

# CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

## BOARD OF COMMISSIONERS



CITY of ROANOKE REDEVELOPMENT  
and HOUSING AUTHORITY

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**PARTNERS IN PROGRESS**

## PROPOSED OPERATING BUDGET OCTOBER 1, 2021 – SEPTEMBER 30, 2022

SEPTEMBER 27, 2021

# PROPOSED OPERATING BUDGET

OCTOBER 1, 2021 – SEPTEMBER 30, 2022

NARRATIVE

**Roanoke Redevelopment and Housing Authority**  
**Operating Budget**  
**October 1, 2021 – September 30, 2022**

**Overview**

- The Roanoke Redevelopment and Housing Authority presents this document as an overview of its 2022 operating budget for consideration and approval. Budgets reflect a continuation of financial management within asset management guidelines. Budgets for Public Housing are structured by Asset Management Project (AMP). The Central Office Cost Center (COCC) budget demonstrates continued implementation of the required fee structure.
- There have been no appropriations bills approved by Congress to date.
- Operating Subsidy budgeted for the Authority was estimated to reflect 90% of the 2021 operating subsidy eligibility amount which was funded at 96.29%. HUD is currently funding the Section 8 Admin Fee at 82% through October 2021.
- Budgets include a salary increase of an average of 2.5% for employees based on merit ratings using the same approach as in previous years to help offset higher consumer prices. The Personnel Committee of the RRHA Board of Commissioners discussed salary increases during the course of the budgeting process and supports the 2.5% pay increase. The budgets provide for an allocation of benefits at 35% which is an increase over prior years due to rate increases in health insurance coverage and the addition of a new benefit for healthcare advocacy as well as telemedicine.

**Revenue Projections**

- Total tenant revenues for the public housing program are projected to remain at approximately the same level for the 2022 fiscal year. The projection for operating subsidy is projected to increase 23% based on estimating a 95% proration of the subsidy calculation completed during 2021. As budgets were being prepared it was unknown what the actual funding proration for the operating subsidy for the 2021 fiscal year. The budgets reflect a 99% occupancy rate for the Public Housing Program. Most all sites have seen occupancy rates ranging between 98% -100% during 2021.
- The Central Office Cost Center is projecting a decrease of 1% in total fee income due to a projected decrease in the amount of management and bookkeeping fees anticipated to be earned during 2022 due to fewer vouchers leased in the Section 8 program and less service fee income anticipated for the upcoming year. Total Other Revenue is projected to

increase to \$1,900 due to the rebate anticipated to be received for use of the credit card.

- Total Section 8 Rental Income has been budgeted at the same rate as the 2021 budget. This account is to record fraud recovery transactions. There have not been very many new installment agreements issued in 2021 to repay the program for under reported income from voucher holders and that income is not anticipated to increase in 2022. Total Other Revenue is projected to increase slightly for the 2022 year. This account is used to record the credit card rebate. The Section 8 budget projects an 11% increase in Admin Fee Income due to an increase in the funding amounts currently being received from HUD and a slight increase in the number of vouchers leased. .
- Hackley Tenant Revenues are anticipated to increase 5% due to bringing the budget into line with current rents being charged at the property. Hackley Section 8 Revenues are anticipated to increase 6% for the 2022 fiscal year due to a higher rent standard that became effective in June.
- Total Other and Fee Revenues are projected to increase in the Private Management budget due to the conversion of the tax credit properties to project based rents.

### **Expense Projections**

- Projected expenses for the 2022 budgets reflect a 6% increase in spending in total expenses when compared to the 2021 budgets for the Authority as a whole.
- Central Office Cost Center budget reflects an increase of 10% in Admin expenses due to an increase in computer services anticipated and due to adding additional recruiting and onboarding modules for the human resources department. Salaries and benefits also contributed to the increase in admin expenses. Ordinary Maintenance expenses increased 8% mainly due to an increase in salaries and benefits. General expenses increased 8% due to an increase in insurance premiums. Total Non-Routine Expenditures has budgeted to replace the RRHA's obsolete phone system and to purchase a paperless filing system. Overall, total expenses for Central Office increased 6% due to the items discussed above.
- Public Housing Administrative expenses are projected to increase 2% over the 2021 budget year due to increases for salaries and benefits and computer related costs. Management fees increased due to the new rate published by HUD in June. Tenant Services expenses decreased 15% due to a decrease in projected costs for salaries and benefits related to staffing changes. The budget for utility costs decreased 9% due to projecting 2022 costs at current

spending levels. Ordinary Maintenance & Operation expenses increased 11% due to an increase in both material and contract costs. Prices have been escalating recently due to the pandemic. Protective Services increased 43% due to a new camera system being installed at the sites. General Expenses increased 3% due to increases in insurance and payment in lieu of taxes (PILOT). Included in the 2022 budgets are several projects under Non Routine Expenditures Extraordinary Maintenance: Lansdowne has budgeted for a retaining wall and for fence repairs. Lincoln anticipates completing the weather stripping of the doors, a project that was started a few years ago, as well as repairing roof boots. In addition, Lincoln has budgeted to make some extensive repairs to porches on 8 buildings. Lincoln has budgeted to use reserves in the amount of approximately \$39,000 to fund those repairs. Hunt/Bluestone is anticipating playground repairs, and replacing GFI breakers. Melrose has budgeted for washer/dryer replacements and to strip and wax floors. Jamestown has HVAC repairs planned and well as pressure washing buildings and replacing sidewalks and a transformer and to replace the signage. Indian Village has budgeted for storm doors and to pressure wash the buildings. Lease Purchase has budgeted to make some unit repairs. Capital Fund is planning to transfer \$25,000 of its budget to Morningside Manor to assist with operations at that development during 2022. Capital expenditures will be covered with Capital Fund Grants. Overall, total expenditures are budgeted to increase 7% due to the items described above.

- Administrative expenses for Section 8 are projected to decrease 1% due to a decrease in property management and bookkeeping fees. The amount of leased units that was projected for 2021 was higher than the amount that has been projected for 2022. The 2022 budgets portray a more realistic model of expected leased units. Tenant services decreased 45% or \$6,200 due to less need for a hearing officer's services projected for 2022. Since the onset of COVID 19 the Authority has seen a decrease in the amount of complaints being filed. Utilities increased 5% due to anticipated rate increases. Ordinary maintenance expenses increased 5% due to expected increases for janitorial services. Non Routine expenditures increased \$17,000 due to costs anticipated for replacing the phone system which is outdated and for a new paperless filing system. RRHA is currently working to obtain cost data for these new systems. Overall, total expenditures for the Section 8 program are budgeted to remain relatively the same as 2021 budgeted levels.
- Administrative expenses for Hackley are budgeted to decrease slightly 1% based on a decrease in administrative time being charged to Hackley. Tenant Services decreased due to a decline in spending for services to Hackley residents. Utility expense is projected to increase 45% or \$1,260 due to budgeting at current spending levels and factoring in potential rate increases. Ordinary maintenance decreased 13% due to less expense budgeted for repairs. General expenses are expected to increase 15% due

to an increase in insurance costs. Non-routine expenditures have budgeted \$40,000 for the abatement of asbestos floor tiles and for driveway sealing.

- Private Management is showing an increase in both revenues and expenses due to an increase in the fee income received as a result of converting three of the tax credit properties to project based vouchers (PBV). Administrative expenses increased 26% due to higher property management fees being charged since those properties converted to project based rent. Ordinary Maintenance decreased 32% due to a reduction in maintenance expenses.
- Jamison/Downing properties are showing a 100% decrease in the 2022 budgets for both revenue and expenses due to all properties being sold or in the process of being sold.
- The Homeownership program (HOP) has budgeted \$650,000 to purchase 2 new units at a cost of \$400,000 to rehab 3 existing units \$250,000. HOP reserves will be used to fund these activities.

### **Net Income Projections**

- Overall, the fiscal year 2022 budgets are projecting an increase in income over expenses of approximately \$1.2 million including the use of reserves in the amount of \$710,202. The budgets are based on estimated projections for both public housing operating subsidy and housing choice voucher admin fees.

# **PROPOSED FY 2022 OPERATING BUDGET**

**COMPARISON TO  
FY 2021 BUDGET AND  
PROJECTED ACTUALS**

**Roanoke Redevelopment & Housing Authority  
2021-2022 Consolidated**

2021-2022 Consolidated

**Roanoke Redevelopment & Housing Authority**  
**2021-2022 Consolidated**

Account Description	CENTRAL OFFICE 900	PUBLIC HOUSING 200	SEC 8 306	HACKLEY 400	PRIVATE MANAGEMENT 404	JAMISON/ DOWNING 403	TOTAL 403	CDBG / HOME 510	HOP 540	ROSS 600	CITY ACTIVS 520	CAPITAL FUND 500	JOBS PLUS 601
<b>2022 Budget</b>	-	283,525	-	-	-	-	-	283,525	-	-	-	-	-
% change 2021 Budget to 2022 Budget		43%						43%					
<b>General</b>													
2021 Budget	18,190	719,207	16,900	4,390	1,560	540	760,787	155	-	-	12	-	-
2021 Projected Actuals	12,488	656,778	12,453	3,884	966	425	686,994	126	-	-	302	-	-
2022 Budget	19,715	740,247	16,660	5,040	1,370	-	783,032	155	-	-	15	-	-
% change 2021 Budget to 2022 Budget	8%	3%	-1%	15%	-12%	-100%	3%	0%			25%		
<b>Total Routine Expenditures</b>													
Total Routine Operating Expense	1,971,165	8,240,019	1,104,239	83,014	100,101	7,958	11,506,486	3,155	4,801	257,523	7,827	53,954	252,962
2021 Budget	1,878,303	8,018,950	974,916	64,836	87,355	4,410	11,028,770	1,771	420	110,877	1,748	10,500	112,198
2021 Projected Actuals													
2022 Budget	2,171,115	8,487,143	1,083,987	79,379	117,524	-	11,939,128	1,755	17,976	271,351	3,235	84,010	280,002
% change 2021 Budget to 2022 Budget	10%	3%	-2%	-4%	-17%	-100%	4%	-44%	274%	5%	-55%	56%	11%
<b>Total Operating Transfers &amp; Use of Reserves</b>													
2021 Budget	-	(151,200)	-	-	-	-	-						
2021 Projected Actuals	-	63,991	-	-	-	-	-						
2022 Budget	-	-	-	-	-	-	-						
% change 2021 Budget to 2022 Budget	-75%	82%	-142%										
<b>Non-Routine Expenditures and Transfers</b>													
Total Non-Routine Expenses	99,802	267,599	-	30,000	-	-	-	397,401	-	-			
2021 Budget	-	441,483	-	3,000	-	-	-	444,483	-	-			
2021 Projected Actuals	-	486,000	17,000	40,000	-	-	-	568,000	-	-			
2022 Budget	25,000	-	-	33%	-	-	-	43%	-	-			
% change 2021 Budget to 2022 Budget	-75%	82%	-142%										
<b>Total Expenditures</b>													
Total Expense	2,070,967	8,356,418	1,104,239	113,014	100,101	7,958	11,752,687	3,155	4,801	257,523	7,827	53,954	252,962
2021 Budget	1,878,303	8,480,433	974,916	67,836	87,355	4,410	11,473,283	1,771	420	110,877	1,748	10,500	112,198
2021 Projected Actuals													
2022 Budget	2,196,115	8,973,143	1,100,987	119,379	117,524	-	12,507,128	1,755	667,976	271,351	3,235	84,010	280,002
% change 2021 Budget to 2022 Budget	6%	7%	0%	6%	17%	-100%	6%	-44%	138,33%	5%	-55%	56%	11%
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# **RRHA CONSOLIDATED**

**PROPOSED OPERATING BUDGET  
OCTOBER 1, 2021 – SEPTEMBER 30, 2022**

**Roanoke Redevelopment & Housing Authority**  
**ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/22**  
**RRHA Consolidated**

Project Level

Direct

FDS Line #	Acct #	Account Description	CENTRAL OFFICE 900	PUBLIC HOUSING 201-458	SEC 8 306	HACKLEY 400	PRIVATE MGMT. 404	Jamison/ Downing 403	CDBG / HOME 510	HOP 540	ROSS 687, 688	CITY ACTVS 520	CAPITAL FUND 572	JOB PLUS 602	TOTALS
<b>REVENUES</b>															<b>3,476,000</b>
703	311001	Dwelling Rental Income	-	3,136,000	-	40,000	-	-	-	-	-	-	-	-	<b>111,000</b>
704	312001	Excess Utilities	-	111,000	-	200	-	-	-	-	-	-	-	-	<b>71,750</b>
704	34300X	Tenant Revenue - Other	-	71,550	-	40,200	-	-	-	-	-	-	-	-	<b>3,658,750</b>
706	341001	HUD Grants - Operating Subsidy	-	3,618,550	-	-	-	-	-	271,351	84,010	280,002	4,860,947	-	<b>4,860,947</b>
706	341003	HUD Grants - Utility Subsidy	-	4,225,584	-	-	-	-	-	-	-	-	-	-	<b>1,637,248</b>
706	341002	HUD Grants - S8 Admin Fee	-	1,637,248	-	-	-	-	-	-	-	-	-	-	<b>1,371,291</b>
708	34200X	Other Govt Grants (City & State)	-	-	1,371,291	-	-	-	-	-	-	-	-	-	-
715	314001	Section 8 Rental Income	-	-	-	-	-	-	-	-	-	-	-	-	<b>126,800</b>
715	348010	Total Govt Grants	-	5,862,832	1,373,091	125,000	-	-	-	271,351	84,010	280,002	7,998,286	-	<b>7,998,286</b>
715	348010	Other Revenue	-	1,900	120,550	1,000	-	-	-	1,755	-	-	-	-	<b>174,474</b>
707	348001	Property Management Fees	-	1,856,850	-	-	-	-	-	65,646	-	-	-	-	<b>1,921,496</b>
707	348002	Service Fees	-	94,447	-	-	-	-	-	2,609	-	-	-	-	<b>97,056</b>
707	348003	Asset Management Fees	-	153,960	-	-	-	-	-	-	-	-	-	-	<b>153,960</b>
707	348004	Bookkeeping Fees	-	273,166	-	-	-	-	-	-	-	-	-	-	<b>273,166</b>
		<b>Total Fees</b>	-	2,377,423	-	-	-	-	-	68,255	-	-	-	-	<b>2,445,678</b>
		<b>Total Revenues</b>	-	2,379,323	9,801,932	1,374,091	165,200	117,524	1,755	271,351	84,010	280,002	14,275,188	-	<b>14,275,188</b>
<b>ROUTINE OPERATING EXPENSES</b>															
<b>Administrative</b>															
911	411001	Salaries - Regular	1,203,943	561,437	328,032	3,693	22,873	-	-	-	-	-	-	-	<b>2,119,978</b>
911	411001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-	-	-	<b>2,119,978</b>
		<b>Total Administrative Salaries</b>	<b>1,203,943</b>	<b>561,437</b>	<b>328,032</b>	<b>3,693</b>	<b>22,873</b>	-	-	-	-	-	-	-	<b>2,119,978</b>
915	411002	Employee Benefit Contributions- Admin	421,381	196,503	114,811	1,293	8,006	-	-	-	-	-	-	-	<b>741,984</b>
916	412001	Legal Expense	51,700	50,250	10,000	500	1,500	1,000	7,500	2,000	-	-	-	-	<b>124,450</b>
916	412002	Training	26,900	19,500	5,000	2,200	500	-	-	-	-	-	-	-	<b>70,100</b>
916	412003	Travel	13,500	4,275	1,500	200	500	-	-	-	-	-	-	-	<b>19,975</b>
916	412006	Accounting, Auditing Fees	6,537	18,163	12,000	500	-	-	-	-	-	-	-	-	<b>41,200</b>
916	419001	Literature (Publications)	3,850	300	300	-	50	-	-	-	-	-	-	-	<b>4,500</b>
916	419002	Dues, Fees	6,200	9,125	1,500	-	150	-	-	-	-	-	-	-	<b>16,975</b>
916	419003	Bank Fees	350	290	-	-	-	-	-	-	-	-	-	-	<b>640</b>
916	419004	Collection Costs	-	8,850	-	-	-	-	-	-	-	-	-	-	<b>8,850</b>
916	419005	Postage & Mailing	2,750	21,250	17,000	220	400	-	-	-	-	-	-	-	<b>41,620</b>
916	419007	Printing, Copying	1,100	13,500	5,000	200	50	-	-	-	-	-	-	-	<b>19,850</b>
916	419008	Paper, Office Supplies	19,000	21,350	15,000	100	200	-	-	-	-	-	-	-	<b>55,680</b>
916	419009	Phone	12,200	16,950	1,200	200	300	-	-	-	-	-	-	-	<b>30,850</b>
916	419010	Sundry - Other	28,730	5,375	21,000	-	3,000	800	-	-	-	-	-	-	<b>33,905</b>
916	419011	Computer Hardware & Software	156,035	173,000	102,000	1,800	1,500	-	-	-	-	-	-	-	<b>434,335</b>
916	419012	Office Equip Maintenance	14,500	1,050	800	100	-	-	-	-	-	-	-	-	<b>16,450</b>
916	419013	Advertising & Marketing	6,400	14,450	800	300	1,200	-	-	-	-	-	-	-	<b>23,150</b>
916	419014	Consulting Fees	42,200	6,775	13,000	-	200	-	-	-	-	-	-	-	<b>62,175</b>
916	419021	Internet Contracts	12,500	33,100	-	100	300	-	-	-	-	-	-	-	<b>46,000</b>
916	419022	Expendable Admin Equip (<\$5000)	5,700	7,800	-	-	-	-	-	-	-	-	-	-	<b>13,500</b>
916	419023	Credit, Criminal Reports	400	18,125	22,000	800	750	-	-	-	-	-	-	-	<b>42,076</b>
916	419024	Total Other Operating Administrative	410,552	443,478	228,100	7,220	10,600	1,000	8,300	-	45,000	-	-	-	<b>1,472,487</b>
913	419101	Property Management Fee	-	1,171,961	213,099	21,781	65,646	-	-	-	-	-	-	-	<b>1,156,250</b>
913	419102	Bookkeeping Fee	-	114,316	158,850	-	-	-	-	-	-	-	-	-	<b>273,166</b>
913	419103	Service Fee - Admin	-	64,472	1,440	-	-	-	-	600	-	-	-	-	<b>66,512</b>
		<b>Total Administrative</b>	-	<b>2,035,876</b>	<b>2,562,167</b>	<b>1,044,332</b>	<b>33,987</b>	<b>107,125</b>	<b>1,600</b>	<b>8,300</b>	<b>2,000</b>	<b>45,000</b>	<b>2,000</b>	<b>45,000</b>	<b>5,830,387</b>
921	421001	Salaries - Regular	5,904	93,520	-	-	-	-	-	-	-	-	-	-	<b>507,834</b>
921	421001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-	-	-	<b>-</b>
		<b>Total Tenant Services Salaries</b>	<b>5,904</b>	<b>93,520</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>507,834</b>
923	421002	Employee Benefit Contributions- TS	2,066	32,732	-	-	-	-	-	-	-	-	-	-	<b>32,732</b>
924	422001	Scholarships/Educ Assist	-	-	-	-	-	-	-	-	-	-	-	-	<b>500</b>
922	422003	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	<b>22,620</b>
924	422005	Resident Participation Funding	-	-	-	-	-	-	-	-	-	-	-	-	<b>19,245</b>
924	422006	Resident Council Funding	-	-	-	-	-	-	-	-	-	-	-	-	<b>12,830</b>
924	422007	Stipends	-	-	-	-	-	-	-	-	-	-	-	-	<b>550</b>
924	422010	Other services	-	-	-	-	-	-	-	-	-	-	-	-	<b>28,950</b>
924	423002	Travel - staff	-	-	-	-	-	-	-	-	-	-	-	-	<b>1,410</b>

**Roanoke Redevelopment & Housing Authority  
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/22  
RRHA Consolidated**

Project Level

Direct

FDS Line #	Acct #	Account Description	CENTRAL OFFICE	PUBLIC HOUSING	SEC 8	HACKLEY	PRIVATE MGMT.	Jamison/ Downing	CDBG / HOME	HOP	ROSS	CITY ACTIVS	CAPITAL FUND	JOB'S PLUS	TOTALS
924	423003	Misc Admin Costs	-	9,290	1,775	100	-	-	-	-	-	-	-	-	11,166
924	422004	Training - staff	-	3,045	1,150	100	-	-	-	-	-	-	-	-	4,298
		Total Tenant Services - Other	-	82,870	7,675	1,050	-	-	6,000	-	-	-	4,000	-	101,595
<b>Utilities</b>		<b>Total Tenant Services</b>	<b>7,970</b>	<b>209,122</b>	<b>7,675</b>	<b>1,050</b>			<b>6,000</b>	<b>271,351</b>			<b>4,000</b>	<b>280,002</b>	<b>787,170</b>
931	431001	Water	7,000	389,350	1,500	260	-	-	-	-	-	-	-	-	398,110
936	439001	Sewer	6,800	408,000	1,500	1,800	-	-	-	-	-	-	-	-	418,100
932	432001	Electricity	10,000	539,200	1,600	2,000	150	-	-	-	-	-	-	-	562,980
933	433001	Gas	10,000	420,000	2,100	-	-	-	-	-	-	-	-	-	432,100
938	434001	Storm Water	-	-	-	-	-	-	-	-	-	-	-	-	50
		<b>Total Utilities</b>	<b>33,800</b>	<b>1,756,550</b>	<b>6,700</b>	<b>4,060</b>	<b>150</b>						<b>50</b>		<b>1,801,310</b>
<b>Ordinary Maintenance &amp; Operations</b>															<b>873,197</b>
941	441001	Maintenance Salaries	28,188	811,744	-	1,298	4,200	-	-	1,834	-	-	-	-	873,197
941	441001	Maintenance - O.T.	-	-	-	-	-	-	-	-	-	-	-	-	-
		<b>Total Maintenance Labor</b>	<b>28,188</b>	<b>811,744</b>		<b>1,298</b>	<b>4,200</b>			<b>1,834</b>					<b>25,933</b>
945	441002	Employee Benefit Contributions - Maint	9,866	811,744	-	1,298	4,200	-	-	1,834	-	-	-	-	-
942	442001	Chemical Supplies	-	284,112	-	454	1,470	-	-	642	-	-	-	-	305,621
942	442002	Electrical Supplies	-	10,300	-	-	-	-	-	-	-	-	-	-	10,300
942	442003	Appliance Parts	-	25,000	-	200	-	-	-	-	-	-	-	-	25,200
942	442004	Expendable Equip < \$5,000	-	17,600	-	300	-	-	-	-	-	-	-	-	17,900
942	442005	Pest Control Supplies	-	8,600	-	-	-	-	-	-	-	-	-	-	8,600
942	442006	Gasoline	-	825	-	-	-	-	-	-	-	-	-	-	825
942	442007	Door & Window Parts	-	1,300	18,350	800	-	-	-	-	-	-	-	-	20,450
942	442008	Janitorial Supplies	-	281,100	-	600	-	-	-	-	-	-	-	-	26,700
942	442009	Building Materials	3,000	37,600	300	200	-	-	-	-	-	-	-	-	41,100
942	442010	Paint Supplies	-	53,500	-	200	-	-	-	-	-	-	-	-	53,700
942	442011	Plumbing Materials	-	50	25,500	-	200	-	-	-	-	-	-	-	25,750
942	442012	Safety Equipment & Materials	-	73,000	-	1,500	-	-	-	-	-	-	-	-	74,500
942	442013	HVAC Supplies	1,700	8,200	-	100	-	-	-	-	-	-	-	-	10,000
942	442014	Landscaping	-	23,350	-	400	-	-	-	-	-	-	-	-	23,750
942	442015	Other	500	8,100	-	-	-	-	-	-	-	-	-	-	5,400
942	442016	Auto Parts	300	4,300	-	-	-	-	-	-	-	-	-	-	4,600
942	442017	Power Tools & Hand Tools	-	9,100	-	-	-	-	-	-	-	-	-	-	9,100
942	442018	Grounds Equip Parts	-	3,500	-	-	-	-	-	-	-	-	-	-	3,500
942	442019	Appliances	-	60,000	-	2,000	-	-	-	-	-	-	-	-	62,000
		<b>Total Materials</b>	<b>6,850</b>	<b>418,325</b>	<b>1,100</b>	<b>5,700</b>									<b>431,975</b>
943	443001	Grounds Care Services	800	190,840	-	6,500	-	-	-	-	-	-	-	-	1,170
943	443002	Electrical Services	-	45,500	-	-	-	-	-	-	-	-	-	-	45,500
943	443003	Elevator Maintenance	-	30,400	-	-	-	-	-	-	-	-	-	-	30,400
943	443004	Ground Care Equipment	-	13,750	-	-	-	-	-	-	-	-	-	-	13,750
943	443005	Building	-	328,000	-	3,000	-	-	-	-	-	-	-	-	332,000
943	443006	HVAC Systems	-	165,500	-	-	-	-	-	-	-	-	-	-	165,500
943	443007	Janitorial	26,000	9,300	4,500	-	-	-	-	-	-	-	-	-	39,800
943	443008	Communications	-	5,150	-	100	600	-	-	-	-	-	-	-	5,850
943	443009	Painting & Cleaning	-	40,500	-	4,150	-	-	-	-	-	-	-	-	44,650
943	443010	Trash Removal	-	249,325	-	4,600	-	-	-	-	-	-	-	-	253,925
943	443011	Uniforms	-	13,750	-	100	-	-	-	-	-	-	-	-	13,850
943	443012	Vehicle Repair	2,000	19,850	2,500	-	-	-	-	-	-	-	-	-	24,350
943	443013	Plumbing Contractors	-	139,800	-	2,750	-	-	-	-	-	-	-	-	142,550
943	443014	Inspections	-	29,000	-	3,000	-	-	-	-	-	-	-	-	33,200
943	443008	Painting & Cleaning	-	40,500	-	4,150	-	-	-	-	-	-	-	-	44,650
943	443015	Other	50	12,000	500	500	-	-	-	-	-	-	-	-	11,050
943	443016	Safety & Health	-	-	-	-	-	-	-	-	-	-	-	-	12,000
943	443017	Boiler Inspection & Certificate	-	81,400	-	2,500	-	-	-	-	-	-	-	-	83,900
943	443020	Extermination	-	-	-	-	-	-	-	-	-	-	-	-	-
943	443022	Temporary Maintenance Labor	-	2,500	-	-	-	-	-	-	-	-	-	-	-
943	443024	Floor, Carpet Replacement	-	16,750	-	-	-	-	-	-	-	-	-	-	16,750
943	443025	Appliance Repair	-	1,200	-	-	-	-	-	-	-	-	-	-	1,200
		<b>Total Contract Costs</b>	<b>28,850</b>	<b>1,406,016</b>	<b>7,500</b>	<b>27,200</b>			<b>600</b>			<b>1,200</b>		<b>1,170</b>	<b>1,472,535</b>
943	443075	Service Fee Expense - Maintenance	-	26,336	-	590	2,609	-	-	-	-	-	-	-	28,535
		<b>Total Ordinary Maintenance &amp; Operations</b>	<b>73,764</b>	<b>2,945,532</b>	<b>8,600</b>	<b>35,242</b>			<b>8,879</b>			<b>3,676</b>		<b>1,170</b>	<b>3,111,863</b>
<b>Protective Services</b>		<b>Contract Costs</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
952	44800x	Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
		<b>Total Protective Services</b>	<b>-</b>	<b>283,525</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>283,525</b>

**Roanoke Redevelopment & Housing Authority  
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/22  
RRHA Consolidated**

Project Level

Direct

FDS Line #	Acct #	Account Description	CENTRAL OFFICE	PUBLIC HOUSING	SEC 8	HACKLEY	PRIVATE MGMT.	Jamison/ Downing	CDBG / HOME	HOP	ROSS	CITY ACTIVS	CAPITAL FUND	JOBS PLUS	TOTALS
<b>General</b>															
961	451001	Fidelity Bond Insurance	250	660	-	20	30	-	-	-	-	-	-	-	960
961	451002	Fire & Extended Coverage Insurance	-	161,820	-	3,200	-	-	-	-	15	-	-	-	165,035
961	451003	General Liability Insurance	300	55,700	7,500	1,350	-	-	133	-	-	-	-	-	64,983
961	451004	Public Officials Liability Insurance	865	1,815	400	20	40	-	-	-	-	-	-	-	3,140
961	451005	Flood Insurance	-	30,046	-	-	-	-	-	-	-	-	-	-	30,046
961	451006	Workmans Compensation Insurance	15,000	22,075	7,000	450	800	-	-	-	-	-	-	-	45,325
961	451007	Insurance - Other	-	-	160	-	-	-	-	-	-	-	-	-	160
961	451008	Automotive Insurance	3,300	23,390	1,600	-	500	-	-	-	-	-	-	-	28,790
		<b>Total Insurance</b>	<b>19,715</b>	<b>295,506</b>	<b>16,660</b>	<b>5,040</b>	<b>1,370</b>	<b>-</b>	<b>133</b>	<b>-</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>338,439</b>
963	452002	Real Estate Taxes	-	179,045	-	-	-	-	-	-	-	-	-	-	179,045
964	457000X	Collection Losses (Charge Offs)	-	111,736	-	-	-	-	-	-	-	-	-	-	111,736
962	459001	Misc General Expenses	-	-	-	-	-	-	-	22	-	-	-	-	22
920	459002	Asset Management Fee	-	153,960	-	-	-	-	-	-	-	-	-	-	153,960
		<b>Total General</b>	<b>19,715</b>	<b>740,247</b>	<b>16,660</b>	<b>5,040</b>	<b>1,370</b>	<b>-</b>	<b>155</b>	<b>-</b>	<b>16</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>783,202</b>
		<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>2,171,115</b>	<b>8,487,143</b>	<b>1,033,967</b>	<b>79,379</b>	<b>117,524</b>	<b>-</b>	<b>1,755</b>	<b>17,976</b>	<b>271,351</b>	<b>3,235</b>	<b>84,010</b>	<b>280,002</b>	<b>12,997,487</b>
		<b>OPERATING REVENUES LESS OPERATING EXPENSES</b>	<b>208,208</b>	<b>1,114,789</b>	<b>290,124</b>	<b>85,821</b>	<b>-</b>	<b>(17,976)</b>	<b>-</b>	<b>(3,235)</b>	<b>-</b>	<b>(3,235)</b>	<b>-</b>	<b>-</b>	<b>1,677,731</b>
		<b>NON-ROUTINE EXPENSES</b>													
		<b>[Extraordinary Maintenance</b>													
971	461003	[Extraordinary Maintenance	15,000	396,000	-	40,000	-	-	-	-	-	-	-	-	451,000
	xxxxxx	[Capital Needs	10,000	90,000	17,000	-	-	-	-	650,000	-	-	-	-	767,000
		<b>TOTAL NON-ROUTINE EXPENSES</b>	<b>25,000</b>	<b>486,000</b>	<b>17,000</b>	<b>40,000</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,218,000</b>
		<b>TOTAL EXPENSES</b>	<b>2,196,115</b>	<b>8,973,143</b>	<b>1,100,967</b>	<b>119,379</b>	<b>117,524</b>	<b>-</b>	<b>1,755</b>	<b>687,976</b>	<b>271,351</b>	<b>3,235</b>	<b>84,010</b>	<b>280,002</b>	<b>13,815,487</b>
		<b>TOTAL REVENUES LESS TOTAL EXPENSES</b>	<b>183,208</b>	<b>6,228,789</b>	<b>273,124</b>	<b>45,821</b>	<b>-</b>	<b>(687,976)</b>	<b>-</b>	<b>(3,235)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>459,731</b>
		<b>OPERATING TRANSFERS &amp; USE OF RESERVES</b>													
		<b>Transfers In</b>													
100	711001	Transfers In	-	25,000	-	-	-	-	-	-	-	-	-	-	25,000
100	711002	Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-
	xxxxxx	Use of Reserves	-	-	38,991	-	-	-	-	-	687,976	-	3,235	-	710,202
		<b>TOTAL OPER TRANSFERS &amp; USE OF RESERVES</b>	<b>-</b>	<b>63,991</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>687,976</b>	<b>-</b>	<b>3,235</b>	<b>-</b>	<b>-</b>	<b>735,202</b>
		<b>ENDING BUDGET BALANCE</b>	<b>183,208</b>	<b>692,780</b>	<b>273,124</b>	<b>45,821</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,194,933</b>

# PUBLIC HOUSING CONSOLIDATED

PROPOSED OPERATING BUDGET  
OCTOBER 1, 2021 – SEPTEMBER 30, 2022

**Roanoke Redevelopment & Housing Authority**  
**ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/22**  
**Public Housing Consolidated**

Project Level

Direct

Total Units  
1,281

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	blank	TOTALS
<b>REVENUES</b>													
703	311001	Dwelling Rental Income	830,000	280,000	450,000	660,000	390,000	330,000	456,000	40,000	-	-	3,426,000
704	312001	Excess Utilities	50,000	-	16,000	-	25,000	-	20,000	-	-	-	111,000
704	34300x	Tenant Revenue - Other	13,000	7,000	10,000	13,600	15,000	5,550	7,000	400	-	-	71,550
		<b>Total Tenant Revenue</b>	<b>893,000</b>	<b>287,000</b>	<b>476,000</b>	<b>673,600</b>	<b>430,000</b>	<b>335,550</b>	<b>483,000</b>	<b>40,400</b>	<b>40,400</b>	<b>3,618,550</b>	
706	341001	HUD Grants - Operating Subsidy	919,222	-	767,577	626,419	457,563	580,143	214,888	539,029	102,605	-	4,225,584
706	341003	HUD Grants - Utility Subsidy	452,751	157,215	281,434	235,709	173,289	126,192	209,622	1,036	-	-	1,637,248
706	341002	HUD Grants - S8 Admin Fee	-	-	-	-	-	-	-	-	-	-	-
708	34200x	Other Govt Grants (City & State)	-	-	-	-	-	-	-	-	-	-	-
715	314001	Section 8 Rental Income	-	-	-	-	-	-	-	-	-	-	-
		<b>Total Govt Grants</b>	<b>1,371,973</b>	<b>924,792</b>	<b>907,853</b>	<b>693,262</b>	<b>753,432</b>	<b>341,060</b>	<b>748,661</b>	<b>103,641</b>	<b>18,168</b>	<b>18,168</b>	<b>5,682,832</b>
715	348010	Other Revenue	25,500	17,000	1,500	50,000	2,000	6,500	18,000	50	-	-	120,550
707	348002	Property Management Fees	-	-	-	-	-	-	-	-	-	-	-
707	348003	Service Fees	-	-	-	-	-	-	-	-	-	-	-
707	348003	Asset Management Fees	-	-	-	-	-	-	-	-	-	-	-
707	348004	Bookkeeping Fees	-	-	-	-	-	-	-	-	-	-	-
		<b>Total Fees</b>	<b>2,290,473</b>	<b>1,228,792</b>	<b>1,385,353</b>	<b>1,416,862</b>	<b>1,185,432</b>	<b>683,110</b>	<b>1,249,661</b>	<b>144,091</b>	<b>18,168</b>	<b>18,168</b>	<b>9,601,932</b>
<b>ROUTINE OPERATING EXPENSES</b>													
<b>Administrative</b>													
911	411001	Salaries - Regular	101,509	92,849	83,165	76,008	55,880	65,058	82,617	4,351	-	-	561,437
911	411001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-	-
		<b>Total Administrative Salaries</b>	<b>101,509</b>	<b>92,849</b>	<b>83,165</b>	<b>76,008</b>	<b>55,880</b>	<b>65,058</b>	<b>82,617</b>	<b>4,351</b>	<b>4,351</b>	<b>561,437</b>	
916	411002	Employee Benefit Contributions- Admin	35,528	32,497	29,108	26,803	19,558	22,770	28,916	1,523	-	-	196,503
916	412001	Legal Expense	8,000	12,000	7,500	4,000	4,500	2,000	2,000	250	-	-	19,250
916	412002	Training	2,100	3,850	3,000	1,600	5,600	2,200	1,100	50	-	-	19,500
916	412003	Travel	100	800	1,000	100	1,500	280	500	25	-	-	4,275
916	412006	Accounting, Auditing Fees	3,588	2,000	3,150	2,600	2,000	1,500	3,000	325	-	-	18,163
916	419001	Literature (Publications)	50	150	50	-	-	-	-	-	-	-	-
916	419002	Dues, Fees	2,000	1,000	900	1,300	1,200	1,000	1,600	125	-	-	9,125
916	419003	Bank Fees	50	20	30	40	50	30	50	20	-	-	290
916	419004	Collection Costs	2,000	1,500	1,000	200	3,000	50	1,000	50	-	-	8,850
916	419006	Postage & Mailing	6,000	3,000	2,500	2,500	3,500	1,000	2,700	50	-	-	21,250
916	419006	Printing, Copying	5,000	1,200	-	2,000	1,500	1,750	2,000	50	-	-	13,500
916	419008	Paper, Office Supplies	5,000	3,000	3,500	2,500	2,800	1,550	2,000	1,000	-	-	21,350
916	419009	Phone	4,000	2,000	3,000	3,000	2,100	1,500	2,500	250	-	-	16,950
916	419010	Sundry - Other	750	1,000	600	500	1,000	500	1,000	25	-	-	5,375
916	419011	Computer-Hardware & Software	40,000	24,000	26,000	25,000	22,000	14,000	20,000	2,000	-	-	173,000
916	419012	Office Equip Maintenance	500	-	-	-	500	-	-	50	-	-	1,050
916	419013	Advertising & Marketing	2,000	1,000	2,500	3,000	1,000	2,500	2,400	50	-	-	14,450
916	419014	Consulting Fees	1,200	1,000	1,000	1,000	1,000	1,000	500	75	-	-	6,775
916	419021	Internet Contracts	500	7,600	5,000	10,000	2,200	3,500	4,300	-	-	-	33,100
916	419022	Expendable Admin Equip (<\$5000)	-	1,000	4,000	500	1,800	500	-	-	-	-	-
916	419023	Credit, Criminal Reports	5,000	1,500	3,000	2,500	2,500	1,500	2,000	125	-	-	18,125
		<b>Total Other Operating Administrative</b>	<b>87,838</b>	<b>67,620</b>	<b>72,230</b>	<b>64,440</b>	<b>59,250</b>	<b>38,830</b>	<b>48,650</b>	<b>4,620</b>	<b>4,620</b>	<b>443,478</b>	
913	419101	Property Management Fee	274,036	150,720	157,114	193,652	137,018	95,913	142,499	21,009	-	-	1,171,981
913	419102	Bookkeeping Fee	26,730	14,702	15,325	18,889	9,356	13,900	2,049	-	-	-	-
913	419103	Service Fee - Admin	12,805	9,545	11,971	7,476	7,705	6,270	8,432	268	-	-	64,472
		<b>Total Administrative</b>	<b>538,446</b>	<b>367,933</b>	<b>368,913</b>	<b>387,068</b>	<b>292,776</b>	<b>238,197</b>	<b>325,014</b>	<b>33,820</b>	<b>33,820</b>	<b>2,552,167</b>	
<b>Tenant Services</b>													
921	421001	Salaries - Regular	13,336	7,538	9,733	27,689	6,958	20,148	6,958	1,160	-	-	93,520
921	421001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-	-
922	421002	Total Tenant Services Salaries	13,336	7,538	9,733	27,689	6,958	20,148	6,958	1,160	-	-	93,520
922	422001	Employee Benefit Contributions-TS	4,668	2,638	3,407	9,691	2,435	7,052	2,435	406	-	-	32,732
922	422003	Scholarships/Educ assist	-	-	-	-	-	-	-	-	-	-	-
922	422003	Relocation Costs	1,500	-	800	5,000	8,000	600	650	100	-	-	16,650
924	422005	Resident Participation Funding	4,500	2,475	2,580	3,180	2,250	1,575	2,340	345	-	-	19,245

**Roanoke Redevelopment & Housing Authority**  
**ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/22**  
**Public Housing Consolidated**

Project Level

Direct

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	blank	TOTALS
924 422006	Resident Council Funding		3,000	1,650	1,720	2,120	1,550	1,050	1,560	230	-	-	12,830
924 422007	Stipends		100	250	-	-	-	-	-	-	-	-	350
924 422010	Other services		4,900	3,650	500	6,300	1,000	3,000	1,000	100	-	-	20,450
924 423002	Travel - staff		280	150	200	230	-	150	-	-	-	-	1,010
924 423003	Misc Admin Costs		620	1,470	3,025	2,150	-	1,950	-	75	-	-	9,290
924 423004	Training - staff		600	1,650	370	200	-	225	-	-	-	-	3,045
	Total Tenant Services - Other		15,500	11,295	9,195	19,180	12,750	8,550	5,550	850	-	-	82,870
	<b>Total Tenant Services</b>		<b>33,504</b>	<b>21,471</b>	<b>22,335</b>	<b>56,560</b>	<b>22,143</b>	<b>35,750</b>	<b>14,943</b>	<b>2,416</b>	<b>-</b>	<b>209,122</b>	
<b>Utilities</b>													
931 431001	Water		120,000	47,000	70,000	42,000	53,000	17,000	40,000	350	-	-	389,350
936 439001	Sewer		120,000	52,000	75,000	38,000	55,000	16,000	50,000	2,000	-	-	408,000
932 432001	Electricity		130,000	25,000	85,000	90,000	70,000	63,000	75,000	1,200	-	-	539,200
933 433001	Gas		160,000	5,000	70,000	45,000	45,000	30,000	65,000	-	-	-	420,000
938 434001	Storm Water		-	-	-	-	-	-	-	-	-	-	-
	<b>Total Utilities</b>		<b>530,000</b>	<b>129,000</b>	<b>300,000</b>	<b>215,000</b>	<b>223,000</b>	<b>126,000</b>	<b>230,000</b>	<b>3,550</b>	<b>-</b>	<b>-</b>	<b>1,756,550</b>
<b>Ordinary Maintenance &amp; Operations</b>													
941 441001	Maintenance Salaries		148,040	144,320	151,202	83,390	112,122	67,610	103,560	1,500	-	-	811,744
941 441001	Maintenance - O.T.		-	-	-	-	-	-	-	-	-	-	-
	<b>Total Maintenance Labor</b>		<b>148,040</b>	<b>144,320</b>	<b>151,202</b>	<b>83,390</b>	<b>112,122</b>	<b>67,610</b>	<b>103,560</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>811,744</b>
946 441002	Employee Benefit Contributions - Maint		51,814	50,512	52,921	29,187	39,243	23,664	36,246	525	-	-	284,112
942 442001	Chemical Supplies		600	3,000	800	1,000	1,000	850	850	50	-	-	10,300
942 442002	Electrical Supplies		3,000	3,000	3,700	2,000	3,000	2,500	7,500	300	-	-	25,000
942 442003	Appliance Parts		3,000	5,000	4,000	500	2,000	1,300	1,000	800	-	-	17,600
942 442004	Expendable Equip < \$5,000		100	1,000	500	-	3,000	1,000	3,000	3,000	-	-	8,600
942 442005	Pest Control Supplies		100	50	75	100	200	200	200	100	-	-	825
942 442006	Gasoline		4,000	3,500	3,000	500	2,000	750	4,500	100	-	-	18,350
942 442007	Door & Window Parts		5,000	2,500	8,000	2,500	2,500	900	4,500	200	-	-	26,100
942 442008	Janitorial Supplies		6,500	6,000	4,000	4,500	3,500	4,000	9,000	100	-	-	37,600
942 442009	Building Materials		5,500	25,000	3,500	5,000	3,000	500	10,000	1,000	-	-	53,500
942 442010	Paint Supplies		6,000	6,000	1,500	1,200	4,000	800	5,000	1,000	-	-	25,500
942 442011	Plumbing Materials		10,000	3,000	9,000	3,000	35,000	3,000	10,000	-	-	-	73,000
942 442012	Safety Equipment & Materials		2,000	2,000	1,000	500	1,000	500	1,000	200	-	-	8,200
942 442013	HVAC Supplies		10,000	950	6,000	1,000	2,500	1,500	1,000	400	-	-	23,350
942 442014	Landscape		500	-	200	3,000	1,000	200	500	-	-	-	5,400
942 442015	Other		700	4,000	2,000	500	200	100	500	100	-	-	8,100
942 442016	Auto Parts		300	250	500	800	1,000	260	1,200	-	-	-	4,300
942 442017	Power Tools & Hand Tools		500	2,000	1,500	1,000	1,500	500	2,000	100	-	-	9,100
942 442018	Grounds Equip Parts		500	-	900	800	-	300	1,000	-	-	-	3,500
942 442019	Appliances		12,000	20,000	12,000	5,000	2,000	3,000	3,000	3,000	-	-	60,000
	<b>Total Materials</b>		<b>70,300</b>	<b>87,250</b>	<b>64,375</b>	<b>32,700</b>	<b>68,400</b>	<b>22,300</b>	<b>65,550</b>	<b>7,450</b>	<b>-</b>	<b>-</b>	<b>416,325</b>
943 443001	Grounds Care Services		50,000	65,000	6,500	10,000	29,000	440	25,000	4,100	800	-	190,840
943 443002	Electrical Services		15,000	5,000	5,000	8,000	5,000	2,000	5,000	500	-	-	45,500
943 443003	Elevator Maintenance		-	400	-	15,000	-	15,000	-	-	-	-	30,400
943 443004	Ground Care Equipment		1,000	-	1,500	3,000	4,000	250	4,000	-	-	-	13,750
943 443005	Building		40,000	50,000	75,000	55,000	45,000	7,000	45,000	12,000	-	-	329,000
943 443006	HVAC Systems		63,000	15,000	12,000	25,000	20,000	10,000	18,000	2,500	-	-	165,500
943 443007	Janitorial		800	-	1,000	5,000	-	2,500	-	-	-	-	9,300
943 443008	Communications		1,500	600	800	650	400	500	100	-	-	-	5,150
943 443009	Painting & Cleaning		10,500	1,000	7,000	8,000	5,000	3,000	4,000	2,000	-	-	40,500
943 443010	Trash Removal		63,000	53,000	50,000	10,000	35,000	3,325	27,000	8,000	-	-	249,325
943 443011	Uniforms		3,200	2,500	2,600	2,100	1,500	800	800	250	-	-	13,750
943 443012	Vehicle Repair		2,500	6,850	2,000	1,500	3,500	500	3,000	-	-	-	19,850
943 443013	Plumbing Contractors		8,000	4,800	40,000	30,000	45,000	7,500	4,000	500	-	-	139,800
943 443014	Inspections		4,000	6,000	2,000	7,000	3,000	3,500	3,000	500	-	-	29,000
943 443015	Other		500	500	3,000	1,500	2,000	2,500	2,000	500	-	-	10,000
943 443016	Safety & Health		3,000	3,500	500	1,000	2,000	500	1,000	500	-	-	12,000
943 443019	Boiler Inspection & Certificate		-	-	-	-	-	-	-	500	-	-	500

**Roanoke Redevelopment & Housing Authority**  
**ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/22**  
**Public Housing Consolidated**

Project Level

Direct

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	blank	TOTALS
943	443020	Extermination	16,000	8,000	7,000	12,500	20,000	8,000	9,000	900	-	-	81,400
943	443022	Temporary Maintenance Labor	-	-	2,500	-	-	-	-	-	-	-	2,500
943	443024	Floor, Carpet Replacement	-	750	-	3,000	1,500	-	1,500	10,000	-	-	16,750
943	443025	Appliance Repair	-	-	1,000	-	-	-	-	200	-	-	1,200
943	443075	Total Contract Costs	282,000	222,900	216,200	198,900	225,150	67,715	150,300	42,050	800	-	1,406,015
		Service Fee Expense - Maintenance	8,045	2,692	3,499	2,678	2,185	1,521	3,679	1,037	-	-	25,336
		<b>Total Ordinary Maintenance &amp; Operations</b>	<b>560,199</b>	<b>507,674</b>	<b>488,197</b>	<b>346,855</b>	<b>447,100</b>	<b>182,810</b>	<b>359,335</b>	<b>52,562</b>	<b>800</b>	-	<b>2,945,532</b>
952	44800x	Contract Costs	72,700	34,150	51,000	50,000	32,675	23,000	20,000	20,000	-	-	283,525
		<b>Total Protective Services</b>	<b>72,700</b>	<b>34,150</b>	<b>51,000</b>	<b>50,000</b>	<b>32,675</b>	<b>23,000</b>	<b>20,000</b>	<b>20,000</b>	-	-	<b>283,525</b>
<b>General</b>													
961	451001	Fidelity Bond Insurance	175	75	85	80	90	55	100	-	-	-	660
961	451002	Fire & Extended Coverage Insurance	37,850	20,825	21,700	26,750	19,825	13,245	18,700	2,925	-	-	161,820
961	451003	General Liability Insurance	13,170	7,175	7,850	8,275	6,850	4,150	3,950	3,750	-	-	55,700
961	451004	Public Officials Liability Insurance	500	250	275	210	225	175	175	5	-	-	1,815
961	451005	Flood Insurance	-	-	3,321	-	7,000	-	19,725	-	-	-	30,046
961	451006	Workmans Compensation Insurance	6,125	2,775	3,075	2,675	2,925	2,000	2,450	50	-	-	22,075
961	451007	Insurance - Other	-	-	-	-	-	-	-	-	-	-	-
961	451008	Automotive Insurance	4,850	4,540	4,550	1,825	2,725	1,250	3,650	-	-	-	23,390
		<b>Total Insurance</b>	<b>63,200</b>	<b>35,640</b>	<b>40,856</b>	<b>39,815</b>	<b>39,640</b>	<b>20,875</b>	<b>48,750</b>	<b>6,730</b>	-	-	<b>295,506</b>
963	452002	Payment in Lieu of Taxes (PILOT)	35,000	15,100	16,600	44,500	19,200	20,400	24,600	3,645	-	-	179,045
964	45700x	Collection Losses (Charge Offs)	17,200	21,215	20,900	9,804	18,400	4,336	16,181	3,700	-	-	111,736
962	459001	Misc General Expenses	-	-	-	-	-	-	-	-	-	-	-
920	459002	Asset Management Fee	36,000	19,800	20,640	25,440	18,000	12,600	18,720	2,760	-	-	153,960
		<b>Total General</b>	<b>151,400</b>	<b>91,755</b>	<b>98,996</b>	<b>119,559</b>	<b>95,240</b>	<b>58,211</b>	<b>108,251</b>	<b>16,335</b>	-	-	<b>740,247</b>
		<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>1,885,249</b>	<b>1,151,983</b>	<b>1,329,441</b>	<b>1,175,042</b>	<b>1,112,934</b>	<b>663,958</b>	<b>1,057,543</b>	<b>800</b>	<b>109,183</b>	-	<b>8,487,143</b>
		<b>OPERATING REVENUES LESS OPERATING EXPENSES</b>	<b>404,224</b>	<b>76,809</b>	<b>55,912</b>	<b>241,820</b>	<b>72,498</b>	<b>19,142</b>	<b>192,108</b>	<b>34,908</b>	<b>(800)</b>	<b>18,168</b>	<b>1,114,789</b>
		<b>NON-ROUTINE EXPENSES</b>											
971	461003	Extraordinary Maintenance	60,000	110,000	45,000	30,000	40,000	36,000	65,000	10,000	-	-	396,000
	xxxxxx	Capital Needs	5,000	5,000	5,000	50,000	5,000	5,000	15,000	-	-	-	90,000
		<b>TOTAL NON-ROUTINE EXPENSES</b>	<b>65,000</b>	<b>115,000</b>	<b>50,000</b>	<b>80,000</b>	<b>45,000</b>	<b>41,000</b>	<b>80,000</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>486,000</b>
		<b>TOTAL EXPENSES</b>	<b>1,951,249</b>	<b>1,266,983</b>	<b>1,379,441</b>	<b>1,265,042</b>	<b>1,157,934</b>	<b>704,968</b>	<b>1,137,543</b>	<b>119,183</b>	<b>800</b>	<b>-</b>	<b>8,973,143</b>
		<b>TOTAL REVENUES LESS TOTAL EXPENSES</b>	<b>339,224</b>	<b>(38,191)</b>	<b>5,912</b>	<b>161,820</b>	<b>27,498</b>	<b>(21,858)</b>	<b>112,108</b>	<b>24,908</b>	<b>(800)</b>	<b>18,168</b>	<b>628,789</b>
		<b>OPERATING TRANSFERS &amp; USE OF RESERVES</b>											
100	711001	Transfers In	-	-	-	-	-	-	-	-	-	-	25,000
100	711002	Transfers Out	-	-	-	-	-	-	-	-	-	-	-
	xxxxxx	Use of Reserves	-	38,191	-	-	-	-	-	-	800	-	38,991
		<b>TOTAL OPER TRANSFERS &amp; USE OF RESERVES</b>	<b>339,224</b>	<b>-</b>	<b>5,912</b>	<b>161,820</b>	<b>27,498</b>	<b>(21,858)</b>	<b>112,108</b>	<b>24,908</b>	<b>-</b>	<b>800</b>	<b>18,168</b>
		<b>ENDING BUDGET BALANCE</b>											