

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

BOARD OF COMMISSIONERS



OPERATING BUDGET

OCTOBER 1, 2023 – SEPTEMBER 30, 2024

Operating Budget

October 1, 2023 – September 30, 2023

NARRATIVE

Roanoke Redevelopment and Housing Authority
Operating Budget
October 1, 2023 – September 30, 2024

Overview

- The Roanoke Redevelopment and Housing Authority presents this document as an overview of its 2024 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 for the 2024 fiscal year.
- Operating Subsidy budgeted for the Authority was estimated to reflect 95% of the 2023 operating subsidy eligibility amount which HUD funded June and July at 92.15%. HUD is currently funding the Section 8 Admin Fee at 98% of eligibility for calendar year 2023.
- Budgets include a salary increase of an average of 3% 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 3% pay increase. The budgets provide for an allocation of benefits at 35% which is the same amount as was used during 2023.

Revenue Projections

- Total tenant revenues for the public housing program are projected to increase approximately 5% for the 2024 fiscal year based on current rents being charged. The projection for operating subsidy is projected to increase 15% based on estimating a 95% proration of the subsidy calculation completed during 2023. As budgets were being prepared it is unknown what the actual funding proration will be for the operating subsidy for the 2024 fiscal year. The budgets reflect a 99% occupancy rate for the Public Housing Program. Most all sites have seen occupancy rates ranging between 98% and 100% during 2023.

- The Central Office Cost Center is projecting an increase of 1% in total fee income due to a projected increase in the amount of management and bookkeeping fees anticipated to be earned during 2024 due an increase in the amount of Capital Fund management fees anticipated for the upcoming year and due to an increase in the admin fee from the HCV program. Total Other Revenue is projected to increase to \$12,000 due to the rebate anticipated to be received for use of the credit card and due to budgeting for the FSS forfeiture amounts. HUD changed the program rules during 2023 and instead of forfeiture amounts being returned to the public housing program they are now being used to fund resident participants in need of assistance to cover qualified expenses such as car repairs, job related expenses, etc.
- Total Section 8 Rental Income has been budgeted to decrease 100% due to a decrease in the fraud recovery payments anticipated to be collected. No new fraud recovery documents have been created in 2023. This account is used to record fraud recovery transactions. Total Other Revenue is projected to increase for the 2024 budget year. This account is used to record the credit card rebate. The HCV budget projects an 8% increase in Admin Fee Income due to an increase in the number of vouchers anticipated to be leased and due to the rate increase that it is anticipated will be received from HUD.
- Hackley Tenant Revenues are anticipated to decrease 2% based on current actuals being received. Hackley Section 8 Revenues are anticipated to increase 12% for the 2024 fiscal year due to a higher rent standard that became effective in June.

Expense Projections

- Central Office Cost Center budget reflects a decrease of 1% in Admin expenses mainly due to a decrease in salaries and benefits related to the restructuring of the HR department and Capital Fund is being charged to cover a portion of the VP of Operations salary due to the nature of the projects planned for 2024 that will require that position's involvement. Also contributing to the decrease in admin expenses is a decrease in dues and fees for potential hiring fees paid for new hires. Tenant Services budget increased approximately \$9,000 due to HUD changing the methodology for accounting for FSS forfeitures. Instead of forfeitures going back into the public housing program they are now allowing these funds to be used to pay for FSS tenant expenses for certain types of expenses, such as expenses incurred for employment, car repairs while seeking employment, etc. Ordinary Maintenance expenses decreased 5% due to a decrease in salaries and benefits related to a vacant position. General expenses

increased 15% due to an increase in the amounts budgeted for insurance expense to bring the budget in line with actual premiums. Non-Routine Expenditures has budgeted to purchase a truck for the new construction specialist position that is currently being recruited. Overall, total expenses for Central Office did not increase for the 2024 fiscal year.

- Public Housing Administrative expenses are projected to increase 1% due to anticipated higher costs in most all admin expenses. It is anticipated that there will be more need for legal consultation due to the elimination of the moratorium on rent collections. Tenant Services expenses increased 5% due to an increase in staff training and other tenant expenses. Utility costs increased 10% due to projecting for rate increases in 2024. Ordinary Maintenance & Operation expenses increased 21% due to an increase material and contract costs. Prices have been escalating recently due to higher inflation increases. In addition, there are several projects planned such as replacing screen doors at Bluestone and Indian Rock Village. Lansdowne has budgeted to paint the buildings and central office, and to seal and restripe the parking lots, replace two heat pumps at Central as well as retaining wall repairs. Melrose plans to have the balconies scraped and painted, interior painting of the hallways and laundry rooms, seal and restripe the parking lot. Most all sites have budgeted increased costs for unit turns. Protective Services increased 26% due to budgeting for cameras to be installed at additional sites. General Expenses increased 31% due to increases in insurance premiums and anticipated collection write offs. Non Routine Expenditures include amounts to mulch the playground at Lincoln and make needed repairs, and to repair the vent boots in the units. Morningside budgeted to make repairs to boiler valves.
- Overall, total expenditures for Public Housing are budgeted to increase 9% due to the items described above.
- Administrative expenses for HCV are projected to decrease 1% due to there being one less specialist budgeted in 2024. Utilities increased 7% due to anticipated rate increases. Ordinary maintenance expenses decreased 23% due to less need for Covid safety supplies. There were no Non-Routine expenditures budgeted for 2024. Overall, total expenditures for the HCV program are budgeted to decrease 1% due to the items discussed above.
- Administrative expenses for Hackley are budgeted to increase 15% due to anticipated higher legal fees for tenant issues, and due to budgeting for additional office equipment. Tenant Services increased \$2,000 due to a projected increase in other miscellaneous expenses in support of services for tenants and also for budgeting for relocation costs for possible tenant moves. Utility expense is projected to increase 7% due to projected rate increases. The \$50,000 increase in Ordinary maintenance is due

anticipated costs to make repairs to a unit on Hackley Avenue due to significant tenant damage. General Expenses increased 48% due to increasing the budget for anticipated collection losses. There are no expenses budgeted for Non-routine expenditures. Total expenditures for Hackley are budgeted to increase 17%.

- Private Management is showing an increase in admin expenses due to an increase in amounts charged for contract costs to manage the tax credit properties. Ordinary Maintenance increased 15% due to increased costs for inspections of the tax credit properties.
- The Homeownership program (HOP) has budgeted \$800,000 to renovate potentially 6 units (2 new). HOP reserves will be used to fund these activities.

Net Income Projections

- Overall, the fiscal year 2024 budgets are projecting an increase in income over expenses of approximately \$10,000. The budgets reflect the use of public housing reserves in the amount of approximately \$174,000 to fund the operations of the public housing program and \$821,000 to support the initiative of the Homeownership Program to purchase and rehabilitate additional housing and to make those additional houses for sale to the public. The budgets are based on estimated projections for both public housing operating subsidy and housing choice voucher admin fees.

FY 2024 OPERATING BUDGET

COMPARISON TO

FY 2023 BUDGET AND PROJECTED
ACTUALS

Roanoke Redevelopment & Housing Authority
2023-2024 Consolidated

Account Description	CENTRAL OFFICE	PUBLIC HOUSING	HCV	HACKLEY	PRIVATE MANAGEMENT	TOTAL
REVENUES						
Total Tenant Revenue						
2023 Budget	-	3,882,750	-	43,400	-	3,926,150
2023 Projected Actuals	-	4,210,896	-	41,832	-	4,252,728
2024 Budget	-	4,081,324	-	42,687	-	4,124,011
% change 2023 Budget to 2024 Budget		5%		-2%		5%
Total Subsidy						
2023 Budget	-	6,033,248	-	-	-	5,844,664
2023 Projected Actuals	-	7,734,854	-	-	-	7,734,854
2024 Budget	-	6,943,454	-	-	-	6,943,454
% change 2023 Budget to 2024 Budget		15%				19%
Total Investment Income						
2023 Budget	-	-	-	-	-	-
2023 Projected Actuals	-	-	-	-	-	-
2024 Budget	-	-	-	-	-	-
% change 2023 Budget to 2024 Budget						
Total Section 8 Rental Income						
2023 Budget	-	-	1,000	132,200	-	126,800
2023 Projected Actuals	-	-	-	142,687	-	142,687
2024 Budget	-	-	-	148,463	-	148,463
% change 2023 Budget to 2024 Budget			-100%	12%		17%
Total Other Revenue						
2023 Budget	2,000	92,450	700	-	48,035	172,719
2023 Projected Actuals	22,867	183,466	8,864	3,234	22,907	241,338
2024 Budget	14,000	112,240	1,000	-	54,969	182,209
% change 2023 Budget to 2024 Budget	600%	21%	43%		14%	5%
Total Fee Income						
2023 Budget	2,579,997	-	1,455,651	-	63,048	3,816,969
2023 Projected Actuals	2,517,990	84,793	1,518,962	-	54,716	4,176,461
2024 Budget	2,608,073	-	1,575,613	-	60,442	4,244,128
% change 2023 Budget to 2024 Budget	1%		8%		-4%	11%
EXPENSES						
Administrative Expenses						
2023 Budget	2,147,544	2,751,783	1,166,128	37,790	100,452	5,773,487
2023 Projected Actuals	1,881,509	2,656,455	1,075,970	39,524	70,228	5,723,686
2024 Budget	2,136,730	2,771,680	1,157,750	43,319	103,590	6,213,069
% change 2023 Budget to 2024 Budget	-1%	1%	-1%	15%	3%	8%
Tenant Services						
2023 Budget	9,283	213,977	6,500	1,300	-	225,817
2023 Projected Actuals	4,649	180,886	215	210	-	185,960
2024 Budget	17,884	224,844	6,500	3,350	-	252,578
% change 2023 Budget to 2024 Budget	93%	5%	0%	158%		12%
Utilities						
2023 Budget	33,800	2,061,250	6,900	4,300	200	1,801,260

Roanoke Redevelopment & Housing Authority
2023-2024 Consolidated

Account Description	CENTRAL OFFICE	PUBLIC HOUSING	HCV	HACKLEY	PRIVATE MANAGEMENT	TOTAL
2023 Projected Actuals	31,788	2,474,262	6,357	4,289	(135)	2,516,561
2024 Budget	33,800	2,264,177	7,400	5,500	200	2,311,077
% change 2023 Budget to 2024 Budget	0%	10%	7%	28%	0%	28%
Ordinary Maintenance & Operation						
2023 Budget	144,505	3,555,814	13,000	38,687	8,071	3,072,007
2023 Projected Actuals	63,866	4,299,979	2,974	57,378	5,171	4,429,368
2024 Budget	137,445	4,312,789	10,000	89,243	9,260	4,558,737
% change 2023 Budget to 2024 Budget	-5%	21%	-23%	131%	15%	48%
Protective Services						
2023 Budget	-	272,350	-	-	-	283,525
2023 Projected Actuals	-	290,244	-	-	-	290,244
2024 Budget	-	343,170	-	-	-	343,170
% change 2023 Budget to 2024 Budget		26%				21%
General						
2023 Budget	16,200	750,511	12,300	5,040	2,360	783,032
2023 Projected Actuals	18,176	1,155,689	9,377	3,828	1,967	1,189,037
2024 Budget	18,570	981,785	12,300	7,465	2,360	1,022,480
% change 2023 Budget to 2024 Budget	15%	31%	0%	48%	0%	31%
Total Routine Expenditures						
2023 Budget	2,351,332	9,605,685	1,204,828	87,117	111,083	11,939,128
2023 Projected Actuals	1,999,988	11,057,515	1,094,893	105,229	77,231	14,334,856
2024 Budget	2,344,429	10,898,445	1,193,950	148,877	115,410	14,701,111
% change 2023 Budget to 2024 Budget	0%	13%	-1%	71%	4%	23%
Total Operating Transfers & Use of Reserves						
2023 Budget	-	208,731	-	-	-	63,991
2023 Projected Actuals	-	-	-	-	-	-
2024 Budget	-	173,504	-	-	-	173,504
% change 2023 Budget to 2024 Budget		-17%				171%
Non-Routine Expenditures and Transfers						
2023 Budget	37,500	453,500	-	40,000	-	568,000
2023 Projected Actuals	-	618,599	-	-	-	618,599
2024 Budget	37,500	70,610	-	-	-	108,110
% change 2023 Budget to 2024 Budget	0%	-84%		-100%		-81%
Total Expenditures						
2023 Budget	2,388,832	10,059,185	1,204,828	127,117	111,083	12,507,128
2023 Projected Actuals	1,999,988	11,676,114	1,094,893	105,229	77,231	14,953,455
2024 Budget	2,381,929	10,969,055	1,193,950	148,877	115,410	14,809,221
% change 2023 Budget to 2024 Budget	0%	9%	-1%	17%	4%	18%

RRHA CONSOLIDATED

OPERATING BUDGET

OCTOBER 1, 2023 – SEPTEMBER 30, 2024

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/24
RRHA Consolidated

Direct

Project Level

FDS Line #	Acct #	Account Description	CENTRAL OFFICE 900	PUBLIC HOUSING 201-215	SEC 8 306	HACKLEY 400	PRIVATE MGMT. 404	(Blank)	Jamison/ Downing 403	CDBG / HOME 510	HOP 540	ROSS 688, 690	CITY ACTVS 520	CAPITAL FUND 574	JOBS PLUS 602	TOTALS
REVENUES																
703	311001	Dwelling Rental Income	-	3,843,037	-	42,071	-	-	-	-	-	-	-	-	-	3,885,108
704	312001	Excess Utilities	-	129,224	-	-	-	-	-	-	-	-	-	-	-	129,224
704	34300x	Tenant Revenue - Other	-	109,063	-	616	-	-	-	-	-	-	-	-	-	109,679
		Total Tenant Revenue	-	4,081,324	-	42,687	-	-	-	-	-	-	-	-	-	4,124,011
706	341001	HUD Grants - Operating Subsidy	-	4,545,604	-	-	-	-	-	-	-	280,478	-	87,807	291,392	5,205,281
706	341003	HUD Grants - Utility Subsidy	-	2,397,850	-	-	-	-	-	-	-	-	-	-	-	2,397,850
706	341002	HUD Grants - S8 Admin Fee	-	-	1,575,613	-	-	-	-	-	-	-	-	-	-	1,575,613
708	34200x	Other Govt Grants (City & State)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
715	314001	Section 8 Rental Income	-	-	-	148,463	-	-	-	-	-	-	-	-	-	148,463
		Total Govt Grants	-	6,943,454	1,575,613	148,463	-	-	-	-	-	280,478	-	87,807	291,392	9,327,207
715	348010	Other Revenue	14,000	112,240	1,000	-	54,969	-	-	-	-	-	-	-	-	182,209
707	348001	Property Management Fees	2,014,191	-	-	-	59,304	-	-	-	-	-	-	-	-	2,073,495
707	348002	Service Fees	155,024	-	-	-	1,138	-	-	-	-	-	-	-	-	156,162
707	348003	Asset Management Fees	153,720	-	-	-	-	-	-	-	-	-	-	-	-	153,720
707	348004	Bookkeeping Fees	285,138	-	-	-	-	-	-	-	-	-	-	-	-	285,138
		Total Fees	2,608,073	-	-	-	60,442	-	-	-	-	-	-	-	-	2,668,515
		Total Revenues	2,622,073	11,137,018	1,576,613	191,150	115,411	-	-	-	-	280,478	-	87,807	291,392	16,301,942
ROUTINE OPERATING EXPENSES																
Administrative																
911	411001	Salaries - Regular	1,266,800	616,414	382,345	4,670	31,012	-	-	-	-	-	-	29,757	-	2,330,998
911	411001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Total Administrative Salaries	1,266,800	616,414	382,345	4,670	31,012	-	-	-	-	-	-	29,757	-	2,330,998
915	411002	Employee Benefit Contributions- Admin	443,380	215,745	133,821	1,635	10,854	-	-	-	-	-	-	10,415	-	815,850
916	412001	Legal Expense	55,500	97,250	4,000	5,000	-	-	-	-	9,000	-	1,000	-	-	171,750
916	412002	Training	28,000	17,855	7,000	2,200	-	-	-	-	-	-	-	9,000	-	64,055
916	412003	Travel	9,100	4,275	2,500	500	80	-	-	-	-	-	-	-	-	16,455
916	412006	Accounting, Auditing Fees	8,000	20,400	8,000	700	-	-	-	-	-	-	-	4,000	-	41,100
916	419001	Literature (Publications)	3,950	990	800	-	-	-	-	-	-	-	-	-	-	5,740
916	419002	Dues, Fees	36,900	20,325	2,000	-	-	-	-	-	-	-	-	-	-	59,225
916	419003	Bank Fees	-	315	-	50	-	-	-	-	-	-	-	-	-	365
916	419004	Collection Costs	-	4,450	-	500	-	-	-	-	-	-	-	-	-	4,950
916	419006	Postage & Mailing	1,450	28,350	19,000	500	140	-	-	-	-	-	-	-	-	49,440
916	419007	Printing, Copying	1,100	10,350	6,000	-	-	-	-	-	-	-	-	-	-	17,450
916	419008	Paper, Office Supplies	21,000	37,000	20,000	200	-	-	-	-	-	-	-	-	-	78,200
916	419009	Phone	19,500	29,100	2,300	200	-	-	-	-	-	-	-	-	-	51,100
916	419010	Sundry - Other	22,200	15,330	18,000	120	500	-	-	-	1,200	-	-	-	-	57,350
916	419011	Computer Hardware & Software	157,000	167,720	75,000	2,000	1,700	-	-	-	-	-	-	-	-	403,420
916	419012	Office Equip Maintenance	14,100	9,390	5,000	-	-	-	-	-	-	-	-	-	-	28,490
916	419013	Advertising & Marketing	13,200	32,265	1,000	300	-	-	-	-	-	-	-	-	-	46,765
916	419014	Consulting Fees	20,000	5,675	2,000	-	-	-	-	-	-	-	-	-	-	27,675
916	419021	Internet Contracts	8,350	38,100	2,640	-	-	-	-	-	-	-	-	-	-	49,090
916	419022	Expendable Admin Equip (<\$5000)	6,100	3,200	2,500	1,800	-	-	-	-	-	-	-	-	-	13,600
916	419023	Credit, Criminal Reports	1,100	18,125	10,000	800	-	-	-	-	-	-	-	-	-	30,025
		Total Other Operating Administrative	426,550	560,465	187,740	14,870	2,420	-	-	-	10,200	-	1,000	13,000	-	1,216,245
913	419101	Property Management Fee	-	1,170,135	282,608	22,144	59,304	-	-	-	-	-	-	-	-	1,534,191
913	419102	Bookkeeping Fee	-	114,138	171,000	-	-	-	-	-	-	-	-	-	-	285,138
913	419103	Service Fee - Admin	-	94,783	236	-	-	-	-	-	-	-	-	-	-	95,019
		Total Administrative	2,136,730	2,771,680	1,157,760	43,319	103,590	-	-	-	10,200	-	1,000	53,172	-	6,277,441
Tenant Services																
921	421001	Salaries - Regular	5,840	100,736	-	-	-	-	-	-	-	206,280	-	-	215,846	528,702
921	421001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Total Tenant Services Salaries	5,840	100,736	-	-	-	-	-	-	-	206,280	-	-	215,846	528,702
923	421002	Employee Benefit Contributions- TS	2,044	35,258	-	-	-	-	-	-	-	72,198	-	-	75,546	185,046
924	422001	Scholarships/Educ assist	-	500	1,000	500	-	-	-	-	-	-	-	-	-	2,000
922	422003	Relocation Costs	-	23,000	-	2,200	-	-	-	-	6,000	-	-	-	-	31,200
924	422005	Resident Participation Funding	-	19,215	-	250	-	-	-	-	-	-	-	-	-	19,465
924	422006	Resident Council Funding	-	12,635	-	-	-	-	-	-	-	-	-	-	-	12,635
924	422007	Stipends	-	-	-	-	-	-	-	-	-	-	-	-	-	-
924	422010	Other services	10,000	20,600	2,000	200	-	-	-	-	-	-	-	1,000	-	33,800
924	423002	Travel - staff	-	1,300	300	-	-	-	-	-	-	-	-	-	-	1,600
924	423003	Misc Admin Costs	-	5,675	2,000	100	-	-	-	-	-	2,000	-	-	-	9,775
924	423004	Training - staff	-	5,925	1,200	100	-	-	-	-	-	-	-	-	-	7,225
		Total Tenant Services - Other	10,000	88,850	6,500	3,350	-	-	-	-	6,000	2,000	-	1,000	-	117,700
		Total Tenant Services	17,884	224,844	6,500	3,350	-	-	-	-	6,000	280,478	-	1,000	291,392	831,448

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/24
RRHA Consolidated

Direct

Project Level

FDS Line #	Acct #	Account Description	CENTRAL OFFICE	PUBLIC HOUSING	SEC 8	HACKLEY	PRIVATE MGMT.	(Blank)	Jamison/ Downing	CDBG / HOME	HOP	ROSS	CITY ACTIVS	CAPITAL FUND	JOBS PLUS	TOTALS
Utilities																
931	431001	Water	7,000	477,176	1,500	700	-	-	-	-	-	-	-	-	-	486,376
936	439001	Sewer	6,800	400,398	1,300	800	-	-	-	-	-	-	-	-	-	409,298
932	432001	Electricity	10,000	611,722	1,600	2,500	200	-	-	-	-	-	-	-	-	626,022
933	433001	Gas	10,000	718,956	3,000	-	-	-	-	-	-	-	-	-	-	731,956
938	434001	Storm Water	-	55,925	-	1,500	-	-	-	-	-	-	50	-	-	57,475
		Total Utilities	33,800	2,264,177	7,400	5,500	200	-	-	-	-	-	50	-	-	2,311,127
Ordinary Maintenance & Operations																
941	441001	Maintenance Salaries	68,700	977,931	-	1,122	4,424	-	-	-	2,167	-	-	24,915	-	1,079,259
941	441001	Maintenance - O.T.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Total Maintenance Labor	68,700	977,931	-	1,122	4,424	-	-	-	2,167	-	-	24,915	-	1,079,259
945	441002	Employee Benefit Contributions - Maint	24,045	342,275	-	393	1,548	-	-	-	758	-	-	8,720	-	377,739
942	442001	Chemical Supplies	-	10,075	-	100	-	-	-	-	-	-	-	-	-	10,175
942	442002	Electrical Supplies	-	31,900	-	700	-	-	-	-	-	-	-	-	-	32,600
942	442003	Appliance Parts	-	13,300	-	500	-	-	-	-	-	-	-	-	-	13,800
942	442004	Expendable Equip < \$5,000	-	12,500	-	-	-	-	-	-	-	-	-	-	-	12,500
942	442005	Pest Control Supplies	-	1,750	-	100	-	-	-	-	-	-	-	-	-	1,850
942	442006	Gasoline	2,550	34,600	1,000	-	-	-	-	-	-	-	-	-	-	38,150
942	442007	Door & Window Parts	-	99,600	-	2,423	-	-	-	-	-	-	-	-	-	102,023
942	442008	Janitorial Supplies	3,600	49,300	300	200	-	-	-	-	-	-	-	-	-	53,400
942	442009	Building Materials	-	116,200	-	500	-	-	-	-	-	-	-	-	-	116,700
942	442010	Paint Supplies	50	51,300	-	500	-	-	-	-	-	-	-	-	-	51,850
942	442011	Plumbing Materials	-	50,600	-	1,500	-	-	-	-	-	-	-	-	-	52,100
942	442012	Safety Equipment & Materials	7,300	13,700	200	1,000	-	-	-	-	-	-	-	-	-	22,200
942	442013	HVAC Supplies	-	59,900	-	400	-	-	-	-	-	-	-	-	-	60,300
942	442014	Landscaping	-	4,200	-	-	-	-	-	-	-	-	-	-	-	4,200
942	442015	Other	300	6,700	-	200	-	-	-	-	-	-	-	-	-	7,200
942	442016	Auto Parts	500	4,450	-	-	-	-	-	-	-	-	-	-	-	4,950
942	442017	Power Tools & Hand Tools	-	16,100	-	-	-	-	-	-	-	-	-	-	-	16,100
942	442018	Grounds Equip Parts	-	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
942	442019	Appliances	-	94,000	-	3,000	-	-	-	-	-	-	-	-	-	97,000
		Total Materials	14,300	672,175	1,500	11,123	-	-	-	-	-	-	-	-	-	699,098
943	443001	Grounds Care Services	300	311,300	-	7,500	-	-	-	-	1,000	-	1,600	-	-	321,700
943	443002	Electrical Services	-	83,200	-	500	-	-	-	-	-	-	-	-	-	83,700
943	443003	Elevator Maintenance	-	36,940	-	-	-	-	-	-	-	-	-	-	-	36,940
943	443004	Ground Care Equipment	-	7,200	-	-	-	-	-	-	-	-	-	-	-	7,200
943	443005	Building	-	578,000	-	38,000	-	-	-	-	-	-	-	-	-	616,000
943	443006	HVAC Systems	-	243,500	-	500	-	-	-	-	-	-	-	-	-	244,000
943	443007	Janitorial	29,000	27,450	5,000	-	-	-	-	-	-	-	-	-	-	61,450
943	443008	Communications	-	8,600	-	150	800	-	-	-	-	-	-	-	-	9,550
943	443009	Painting & Cleaning	-	228,000	-	2,000	-	-	-	-	-	-	-	-	-	230,000
943	443010	Trash Removal	-	254,664	-	3,000	-	-	-	-	-	-	-	-	-	257,664
943	443011	Uniforms	-	19,300	-	-	-	-	-	-	-	-	-	-	-	19,300
943	443012	Vehicle Repair	1,100	26,500	2,000	-	-	-	-	-	-	-	-	-	-	29,600
943	443013	Plumbing Contractors	-	232,500	-	3,000	-	-	-	-	-	-	-	-	-	235,500
943	443014	Inspections	-	27,500	-	3,000	850	-	-	-	1,200	-	-	-	-	32,550
943	443015	Other	-	45,350	500	500	500	-	-	-	-	-	-	-	-	46,850
943	443016	Safety & Health	-	38,000	1,000	-	-	-	-	-	-	-	-	-	-	39,000
943	443019	Boiler Inspection & Certificate	-	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
943	443020	Extermination	-	86,700	-	2,500	-	-	-	-	-	-	-	-	-	89,200
943	443022	Temporary Maintenance Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-
943	443024	Floor, Carpet Replacement	-	21,500	-	15,000	-	-	-	-	-	-	-	-	-	36,500
943	443025	Appliance Repair	-	2,200	-	-	-	-	-	-	-	-	-	-	-	2,200
		Total Contract Costs	30,400	2,280,904	8,500	75,650	2,150	-	-	-	2,200	-	1,800	-	-	2,401,404
943	443075	Service Fee Expense - Maintenance	-	39,504	-	955	1,138	-	-	-	-	-	-	-	-	41,597
		Total Ordinary Maintenance & Operations	137,445	4,312,789	10,000	89,243	9,260	-	-	-	5,125	-	1,600	33,635	-	4,599,097
Protective Services																
952	44800x	Contract Costs	-	343,170	-	-	-	-	-	-	-	-	-	-	-	343,170
		Total Protective Services	-	343,170	-	-	-	-	-	-	-	-	-	-	-	343,170
General																
961	451001	Fidelity Bond Insurance	250	2,026	-	5	30	-	-	-	-	-	-	-	-	2,311
961	451002	Fire & Extended Coverage Insurance	-	178,092	-	3,210	-	-	-	-	-	-	-	-	-	181,302
961	451003	General Liability Insurance	2,000	71,005	3,000	1,095	500	-	-	-	-	-	-	-	-	77,590
961	451004	Public Officials Liability Insurance	1,020	2,160	500	5	30	-	-	-	-	-	-	-	-	3,715
961	451005	Flood Insurance	-	33,550	-	-	-	-	-	-	-	-	-	-	-	33,550
961	451006	Workmans Compensation Insurance	12,000	31,350	7,000	160	1,000	-	-	-	-	-	-	-	-	51,510
961	451007	Insurance - Other	-	-	200	-	-	-	-	-	-	-	-	-	-	200

Roanoke Redevelopment & Housing Authority
 ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/24
 RRHA Consolidated

Direct Project Level

FDS Line #	Acct #	Account Description	CENTRAL OFFICE	PUBLIC HOUSING	SEC 8	HACKLEY	PRIVATE MGMT.	(Blank)	Jamison/Downing	CDBG / HOME	HOP	ROSS	CITY ACTVS	CAPITAL FUND	JOBS PLUS	TOTALS
961	451008	Automotive Insurance	3,300	22,650	1,600	-	800	-	-	-	-	-	-	-	-	28,350
		Total Insurance	18,570	340,843	12,300	4,465	2,360	-	-	-	-	-	15	-	-	378,538
963	452002	Real Estate Taxes	-	157,886	-	-	-	-	-	-	-	-	-	-	-	167,886
964	45700x	Collection Losses (Charge Offs)	-	329,336	-	3,000	-	-	-	-	-	-	-	-	-	332,336
962	459001	Misc General Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
920	459002	Asset Management Fee	-	153,720	-	-	-	-	-	-	-	-	-	-	-	163,720
		Total General	18,570	981,785	12,300	7,465	2,360	-	-	-	-	-	16	-	-	1,022,480
TOTAL ROUTINE OPERATING EXPENSES			2,344,429	10,898,445	1,193,950	148,877	115,410	-	-	-	21,325	280,478	2,665	87,807	291,392	15,384,763
OPERATING REVENUES LESS OPERATING EXPENSES			277,644	238,673	382,663	42,273	1	-	-	-	(21,325)	-	(2,665)	-	-	917,179
NON-ROUTINE EXPENSES																
971	461003	Extraordinary Maintenance	-	70,610	-	-	-	-	-	-	-	-	-	-	-	70,610
	xxxxxx	Capital Needs	37,500	-	-	-	-	-	-	-	800,000	-	-	-	-	837,500
TOTAL NON-ROUTINE EXPENSES			37,500	70,610	-	-	-	-	-	-	800,000	-	-	-	-	908,110
TOTAL EXPENSES			2,381,929	10,969,055	1,193,950	148,877	115,410	-	-	-	821,325	280,478	2,665	87,807	291,392	16,292,888
TOTAL REVENUES LESS TOTAL EXPENSES			240,144	167,963	382,663	42,273	1	-	-	-	(821,325)	-	(2,665)	-	-	9,054
OPERATING TRANSFERS & USE OF RESERVES																
100	711001	Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	711002	Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	xxxxxx	Use of Reserves	-	173,504	-	-	-	-	-	-	821,325	-	2,665	-	-	997,494
TOTAL OPER TRANSFERS & USE OF RESERVES			-	173,504	-	-	-	-	-	-	821,325	-	2,665	-	-	997,494
ENDING BUDGET BALANCE			240,144	341,467	382,663	42,273	1	-	-	-	-	-	-	-	-	1,006,548

PUBLIC HOUSING CONSOLIDATED

OPERATING BUDGET

OCTOBER 1, 2023 – SEPTEMBER 30, 2024

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/24
Public Housing Consolidated

Direct **Project Level**

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	TOTALS
REVENUES												
703	311001	Dwelling Rental Income	861,500	423,000	467,160	687,740	456,000	363,000	549,637	35,000	-	3,843,037
704	312001	Excess Utilities	50,000	-	29,324	-	25,000	-	24,900	-	-	129,224
704	34300x	Tenant Revenue - Other	30,000	6,000	21,393	10,800	10,000	4,900	25,970	-	-	109,063
		Total Tenant Revenue	941,500	429,000	517,877	698,540	491,000	367,900	600,507	35,000	-	4,081,324
706	341001	HUD Grants - Operating Subsidy	1,084,445	837,257	703,175	451,149	602,152	218,581	542,072	100,328	-	4,545,604
706	341003	HUD Grants - Utility Subsidy	722,964	209,314	378,632	340,341	258,065	164,894	318,360	5,280	-	2,397,850
706	341002	HUD Grants - S8 Admin Fee	-	-	-	-	-	-	-	-	-	-
708	34200x	Other Govt Grants (City & State)	-	-	-	-	-	-	-	-	-	-
715	314001	Section 8 Rental Income	-	-	-	-	-	-	-	-	-	-
		Total Govt Grants	1,807,409	1,046,571	1,081,807	791,490	860,217	383,475	860,432	105,608	-	6,943,454
715	348010	Other Revenue	33,040	7,200	-	51,000	2,000	-	17,000	2,000	-	112,240
707	348001	Property Management Fees	-	-	-	-	-	-	-	-	-	-
707	348002	Service Fees	-	-	-	-	-	-	-	-	-	-
707	348003	Asset Management Fees	-	-	-	-	-	-	-	-	-	-
707	348004	Bookkeeping Fees	-	-	-	-	-	-	-	-	-	-
		Total Fees	-	-	-	-	-	-	-	-	-	-
		Total Revenues	2,781,949	1,482,771	1,599,684	1,541,030	1,353,217	751,375	1,477,939	142,608	-	11,137,018
ROUTINE OPERATING EXPENSES												
Administrative												
911	411001	Salaries - Regular	138,938	70,971	104,941	80,202	73,406	63,170	80,532	4,254	-	\$16,414
911	411001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Administrative Salaries	138,938	70,971	104,941	80,202	73,406	63,170	80,532	4,254	-	\$16,414
915	411002	Employee Benefit Contributions- Admin	48,628	24,840	36,729	28,071	25,692	22,110	28,186	1,489	-	215,745
916	412001	Legal Expense	40,000	12,000	10,000	3,000	10,000	7,000	15,000	250	-	97,250
916	412002	Training	3,000	2,500	2,500	-	5,600	2,200	2,000	55	-	17,855
916	412003	Travel	200	1,500	500	100	1,200	250	500	25	-	4,275
916	412006	Accounting, Auditing Fees	4,450	3,000	3,150	4,000	3,000	-	2,500	300	-	20,400
916	419001	Literature (Publications)	300	450	100	-	-	-	100	40	-	990
916	419002	Dues, Fees	8,700	8,000	900	500	1,000	600	500	125	-	20,325
916	419003	Bank Fees	50	20	50	40	50	30	50	25	-	315
916	419004	Collection Costs	2,000	500	500	200	1,000	50	100	100	-	4,450
916	419006	Postage & Mailing	9,500	4,500	2,000	3,000	5,000	1,500	2,800	50	-	28,350
916	419007	Printing, Copying	6,000	500	800	300	1,500	1,000	200	50	-	10,350
916	419008	Paper, Office Supplies	7,500	6,000	8,000	2,500	3,000	7,000	3,000	-	-	37,000
916	419009	Phone	13,500	3,500	3,000	1,800	2,200	2,200	2,500	400	-	29,100
916	419010	Sundry - Other	4,500	2,200	2,000	600	3,000	1,000	2,000	30	-	15,330
916	419011	Computer Hardware & Software	40,520	25,000	20,000	25,000	20,000	18,000	18,000	1,200	-	167,720
916	419012	Office Equip Maintenance	2,025	1,200	3,115	-	1,500	1,500	-	50	-	9,390
916	419013	Advertising & Marketing	13,200	5,500	2,500	4,000	3,000	2,200	1,800	65	-	32,265
916	419014	Consulting Fees	1,200	1,200	500	700	1,000	1,000	-	75	-	5,675
916	419021	Internet Contracts	7,000	7,800	4,500	10,000	2,200	4,000	2,600	-	-	38,100
916	419022	Expendable Admin Equip (<\$5000)	-	200	-	500	1,500	1,000	-	-	-	3,200
916	419023	Credit, Criminal Reports	5,000	2,000	3,000	1,500	2,500	1,500	2,500	125	-	18,125
		Total Other Operating Administrative	168,645	87,570	67,115	57,740	68,250	52,030	56,150	2,965	-	560,465
913	419101	Property Management Fee	274,036	150,720	157,114	193,652	137,018	95,913	142,499	19,183	-	1,170,135
913	419102	Bookkeeping Fee	26,730	14,702	15,325	18,889	13,365	9,356	13,900	1,871	-	114,138
	419103	Service Fee - Admin	8,448	20,066	10,485	17,537	14,325	15,186	8,552	184	-	94,783
		Total Administrative	665,425	368,869	391,709	396,091	332,056	257,765	329,819	29,946	-	2,771,680

Roanoke Redevelopment & Housing Authority

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/24

Public Housing Consolidated

Total Units 1,281

Direct

Project Level

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
Tenant Services												
921	421001	Salaries - Regular	14,429	8,156	10,002	30,167	7,528	21,671	7,528	1,255	-	100,736
921	421001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Tenant Services Salaries	14,429	8,156	10,002	30,167	7,528	21,671	7,528	1,255	-	100,736
923	421002	Employee Benefit Contributions- TS	5,050	2,855	3,501	10,558	2,635	7,585	2,635	439	-	35,258
924	422001	Scholarships/Educ assist	500	-	-	-	-	-	-	-	-	500
922	422003	Relocation Costs	7,000	-	3,400	2,000	8,000	600	2,000	-	-	23,000
924	422005	Resident Participation Funding	4,500	2,475	2,580	3,180	2,250	1,575	2,340	315	-	19,215
924	422006	Resident Council Funding	3,000	1,650	1,720	2,120	1,500	1,050	1,410	185	-	12,635
924	422007	Stipends	-	-	-	-	-	-	-	-	-	-
924	422010	Other services	4,900	1,500	1,000	6,000	3,000	2,500	1,600	100	-	20,600
924	423002	Travel - staff	850	50	100	150	-	150	-	-	-	1,300
924	423003	Misc Admin Costs	1,900	600	500	1,600	-	1,000	-	75	-	5,675
924	423004	Training - staff	2,000	1,000	500	200	1,000	225	1,000	-	-	5,925
		Total Tenant Services - Other	24,650	7,275	9,800	15,250	15,750	7,100	8,350	675	-	88,850
		Total Tenant Services	44,129	18,286	23,303	55,975	25,913	36,356	18,513	2,369	-	224,844
Utilities												
931	431001	Water	125,600	70,000	102,276	50,000	56,000	25,000	48,000	300	-	477,176
936	439001	Sewer	120,720	70,000	97,678	40,000	5,500	21,000	45,000	500	-	400,398
932	432001	Electricity	162,200	45,000	82,522	90,000	80,000	81,000	70,000	1,000	-	611,722
933	433001	Gas	242,000	14,500	149,456	55,000	94,000	66,000	98,000	-	-	718,956
938	434001	Storm Water	10,700	6,000	10,225	-	13,000	2,000	13,000	1,000	-	55,925
		Total Utilities	661,220	205,500	442,157	235,000	248,500	195,000	274,000	2,800	-	2,264,177
Ordinary Maintenance & Operations												
941	441001	Maintenance Salaries	186,047	169,673	169,629	104,286	124,895	85,061	136,760	1,580	-	977,931
941	441001	Maintenance - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Maintenance Labor	186,047	169,673	169,629	104,286	124,895	85,061	136,760	1,580	-	977,931
945	441002	Employee Benefit Contributions - Maint	65,116	59,386	59,370	36,500	43,713	29,771	47,866	553	-	342,275
942	442001	Chemical Supplies	1,000	500	2,000	300	2,200	3,000	1,000	75	-	10,075
942	442002	Electrical Supplies	5,000	5,600	3,000	1,500	4,000	3,500	9,000	300	-	31,900
942	442003	Appliance Parts	3,000	2,000	1,000	1,500	2,500	1,500	1,000	800	-	13,300
942	442004	Expendable Equip < \$5,000	3,000	1,000	500	-	4,500	1,000	2,500	-	-	12,500
942	442005	Pest Control Supplies	500	500	100	100	200	150	-	200	-	1,750
942	442006	Gasoline	6,000	7,000	4,000	1,000	4,500	7,000	5,000	100	-	34,600
942	442007	Door & Window Parts	10,000	5,800	50,300	1,500	2,500	800	28,500	200	-	99,600
942	442008	Janitorial Supplies	10,400	17,000	1,200	8,000	3,500	4,000	5,000	200	-	49,300
942	442009	Building Materials	7,600	63,000	600	3,000	6,500	2,500	31,000	2,000	-	116,200
942	442010	Paint Supplies	8,000	17,000	8,000	3,500	5,000	1,000	8,000	800	-	51,300
942	442011	Plumbing Materials	15,000	8,000	3,400	6,000	7,000	3,000	8,000	200	-	50,600
942	442012	Safety Equipment & Materials	5,000	2,000	500	500	2,500	1,000	2,000	200	-	13,700
942	442013	HVAC Supplies	10,000	21,300	2,200	1,000	19,000	5,000	1,000	400	-	59,900
942	442014	Landscaping	500	-	-	1,500	1,000	200	1,000	-	-	4,200
942	442015	Other	1,000	3,500	200	500	900	100	500	-	-	6,700
942	442016	Auto Parts	500	1,000	500	200	1,500	250	500	-	-	4,450
942	442017	Power Tools & Hand Tools	2,000	5,600	1,200	2,000	3,000	500	1,500	300	-	16,100
942	442018	Grounds Equip Parts	500	-	-	500	-	500	500	-	-	2,000
942	442019	Appliances	8,000	50,000	10,000	3,000	5,000	5,000	10,000	3,000	-	94,000
		Total Materials	97,000	210,800	88,700	35,600	75,300	40,000	116,000	8,775	-	672,175
943	443001	Grounds Care Services	95,000	52,000	70,000	10,000	47,000	1,500	28,000	5,000	2,800	\$11,300
943	443002	Electrical Services	30,000	5,000	24,200	5,000	10,000	6,000	2,000	1,000	-	83,200

Roanoke Redevelopment & Housing Authority

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/24

Public Housing Consolidated

Total Units

1,281

Direct

Project Level

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
943	443003	Elevator Maintenance	3,440	2,000	-	15,000	-	16,500	-	-	-	36,940
943	443004	Ground Care Equipment	500	-	-	500	3,000	200	3,000	-	-	7,200
943	443005	Building	170,000	55,000	40,000	75,000	47,000	-	155,000	36,000	-	578,000
943	443006	HVAC Systems	83,000	15,000	10,000	55,000	30,000	10,000	38,000	2,500	-	243,500
943	443007	Janitorial	15,250	1,000	1,000	9,000	-	1,000	-	200	-	27,450
943	443008	Communications	4,000	900	600	1,100	750	500	600	150	-	8,600
943	443009	Painting & Cleaning	110,000	5,000	20,000	40,000	12,000	4,000	35,000	2,000	-	228,000
943	443010	Trash Removal	76,164	47,000	50,000	11,000	37,000	5,000	20,000	8,500	-	254,664
943	443011	Uniforms	5,000	5,000	3,200	1,400	2,200	1,300	1,000	200	-	19,300
943	443012	Vehicle Repair	3,000	11,000	2,000	1,500	4,500	500	4,000	-	-	26,500
943	443013	Plumbing Contractors	55,000	4,000	65,000	30,000	68,000	5,000	5,000	500	-	232,500
943	443014	Inspections	5,000	6,500	1,000	7,000	2,000	3,000	2,500	500	-	27,500
943	443015	Other	9,750	15,100	2,500	12,500	4,000	-	1,500	-	-	45,350
943	443016	Safety & Health	4,000	2,000	1,000	1,000	25,000	500	4,000	500	-	38,000
943	443019	Boiler Inspection & Certificate	2,000	-	500	-	-	-	-	-	-	2,500
943	443020	Extermination	18,000	9,000	9,000	13,000	20,000	7,500	9,000	1,200	-	86,700
943	443022	Temporary Maintenance Labor	-	-	-	-	-	-	-	-	-	-
943	443024	Floor, Carpet Replacement	-	2,500	1,500	2,000	1,500	-	2,000	12,000	-	21,500
943	443025	Appliance Repair	-	-	-	2,000	-	-	-	200	-	2,200
		Total Contract Costs	689,104	238,000	301,500	292,000	313,950	62,500	310,600	70,450	2,800	2,280,904
943	443075	Service Fee Expense - Maintenance	12,992	8,160	4,164	2,002	5,424	1,368	3,476	1,918	-	39,504
		Total Ordinary Maintenance & Operativ	1,050,259	686,019	623,363	470,388	563,282	218,700	614,702	83,276	2,800	4,312,789
Protective Services												
952	44800x	Contract Costs	90,020	34,150	60,000	65,000	34,000	33,000	27,000	-	-	343,170
		Total Protective Services	90,020	34,150	60,000	65,000	34,000	33,000	27,000	-	-	343,170
General												
961	451001	Fidelity Bond Insurance	1,566	79	79	80	90	55	77	-	-	2,026
961	451002	Fire & Extended Coverage Insurance	43,592	21,000	24,000	26,800	21,000	13,500	25,000	3,200	-	178,092
961	451003	General Liability Insurance	17,600	8,600	9,305	10,500	7,100	5,000	8,700	4,200	-	71,005
961	451004	Public Officials Liability Insurance	400	270	270	300	350	175	390	5	-	2,160
961	451005	Flood Insurance	-	-	3,900	-	7,000	-	22,660	-	-	33,560
961	451006	Workmans Compensation Insurance	9,400	3,800	4,700	4,000	3,400	2,500	3,500	50	-	31,350
961	451007	Insurance - Other	-	-	-	-	-	-	-	-	-	-
961	451008	Automotive Insurance	4,850	4,540	3,700	1,960	2,725	1,300	3,575	-	-	22,650
		Total Insurance	77,408	38,289	45,954	43,640	41,665	22,530	63,902	7,455	-	340,843
963	452002	Payment in Lieu of Taxes (PILOT)	20,028	21,750	2,500	45,274	20,750	16,800	27,564	3,220	-	157,886
964	45700x	Collection Losses (Charge Offs)	167,000	45,000	26,500	5,000	32,000	4,336	41,000	8,500	-	329,336
962	459001	Misc General Expenses	-	-	-	-	-	-	-	-	-	-
920	459002	Asset Management Fee	36,000	19,800	20,640	25,440	18,000	12,600	18,720	2,520	-	153,720
		Total General	300,436	124,839	95,594	119,354	112,415	56,266	151,186	21,695	-	981,785
TOTAL ROUTINE OPERATING EXPENSES			2,811,489	1,437,663	1,636,126	1,341,808	1,316,166	797,087	1,415,220	140,086	2,800	10,898,445
OPERATING REVENUES LESS OPERATING EXPENSES			(29,540)	45,108	(36,442)	199,222	37,051	(45,712)	62,719	2,522	(2,800)	238,573
NON-ROUTINE EXPENSES												
971	461003	Extraordinary Maintenance	-	11,600	-	-	-	59,010	-	-	-	70,610
	xxxxxx	Capital Needs	-	-	-	-	-	-	-	-	-	-
TOTAL NON-ROUTINE EXPENSES			-	11,600	-	-	-	59,010	-	-	-	70,610
TOTAL EXPENSES			2,811,489	1,449,263	1,636,126	1,341,808	1,316,166	856,097	1,415,220	140,086	2,800	10,969,055
TOTAL REVENUES LESS TOTAL EXPENSES			(29,540)	33,508	(36,442)	199,222	37,051	(104,722)	62,719	2,522	(2,800)	167,963
OPERATING TRANSFERS & USE OF RESERVES												

Roanoke Redevelopment & Housing Authority

Direct

Project Level

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/24

Public Housing Consolidated

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	TOTALS
100	711001	Transfers In	-	-	-	-	-	-	-	-	-	-
100	711002	Transfers Out	-	-	-	-	-	-	-	-	-	-
	xxxxxx	Use of Reserves	29,540	-	36,442	-	-	104,722	-	-	2,800	173,504
TOTAL OPER TRANSFERS & USE OF RESERVES			29,540	-	36,442	-	-	104,722	-	-	2,800	173,504
ENDING BUDGET BALANCE			-	33,508	-	199,222	37,051	-	62,719	2,522	-	341,467