>
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2025 HRHA INVENTORY WRITE-OFFS-Attachment B

Program	Account Number	Inventory Number	Description	Location	Make	Model	Serial	Date Acquired	Cost	Check #
CVO	UNDER \$5000-OFC	102	COMPUTER, DESKTOP	CVO MGR	SENECA CORE-I5	SD-15-SLIM	2354055	8/12/2021	\$950.00	35118
CVO	1400-07-000		DISHWASHER					2/10/2016	\$ 442.61	
									\$1,392.61	
FHO	1400-07-001	1118	RANGE	493 NORWOOD	GE	JBS160DM1WW	TL259497P	12/19/2018	\$ 331.55	4595
FHO	1400-07-002	983	REFRIGERATOR	159 RESERVOIR	GE	HTH17CBTZRWV	GT841817	5/7/2010	\$ 392.88	1506
FHO	1400-07-002	999	REFRIGERATOR	374-B Hill	GE	HTH17CBTZRWV	GT841818	5/7/2010	\$ 392.88	1506
FHO	1400-07-002	851	REFRIGERATOR	13 LINCOLN CIRCLE	Frigidaire	FRT17L3FW2	BA83730698	11/16/2008	\$ 465.40	1029
FHO	1400-07-002	912	REFRIGERATOR	415 KELLEY	Frigidaire	FRT17HB3JW3	BA94103454	12/10/2009	\$ 448.00	1370
FHO	UNDER \$5000-OFC	1133	Computer, LAPTOP	286/ACCT PAYABLE-Tosha	LENOVO THINK PAD	E595	PF20Z7FQ	3/16/2020	\$ 1,186.25	34190
FHO	UNDER \$5000-OFC	1134	Computer LAPTOP	143/FSS COORD-Victoria	LENOVO THINK PAD	E595	PF20Z65T	3/16/2020	\$ 1,186.25	34190
									\$ 4,403.21	
HCV	UNDER \$5000-OFC	29	CHAIR, SECRETARIAL BROWN	286/ACCT OFC-Christine	UNITED S-22	3AC/UC10/348		10/16/1985	\$88.35	SEC0220
HCV	UNDER \$5000-OFC	124	COMPUTER, DESKTOP	286/HCV SPEC-Jon M	NEXLINK	SD-CORE13	681674	9/20/2012	\$855.00	11464
HCV	UNDER \$5000-OFC	125	COMPUTER, DESKTOP	286/FAX AREA CLOSET	NEXLINK	SD-CORE13	681671	10/11/2012	\$863.00	11528
HCV	UNDER \$5000-OFC	128	LAPTOP, THINKPAD	286/Tiffany	LENOVO	LENO-336634	MP2FNYM	1/31/2013	\$0.00	11865
HCV	UNDER \$5000-OFC	141	COMPUTER, LAPTOP	286/HCV INSP/ANNIE	LENOVO	E570	PF0ZE3XC	4/27/2018	\$850.00	32732
HCV	UNDER \$5000-OFC	145	COMPUTER, LAPTOP	265 MAIN/Michelle	LENOVO THINK PAD	E595	PF262EQM	4/28/2020	\$ 1,259.00	34190
HCV	UNDER \$5000-OFC	146	COMPUTER, LAPTOP	286/HCV SPEC-Kim A	LENOVO THINK PAD	E595	PF20Z7EN	3/16/2020	\$ 1,186.25	34190
HCV	UNDER \$5000-OFC	147	COMPUTER, LAPTOP	143/FSS COORD-Jacques	LENOVO THINK PAD	E595	PF20Z5SN	3/16/2020	\$ 1,186.25	34190
HCV	UNDER \$5000-OFC	150	Computer, LAPTOP	CVO MGR	LENOVO-E595	20NF0018US	PF1THAAQ	6/15/2020	\$850.00	34283
HCV	UNDER \$5000-OFC	151	Computer, LAPTOP	286/ACCT OFC-Christine	LENOVO-E595	20NF0018US	PF1TH93R	6/15/2020	\$850.00	34283
HCV	UNDER \$5000-OFC	154	COMPUTER, LAPTOP	286/DEPUTY DIR-Tiffany	LENOVO THINK PAD	20NXS2U400	MJ0DAAF4	11/19/2020	\$988.00	34598
HCV	UNDER \$5000-OFC	144	COMPUTER, LAPTOP	286/MAINT DEPT	LENOVO THINK PAD	E595	PF1TGB7V	4/28/2020	\$ 1,259.00	34190
									\$10,146.50	
JRPL	1400-07-002	342	REFRIGERATOR	JRL # 205	GE	HTS15BBMRWW	LF769428	6/26/2003	\$338.45	30231
LAO	UNDER \$5000	272	COMPUTER, DESKTOP, W/ MICROSOFT OFF	LW OFC	NEXLINK	CORE-I5	1924406	5/29/2019	\$ 1,390.20	33499
LAO	1400-07-001	G FLR*69	RANGE	LW # 018	GENERAL ELECTRIC	JASO2R2AD	GH109819N	10/1/1993	\$ 240.00	

LAO	1400-07-002	191	REFRIGERATOR	LW # 016	HOTPOINT	HTR16ABSELCC	FL801550	12/3/2005	\$ 714.25	
LAO	1400-07-002	168	REFRIGERATOR	LW # 427	HOTPOINT	HTR16ABSARCC	HH805905N	5/18/2016	\$ 452.15	4111
LAO	1400-07-002	155	REFRIGERATOR	LW # 020	HOTPOINT	HTS15BBRRWW	TG736288	12/7/2004	\$ 389.00	4045
									\$ 3,185.60	
LCD	1400-08-000	322	COMPUTER, LAPTOP	286/MAINT SHOP	GATEWAY	M460E	35572484	6/30/2001	\$ 1,298.00	4860
LCD	1400-08-000	381	COMPUTER, DESKTOP	143/FSS COORD-Victoria	DELL	OPTIPLEX 310		5/15/2014	\$ 925.13	13026
LCD	1400-08-000	377	COMPUTER, DESKTOP	286/HQS INSPECTOR/PANGLE	DELL	OPTIPLEX 310	JRDCK02	5/15/2014	\$ 925.13	13026
LCD	1400-08-000	379	COMPUTER, DESKTOP	286/PROJ MGR-Duane	DELL	OPTIPLEX 3010	JRDBL02	5/15/2014	\$ 925.13	13026
LCD	1400-08-000	380	COMPUTER, DESKTOP	286/J YANEZ	DELL	OPTIPLEX 310	JRDDL02	5/15/2014	\$ 925.13	13026
LCD	1400-08-000	383	COMPUTER, DESKTOP	143/FSS COORD-Jacques	DELL	OPTIPLEX 310	JRDFK02	5/15/2014	\$ 925.13	13026
LCD	1400-08-000	385	COMPUTER, DESKTOP	143/GRANT PARTICPANTS	DELL	OPTIPLEX 310	JRDCL02	5/15/2014	\$ 925.13	13026
LCD	UNDER \$5000-OFC	439	COMPUTER, LAPTOP	143/GRANT COORD-Charlie	LENOVO THINK PAD	E595	PF1TDX2Q	4/28/2020	\$ 1,259.00	34190
LCD	UNDER \$5000-OFC	441	COMPUTER, LAPTOP	286/EX DIR OFC	LENOVO-E595	20RD00RUS	PFIW03N9	6/15/2020	\$ 1,179.00	34283
LCD	UNDER \$5000-OFC	442	COMPUTER, LAPTOP	286/RECEPTION AREA-natalie	LENOVO-E595	20NF0018US	PF1TE57C	6/15/2020	\$ 850.00	34283
LCD	UNDER \$5000-OFC		DESKTOP COMPUTER	286/Tiffany			JRD9L02		\$ 925.13	
LCD	UNDER \$5000-OFC	1232	DESKTOP COMPUTER	286/RECEPTION AREA-natalie			162243065600476		\$ 925.13	
LCD/VHSP	UNDER \$5000-OFC	436	COMPUTER, LAPTOP, W/Office	143/CoC-A Henry	LENOVO	E590 I5	PF1NMDW3	6/4/2019	\$ 1,305.00	33525
									\$ 13,292.04	
							TOTAL WRITE-OFFS		\$ 32,758.41	



ARNOLD
DESIGN STUDIO

930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

 EXISTING WALL

 NEW WALL

227 N MAIN STREET
HARRISONBURG, VIRGINIA

[illegible]

PROGRESS SET

NOT FOR
CONSTRUCTION

DESIGNED THE STUDIO

DRAWN THE STUDIO

CHECKED	CMA
---------	-----

APPROVED CMA

DATE 11/03/2025

COMM#	2504
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SHEET NAME

CONCEPTUAL FLOOR PLANS

SHEET

A101



COMMERCE VILLAGE II - OPEN HOUSE

Join us as at the ribbon cutting ceremony for Commerce Village II, a new 16-unit housing community designed to provide permanent supportive housing for veterans and non-elderly disabled residents in Harrisonburg.

Property Features

- Living Room
- Dining Room
- 1 Bedroom
- 1 Bathroom
- Kitchen
- Patio/Balcony

There will be unit showings and remarks from our Executive Director and community partners.

Light refreshments will be provided.

Date: December 8, 2025

Time: 3:00–4:30pm

Location: 34 Elon Rhodes Lane, Harrisonburg, VA 22802

Have any questions or comments? Please contact info@harrisonburgrha.com to learn more.

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

October 2025

Prepared by Mary Walala, HCV Manager

1. PROGRAM SUMMARY

The project-based voucher waitlist is open. We are receiving new applications daily and are reviewing for one-bedroom units on a rolling basis. We also are issuing Mainstream 5 vouchers which are tenant-based. Staff are getting used to the new one PBV list as we continue to streamline our processes and make necessary changes before the opening of Commerce Village II.

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):	693	4	184
Mainstream Vouchers:	47	0	51
Totals	740	4	235
Voucher Utilization Rate: 76%			

3. WAITING LISTS

Number of Applicants on All Waitlists: 4322					
Number of PBV Applicants by Bedroom Size	1	2	3	4	5
	795	497	354	104	14
Total Applicants on PBV Waitlist: 1764					
Total Applicants on TBV Waitlist: 2558					

4. FINANCIAL SUMMARY

Total funding received from HUD for MTW and Mainstream Vouchers:	\$762,570
Housing Assistance Payments (MTW and Mainstream Vouchers):	\$686,484
Administrative Costs:	\$67,483
Landlord and Family Self Sufficiency Incentives	\$802
Average HAP cost per unit:	\$1,020
Projected Variance for All Vouchers Combined:	\$7,801

**** See Variance Table Below**

Variance = Amount Received from HUD <i>minus</i> Actual Expenses	HUD	HRHA	VARIANCE BY CATEGORY
HAP Expense Payments	\$710,336	\$686,484	\$23,852
Administrative Expense Payments	\$52,234	\$67,483	-\$15,249
Landlord Incentives	\$0	\$382	-\$382
Family Self Sufficiency Program Incentives	\$0	\$420	-\$420
Security Deposit Incentives	\$0	\$0	\$0
TOTAL VARIANCE (all categories)	\$762,570	\$754,769	\$7,801

5. HOUSING QUALITY AND INSPECTIONS

Number of Initial Inspections Completed: 44
Number of Units Passed: 21
Number of Units Failed: 23
Number of failed units that were re-inspected: 3
Number of re-inspected units that passed: 100%
Number of Landlords who have made NSPIRE updates 100%
Common Violations:
Smoke detectors, GFCI outlets, electrical issues
Other:
12 of the 21 failed units were HRHA units, of those failed items are usually burners that are not working, holes in walls, smoke detectors that are missing.

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:

Landlords have been invited to "drop their name in a hat" for a drawing to get 2 tickets to the 70th anniversary event. Six landlords have responded with interest. Additionally, landlords were given opportunity to sponsor the event at different levels. one landlord has agreed to become a Gold Sponsor (\$150) for two tickets and mention in the event brochure.

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	1	0	1
Commerce Village	0	0	0	0
Lineweaver	2	0	0	2
Tenant-Based Vouchers	0	5	1	6
TYPE TOTAL	2	6	1	
Interim Certifications		Explanation of "Other" Certification:		
Income Decrease	9	0 PUT VOUCHER IN SEARCHING, CHANGE URP, NO CHANGE MADE, NAME CHANGE		
Income Increase	10			
Household Change	2			
Owner-Led (rent change)	16			
Other	5			
TOTAL	42			
End of Participation / Termination		Explanation of "Other" Certification:		
Didn't Complete Annual	0	0 LANDLORD/OWNERSHIP CHANGE.		
Gave Up Voucher	1			
Voucher Expired	1			
Other	4			
TOTAL	6			

MONTHLY REPORT – OCTOBER 2025

HCV PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 29	Enrolled in GED: 2	Family Wellness. 1
Employed: 19	Enrolled in ESL: 0	Financial Activities:1 Employment. 4
Unemployed/Furlough: 10	Enrolled in Continuing Ed: 5	FSS Activities: 4
Medical Leave/ Disability or Maternity Leave: 7 Elderly:3	Education Activities Goal Reward.	Homebuyer Activity.0 Bachelor's degree. Education.
01.0. New jobs this month:		Goal Rewards completed: 9

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Goal Rewards
In Program: 58	Enrolled in GED:	Family Wellness. 4
Employed: 39	Enrolled in ESL: 1	Financial Activities:2 Employment. 1
Unemployed/Furlough: 19	Enrolled in Continuing Ed:(5)	FSS Activities.2 Education.
Medical Leave/ Disability or Maternity Leave: Elderly: 6	Educational Goal Reward:	Homebuyer Activities:1

Employment	Education/Training	Goal Rewards
New job this month:		Total Goal Rewards completed: 10

HARRISON HEIGHTS

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

Program Highlights

The FSS program enrolled one additional resident during this period. FSS participants successfully completed 21 goal achievements and received incentives, primarily in the areas of employment, financial capability, and homeownership. The program also held its final PCC meeting of the year, during which several organizations shared valuable community resources for participants. The Department of Social Services (DSS) provided information about applications for Christmas gifts for children, while a new organization introduced employment support opportunities for residents.

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

October 31, 2025

HRHA Maintenance Report

October, 2025

Work Orders

Property	Opening Balance	Created	Closed	Closing Balance
Bridgeport(bport)	0	0	0	0
Commerce Village Operating(cvo)	<u>1</u>	<u>13</u>	<u>10</u>	<u>4</u>
Franklin Heights Operating(fho)	<u>2</u>	<u>47</u>	<u>45</u>	<u>4</u>
JR Polly Lineweaver(jrpl)	<u>3</u>	<u>28</u>	<u>31</u>	0
Lineweaver Annex Operating(lao)	<u>2</u>	<u>42</u>	<u>44</u>	0
Pleasant View(plesview)	0	<u>2</u>	<u>2</u>	0
Total	<u>8</u>	<u>132</u>	<u>132</u>	<u>8</u>

Unit turns

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

Emergency Work Orders

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

units off line due to maintenance issues 0

Year to Date

Work Orders Created

Property	W.O. created
Bridgeport	3
Commerce Village Operating(cvo)	115
Franklin Heights Operating(fho)	477
JR Polly Lineweaver(jrpl)	380
Lineweaver Annex Operating(lao)	333
Pleasant View(plesview)	15
Total	1323

Unit turns

Property	
Commerce Village (cvo)	7
Franklin Heights Operating(fho)	9
JR Polly Lineweaver(jrpl)	8
Lineweaver Annex Operating(lao)	9
Total	33

Emergency Work orders

Property	
Commerce Village Operating(cvo)	2
Franklin Heights Operating(fho)	5
JR Polly Lineweaver(jrpl)	4
Lineweaver Annex Operating(lao)	9
Pleasant View	20
Total	

HRHA Maintenance Report - cont.

Contractors used this month:

Graves - storm damage pulled a power line down

Blauch - drainlines at lineweaver

Blacks Floor Covering - new floor at for a unit turn

Comments on this month

We have been preparing for an unusual amount of unit turnovers that are scheduled to come in on November 1. We have been planning to get these turned as quickly as possible.

Commerce Village Program Management Summary Report

Month of: October 2025

1. Occupancy as of 10-31-2025

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

2. Current Tenant Accounts Receivable

Current Total Owed				
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	320	0.00	0.00	0.00
Current Month Rent/HAP Charged	21561.00			
Amount Collected (Rent/HAP)	20978.00			
Late Fees Applied	53.00			
Late Fee Amount Billed	53.00			

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

30 day past is pet security deposit charge and key replacement
November 21, 2025 JMU providing Thanksgiving meal
Blue Ridge Food Bank providing food to residents once a month
Two homeless veterans approved for CV II – processing third referral

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

Signed: *Sandra Lowther*

Date: 10-29-2025

Franklin Heights Program Management Summary Report

Month of: October 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	15	38	56	12	4	127
# of Move Ins						
# of Move Outs	3					
# of Evictions						
# of Unlawful Detainers Filed						

2. Current Tenant Accounts Receivable

Current Total Owed	\$94,976.93			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	12,475.95	10,330.23	459.00	71,711.75
Current Month Rent/HAP charged	\$211,028.00			
Amount Collected (Rent/HAP)	\$206,887.27			
Late Fees Applied (date)	9/12/2025			
Late Fee Amount Billed (amount)	\$993.00			

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

*Addressing issues with cluttered front porches.

*working with FSS to help tenants with their budgets to make sure rent is being paid on time.

*working court for repayments not being paid

*assisting with tenants that are concerned about paying for food and rent. Working on payment plans to get rent paid.

* working with maintenance on leaf and limb clean up

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

Signed: Christa Good Date: 11/10/25

JR Polly Lineweaver Program Management Summary Report

Month of: October 2025

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

	Efficiencies	1 Bedroom	Total
# of Leased Units	46	14	60
# of Move Ins	0	0	0
# of Move Outs	1	0	1
# of Evictions	0	0	0
# of Unlawful Detainers Filed	0	1	1

2. Tenant Accounts Receivable

Current Total Owed	\$12,166.83			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$2,987.83	\$721.17	\$104.50	\$8,353.33
Current Month Rent/HAP Charged	\$43,349.00			
Amount Collected (Rent/HAP)	\$45,562.00			
Late Fees Applied (date)	10/16/2025			
Late Fee Amount Billed (amount)	\$211.50			

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

With the nights turning colder, we have had an influx of homeless people coming in and staying with other tenants. This has led to an increased number of 21/30 lease violations being sent out and individuals getting trespassed by HPD.

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

Signed: Natalie Gazzara Date: 11/5/2025

Lineweaver Annex Program Management Summary Report

Month of: October 2025

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

	1 Bedroom
# of Leased Units	53
# of Move Ins	1
# of Move Outs	3
# of Evictions	0
# of Unlawful Detainers Filed	2

2. Current Tenant Accounts Receivable

Current Total Owed	\$26,724.34			
Delinquent Accounts	0-30 days	31-60 days	61-90 days	90+ days
	\$1,358.00	\$1,854.50	\$28.00	\$23,483.84
Current Month Rent/HAP Charged	\$55,026.00			
Amount Collected (Rent/HAP)	\$58,786.00			
Late Fees Applied (date)	10/16/2025			
Late Fees Applied (amount)	\$80.00			

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 nights turning colder, we have had an influx of homeless people coming in and staying with other tenants. This has led to an increased number of 21/30 lease violations being sent out and individuals getting trespassed by HPD.

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

Signed: Natalie Gazzara Date: 11/05/2025

Harrisonburg Redevelopment & Housing Authority Report Financial Report as of October 31, 2025

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$159,072.14
		Total	\$159,072.14
	AR Due from:		
	JR Polly Lineweaver Apartments	\$316,870.35	
	Housing Choice Voucher Program	\$884.64	
	Commerce Village, LLC	\$1,241.82	
	Franklin Heights, LLC-Operating/Debt Servicing	\$1,008.52	
	Commerce Village II	\$62,543.45	
	Glen's Fair Price/JRL/LAO	\$25,179.86	
	EPHO	\$141,895.70	
		\$549,624.34	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist-Checking Account		\$124,025.55
		Total	\$124,025.55

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$7,661.16
		Total	\$7,661.16

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$224,515.15
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$0.00
	United Bank-Money Market Account		\$300,261.07
	United Bank-CD		\$300,000.00

Commerce Village, LLC

Cash:	First Bank & Trust		\$283,265.79
	Virginia Housing-Replacement Reserve Account		\$85,916.37
	Truist-Operating Reseve Account		\$134,031.50

	<u>Grand Total</u>	<u>\$1,618,748.73</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of October 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	Cash Balance as of 8/31	Cash Balance as of 9/30	Cash Balance as of 10/31
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	\$161,975.54	\$75,339.77	\$159,072.14
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	\$145,720.84	\$157,479.49	\$124,025.55
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	\$9,393.45	\$4,123.45	\$7,661.16
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	\$220,180.46	\$222,103.31	\$224,515.15
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	\$496,272.55	\$574,667.42	\$600,261.07
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	\$259,138.25	\$288,003.46	\$283,265.79
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	\$83,815.32	\$84,870.43	\$85,916.37
Truist-Operating Reserve	\$133,531.19	\$133,582.42	\$133,936.16	\$133,694.09	\$133,750.88	\$133,805.86	\$133,862.69	\$133,919.55	\$133,974.60	\$134,031.50
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	\$1,510,415.96	\$1,540,561.93	\$1,618,748.73