

Roanoke Redevelopment and Housing Authority

FINANCIAL STATEMENTS

Roanoke Redevelopment and Housing Authority

Table of Contents

September 30, 2023

<u>Contents</u>	<u>Page</u>
Independent Auditor's Report	1-4
Management's Discussion and Analysis	5-10
Basic Financial Statements	11
Statement of Net Position	12-13
Statement of Revenues, Expenses, and Changes in Net Position	14
Statement of Cash Flows	15-16
Notes to Financial Statements	17-40
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	41-42
Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required By the Uniform Guidance	43-45
Schedule of Expenditures of Federal Awards	46
Notes to Schedule of Federal Awards	47
Schedule of Findings and Questioned Costs	48-50
Supplementary Information	51
Schedule of Changes in Employer's Net Pension Liability	52
Employer Contribution Schedule	53
Schedule of Changes in Total OPEB Liability	54
Financial Data Schedule	55-68
Independent Accountant's Report on Applying Agreed-Upon Procedures	69-70



INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Roanoke Redevelopment and Housing Authority:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities (primary government) and the aggregate discretely presented component units of the Roanoke Redevelopment and Housing Authority, (the "Authority"), as of and for the year ended September 30, 2023 and the related notes to the financial statements, which collectively comprise the Roanoke Redevelopment and Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units, of the Roanoke Redevelopment and Housing Authority, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Roanoke Redevelopment and Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Roanoke Redevelopment and Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Roanoke Redevelopment and Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Roanoke Redevelopment and Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 10, the schedules related to accounting and reporting for pensions on pages 52 and 53 and the schedules related to accounting and reporting for postemployment benefits other than pensions on page 54, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Roanoke Redevelopment and Housing Authority's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the basic financial statement and is presented for the purpose of additional analysis as required by the U.S. Department of Housing and Urban Development. The Schedule of Expenditures of Federal Awards and the Financial Data Schedule are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards and financial data schedule are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 1, 2024, on our consideration of the Roanoke Redevelopment and Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Roanoke Redevelopment and Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Roanoke Redevelopment and Housing Authority's internal control over financial reporting and compliance.



Toms River, New Jersey
April 1, 2024

ROANOKE REDEVELOPMENT & HOUSING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

The Roanoke Redevelopment and Housing Authority (the Authority or RRHA) is a political subdivision of the Commonwealth of Virginia empowered to implement housing, community development, redevelopment, and revitalization programs within the City of Roanoke (the City). The City created the Authority in 1949 under the provisions of the United States Housing Act of 1937. Under Title 36 of the Code of Virginia, the Authority has the power to acquire, lease, and improve property, to acquire via eminent domain, to make loans or grants, to investigate and determine whether an area is blighted, and to carry out a redevelopment plan in cooperation with local government.

The Authority presents this discussion and analysis of its financial activities for the fiscal year ending September 30, 2023. Please read this overview of the Authority's financial activities in conjunction with the financial statements beginning on page 12.

The discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The financial section of this report includes management's discussion and analysis, the basic financial statements, and other supplementary information. The basic financial statements are composed of two parts: the financial statements and the corresponding notes to the financial statements. The other supplementary information included in the financial section of the report presents required information as well as nonessential information considered of interest to readers of the report.

The primary focus of the Authority's financial statements is on the financial statements of a single business-type activity that combines all programs administered by the Authority. A separate column in the financial statements also shows the combined transactions of the Authority's real estate limited partnership component units.

The financial results of the discretely presented component units are not addressed in this management discussion and analysis.

FINANCIAL HIGHLIGHTS

The Authority's fiscal year 2023 major financial highlights included the following:

Total assets and liabilities of the Authority were approximately \$70.1 million and \$4.3 million respectively, with a total net position of \$65.8 million at September 30, 2023.

Total assets increased during the year by approximately \$5.4 million, primarily due to an increase in current and capital assets.

Total liabilities remained relatively the same for the year with very little change.

Total Revenues (including capital contributions and grants) and expenses were approximately \$37 million and \$32 million respectively.

Revenues are derived from various sources with approximately 83% received either directly from the U. S. Department of Housing and Urban Development (HUD), the State of Virginia, or indirectly from the City. Rental Revenues account for an additional 12% of total revenue; the remaining 5% of revenue balance is derived from miscellaneous fees for services, and non-operating sources (miscellaneous leasing fees).

MANAGEMENT'S DISCUSSION AND ANALYSIS - continued

AUTHORITY FINANCIAL STATEMENTS

The Authority's mission focuses on the planning, design, construction, preservation, rehabilitation, financing, and management of housing, primarily for low- and moderate-income households, assisting in the revitalization of neighborhoods, and redevelopment of commercial and industrial areas in the City of Roanoke. As of September 30, 2023, the Authority owned over 1279 residential units that are leased to low-income families and individuals. In addition, housing assistance was paid to over 2,057 households under the Federal Housing Choice Voucher program for privately owned existing housing.

BASIC FINANCIAL STATEMENTS

The Authority is presenting its fiscal year 2023 management's discussion and analysis based on the financial results of its enterprise programs in three basic financial statements - the statement of net position; the statement of revenues, expenses and changes in net position; and the statement of cash flows. The statement of net position reports all financial and capital assets of the Authority and is presented in a format where assets equal liabilities plus net position. Net position is broken down into the following three categories:

- *Net position, invested in capital assets, net of related debt* consists of all capital assets net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
- *Restricted net position* consists of assets that are restricted by constraints placed on the asset by external parties, such as, creditors, grantors, contributors, laws, or regulations reduced by liabilities payable from such assets.
- *Unrestricted net position* consists of net position that do not meet the definition of net position invested in capital assets, net of related debt, or restricted net position.

The statement of revenues, expenses, and changes in net position includes operating revenues, such as operating grants and rental income; operating expenses, such as administrative, utilities, maintenance, and depreciation; and non-operating revenues and expenses, such as investment income, interest expense, capital contributions and special items, such as impairment loss on capital assets. The statement's focus is the change in net position, which is similar to net income or loss.

Finally, a statement of cash flows is included, which discloses net cash flows from operating activities, capital and related financing activities, investing activities and noncapital financing activities.

These basic financial statements utilize the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized in the period they are earned and expenses in the period they are incurred.

These financial statements represent over a dozen programs and activities. Most of these programs are financed by federal grants from HUD, rents, and other user charges resulting from operations of subsidized housing, by development and financing fees.

MANAGEMENT'S DISCUSSION AND ANALYSIS - continued

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTERPRISE FUND)

The following table summarizes the changes in net position between September 30, 2023 and 2022 for the Authority as a whole:

	<u>2023</u>	<u>2022</u>	<u>NET CHANGE</u>	<u>%</u>
Cash	\$ 22,658,683	\$ 22,736,545	\$ (77,862)	-0.34%
Current Assets	3,009,536	1,499,757	1,509,779	100.67%
Non-current Assets	1,494,382	1,818,239	(323,857)	-17.81%
Capital Assets - Net	42,953,860	38,710,433	4,243,427	10.96%
Total Assets	<u>70,116,461</u>	<u>64,764,974</u>	<u>5,351,487</u>	<u>8.26%</u>
Current Liabilities	3,360,629	3,092,754	267,875	8.66%
Non-current Liabilities	952,648	1,214,517	(261,869)	-21.56%
Total Liabilities	<u>4,313,277</u>	<u>4,307,271</u>	<u>6,006</u>	<u>0.14%</u>
Invested in Capital Assets -net of Related Debt	42,953,860	38,710,433	4,243,427	10.96%
Restricted Net Position	41,839	51,988	(10,149)	-19.52%
Unrestricted Net Position	22,807,485	21,695,282	1,112,203	5.13%
Total Net Position	<u>\$ 65,803,184</u>	<u>\$ 60,457,703</u>	<u>\$ 5,345,481</u>	<u>8.84%</u>

Total assets of the Authority increased \$5,351,487 for the 2023 fiscal year due primarily to an increase in current and capital assets. Cash decreased approximately \$(77,862) (.34%) due to an increase in total expenses for the Authority's programs.

Current assets increased approximately 100% as a result of an increase in accounts receivable HUD, VHDA and tenants. Prepaid expenses increased approximately 13% which also contributed to the increase in current assets for insurance and leases.

Noncurrent assets decreased 18% primarily due to increase in total pension liability and reduction of pension investment income. Capital Assets increased \$4.2 million due to increases in land, building and improvements, and construction in progress.

Total liabilities increased \$6,000 due to accrued wages and benefits, deferred revenues, and other current liabilities. Current liabilities increased due to an increase in deferred revenues for tower and office leases, as well as unearned revenue in the State Rental Assistance program.

Non-current liabilities decreased due to a decrease in Deferred Inflow of Resources from the Retirement Pension of over \$418,000 which was offset by an increase of \$157,000 in the combined liabilities of the Family Self Sufficiency Program, Other Postemployment Benefits (OPEB), and net Pension liability.

Total net position increased approximately \$5.3 million due to the increases in Capital Assets and Unrestricted Net Position. Investments in Capital Assets increased due to the increase in construction in progress for several large capital improvement projects. Restricted Net Position decreased \$10,149 due to a \$36,836 increase in the FSS Forfeiture Account, while the HCV and EHV program received housing assistance payments of \$49,537 and \$2,552 respectively during 2022 which were not spent until 2023. The Emergency Housing Voucher Program (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV HUD is providing public housing authorities with 70,000 housing choice vouchers in order to assist individuals and families who are homeless or at risk of homelessness. Starting July 1, 2021 HUD provided RRHA a total of 26 vouchers to be used for this purpose. As of September 30, 2023 a total of 23 have been leased.

Unrestricted Net Position increased primarily through operating activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS - continued

The following table summarizes the changes in operations between fiscal years 2023 and 2022 for the Authority as a whole:

	<u>2023</u>	<u>2022</u>	<u>NET CHANGE</u>	<u>%</u>
Tenant Rental Revenue	\$ 4,270,518	\$4,034,142	\$ 236,376	5.86%
HUD Operating Grants	26,531,419	23,129,966	3,401,453	14.71%
Other Revenue	2,033,438	(13,701)	2,047,139	-14941.53%
Total Operating Revenue	<u>32,835,375</u>	<u>27,150,407</u>	<u>5,684,968</u>	<u>20.94%</u>
Operating Expenses:				
Administrative	3,707,896	3,341,087	366,809	10.98%
Tenant Services	706,521	681,014	25,507	3.75%
Utilities	2,361,581	2,135,387	226,194	10.59%
Maintenance	4,546,642	3,252,146	1,294,496	39.80%
Protective Services	279,594	167,801	111,793	66.62%
General Expenses	1,401,844	1,143,269	258,575	22.62%
Extraordinary Maintenance	15,380	525,945	(510,565)	-97.08%
Housing Assistance Payments	16,369,412	14,490,869	1,878,543	12.96%
Depreciation	2,298,523	2,169,050	129,473	5.97%
Total Operating Expenses	<u>31,687,393</u>	<u>27,906,568</u>	<u>3,780,825</u>	<u>13.55%</u>
Operating Income/(Loss)	1,147,982	(756,161)	1,904,143	-251.82%
Non-operating Revenue (Expenses):				
Investment Income/ Mortgage Interest	260	139	121	87.05%
Interest Expense	(765)	-	(765)	100.00%
Casualty losses	(64,174)	(19,000)	(45,174)	237.76%
Gain on the Sale of Capital Assets	-	73,050	(73,050)	-100.00%
Non-operating Gain/(Loss)	<u>(64,679)</u>	<u>54,189</u>	<u>(118,868)</u>	<u>-219.36%</u>
HUD Capital Grants	<u>4,262,178</u>	<u>4,814,649</u>	<u>(552,471)</u>	<u>-11.47%</u>
Change in net position	<u>5,345,481</u>	<u>4,112,677</u>	<u>1,232,804</u>	<u>29.98%</u>
Beginning Net Position	60,457,703	56,345,026	4,112,677	7.30%
Equity Adjustments	<u>-</u>	<u>-</u>	<u>-</u>	
Total Net Position	<u>\$ 65,803,184</u>	<u>\$ 60,457,703</u>	<u>\$ 5,345,481</u>	<u>8.84%</u>

Total Operating Revenue increased \$5.7 million primarily due to an overall increase in HUD and Other government grants.

Tenant Rental Revenue increased due to higher dwelling rents charged to the tenants in 2023 than in 2022.

HUD Operating grants increased \$3.4 million due to increased subsidy in all the federally funded programs.

Other Revenue increased \$2.0 million mainly due to a \$3.8 million VHDA revitalization grant the Authority was awarded to complete capital improvement projects at its public housing development sites for Melrose Towers, Hunt Manor/Bluestone Park. The grant was awarded to assist with window replacements at Melrose Towers, heat system replacement at Hunt Manor, and to build two new units at Bluestone.

Total Operating expenses increased 14% due to an increase in the majority of expenses for material and contract costs resulting from higher labor and material costs in 2023 in most of the categories with the exception of extraordinary maintenance.

Administrative expenses increased 11% due to employee salary and benefit expenses. Hiring and staffing shortages continued to be a challenge for the Authority in 2023 due to changing employment expectations.

Tenant Services expenses increased 4% due to salaries and benefits, tenant relocation costs, and other services related to the Emergency Housing Vouchers Program and Jobs Plus Rent incentives.

MANAGEMENT'S DISCUSSION AND ANALYSIS - continued

Utility costs increased 11% in all categories due to rising vendor rates.

Maintenance expenses increased 40% due to increases in salary and benefits, materials, electrical, plumbing, unit turnarounds, and routine maintenance. Vendor rates continued to increase in 2023. Significant increases include unit turnarounds \$177,554 and routine maintenance increased \$672,794.

Protective Services increased 67% due to installation of more cameras at additional public housing sites. The Authority is in the process of installing more sophisticated cameras at its public housing developments. The Authority also has security patrols at the public housing high-rise apartments.

General Expenses increased 23% primarily due to the compensated absences benefits which increased \$13,264 and bad debt tenant expense which increased \$237,110.

Extraordinary Maintenance decreased 97% due to a decrease non-routine repairs in maintenance of Public Housing sites.

Housing Assistance Payments increased 13% due to an increase in units and costs per unit.

Depreciation increased 6% due to several capital fund grants that were closed into operations and annual depreciation expense.

An increase in operating revenues relative to the operating expenses resulted in an overall operating gain of \$1,147,982.

Casualty losses increased \$45,174 due to more auto and fire damages in the public housing program in 2023 than 2022.

The Authority's overall increase in Net Position for 2023 is a result of increased HUD funding over the 2022 levels.

MANAGEMENT'S DISCUSSION AND ANALYSIS - continued

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets:

The following table summarizes the changes in capital assets between September 30, 2022 and 2021:

	<u>2023</u>	<u>2022</u>	<u>Net Change</u>	<u>Variance</u>
Land	\$ 14,821,593	\$ 14,469,593	\$ 352,000	2.43%
Infrastructure	3,109,317	3,109,317	-	0.00%
Buildings and Improvements	84,098,195	82,853,858	1,244,337	1.50%
Furniture and Equipment	3,468,770	3,400,671	68,099	2.00%
Construction in Progress	17,610,564	12,833,961	4,776,603	37.22%
Total	123,108,439	116,667,400	6,441,039	5.52%
Accumulated Depreciation	(80,154,579)	(77,956,967)	(2,197,612)	2.82%
Net Capital Assets	<u>\$ 42,953,860</u>	<u>\$ 38,710,433</u>	<u>\$ 4,243,427</u>	<u>10.96%</u>

Variances in capital assets were due to Public Housing modernization projects through the HOTMA program and capital funds.

Economic Factors

The Authority continues to face uncertainties regarding the subsidized funding levels provided by HUD for its assisted housing programs. These uncertainties have both an immediate and long range impact on the operations of the Authority. In 2023 the Authority received 83% of its funding from HUD.

For the 2023 calendar year, HUD funded Public Housing operating subsidy requests at 92.02% of the eligible amounts.

For the 2022 calendar year, HUD funded Public Housing operating subsidy requests at 104.93% of the eligible amounts.

For the 2021 calendar year, HUD funded Public Housing operating subsidy requests at 96.74% of the eligible amounts.

In the last twenty years, Public Housing Agencies have only been fully funded three times, which was 2002, 2010, and 2022.

The Capital Fund program funding continues to fall short of the Authority's annual capital needs which are prioritized and addressed according to urgency and available funding.

The Housing Choice Voucher (HCV) program HAP funding was 100.00% for calendar year 2023. This is the same as 2022.

HCV Administrative fees were funded at 97.38% for calendar year 2023, 89.55% for 2022, and 84.70% for 2021.

In addition to the uncertainties of federal funding for the 2023 fiscal year, the Authority also faces the challenge of escalating management costs for their programs. RRHA's management staff continues to closely monitor these programs and seek out innovative cost reduction measures to fulfill its mission.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the VP of Finance/CFO, Roanoke Redevelopment & Housing Authority, 2624 Salem Turnpike, NW, Roanoke, VA 24017 or visit our website at www.rkehousing.org.

BASIC FINANCIAL STATEMENTS

Roanoke Redevelopment and Housing Authority
Statement of Net Position
September 30, 2023

	<u>Enterprise Fund</u>	<u>Component Units</u>	<u>Total Reporting Entity</u>
CURRENT ASSETS:			
Cash and cash equivalents	\$ 20,662,693	748,773	21,411,466
Accounts receivable - other	2,380,035	559	2,380,594
Accounts receivable - tenants, net	241,459	45,964	287,423
Prepaid expenses	<u>388,042</u>	<u>37,716</u>	<u>425,758</u>
Total current assets	<u>23,672,229</u>	<u>833,012</u>	<u>24,505,241</u>
RESTRICTED ASSETS:			
Cash and cash equivalents	<u>1,995,990</u>	<u>573,255</u>	<u>2,569,245</u>
Total restricted assets	<u>1,995,990</u>	<u>573,255</u>	<u>2,569,245</u>
NONCURRENT ASSETS:			
Land, structures and equipment net of accumulated depreciation	<u>42,953,860</u>	<u>13,156,098</u>	<u>56,109,958</u>
Total fixed assets, net	<u>42,953,860</u>	<u>13,156,098</u>	<u>56,109,958</u>
Notes & mortgages receivable, non-current	451,035	-	451,035
Other assets	<u>850,220</u>	<u>-</u>	<u>850,220</u>
Total assets	<u>69,923,334</u>	<u>14,562,365</u>	<u>84,485,699</u>
DEFERRED OUTFLOWS OF RESOURCES:			
Deferred outflows	<u>193,127</u>	<u>-</u>	<u>193,127</u>
Total deferred outflows of resources	<u>193,127</u>	<u>-</u>	<u>193,127</u>
Total assets and deferred outflows of resources	<u>\$ 70,116,461</u>	<u>14,562,365</u>	<u>84,678,826</u>

Roanoke Redevelopment and Housing Authority
Statement of Net Position
September 30, 2023

	<u>Enterprise Fund</u>	<u>Component Units</u>	<u>Total Reporting Entity</u>
CURRENT LIABILITIES:			
Accounts payable	\$ 1,372,564	17,661	1,390,225
Accrued wages and payroll taxes	137,796	-	137,796
Accrued compensated absences	116,970	-	116,970
Accrued interest	-	9,689	9,689
Accrued liability - other	35,726	-	35,726
Tenant security deposits	153,240	30,750	183,990
Notes payable, current portion	-	97,743	97,743
Unearned revenues	1,340,037	14,586	1,354,623
Other current liabilities	<u>204,296</u>	<u>514</u>	<u>204,810</u>
Total current liabilities	<u>3,360,629</u>	<u>170,943</u>	<u>3,531,572</u>
NONCURRENT LIABILITIES:			
Notes payable, excluding current portion	-	6,714,447	6,714,447
Other liabilities	<u>797,925</u>	<u>1,283,301</u>	<u>2,081,226</u>
Total noncurrent liabilities	<u>797,925</u>	<u>7,997,748</u>	<u>8,795,673</u>
Total liabilities	<u>4,158,554</u>	<u>8,168,691</u>	<u>12,327,245</u>
DEFERRED INFLOWS OF RESOURCES:			
Deferred inflows	<u>154,723</u>	<u>-</u>	<u>154,723</u>
Total deferred inflows of resources	<u>154,723</u>	<u>-</u>	<u>154,723</u>
NET POSITION:			
Invested in capital assets, net	42,953,860	6,386,443	49,340,303
Restricted	41,839	542,347	584,186
Unrestricted	<u>22,807,485</u>	<u>(535,116)</u>	<u>22,272,369</u>
Total net position	<u>65,803,184</u>	<u>6,393,674</u>	<u>72,196,858</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 70,116,461</u>	<u>14,562,365</u>	<u>84,678,826</u>

Roanoke Redevelopment and Housing Authority
Statement of Revenues, Expenses, and Changes
in Net Position
For the Year Ended September 30, 2023

	Enterprise <u>Fund</u>	Component <u>Units</u>	Total Reporting <u>Entity</u>
Operating revenues:			
Tenant revenue	\$ 4,270,518	961,377	5,231,895
HUD operating grants	26,531,419	-	26,531,419
Other government grants	113,666	-	113,666
Other revenue	<u>1,919,772</u>	<u>8,325</u>	<u>1,928,097</u>
 Total operating revenue	 <u>32,835,375</u>	 <u>969,702</u>	 <u>33,805,077</u>
Operating expenses:			
Administrative salaries	1,919,336	22,208	1,941,544
Other administrative expenses	1,788,560	99,100	1,887,660
Tenant / community services	706,521	707	707,228
Utility expense	2,361,581	61,586	2,423,167
Maintenance salaries	878,792	3,400	882,192
Maintenance other	3,667,850	244,500	3,912,350
Contract / protective services	279,594	9,553	289,147
Insurance	349,501	88,030	437,531
Other general expenses	282,947	-	282,947
Bad debt	616,481	79,839	696,320
Extraordinary maintenance	15,380	9,485	24,865
Payments in lieu of taxes	152,915	113,914	266,829
Housing assistance payments	16,369,412	-	16,369,412
Depreciation	<u>2,298,523</u>	<u>673,122</u>	<u>2,971,645</u>
 Total operating expenses	 <u>31,687,393</u>	 <u>1,405,444</u>	 <u>33,092,837</u>
 Operating income (loss)	 <u>1,147,982</u>	 <u>(435,742)</u>	 <u>712,240</u>
Non-operating revenues (expenses):			
Investment income / mortgage interest	260	1,669	1,929
Interest expense	(765)	(121,655)	(122,420)
Casualty losses	<u>(64,174)</u>	<u>-</u>	<u>(64,174)</u>
 Total non-operating revenues (expenses)	 <u>(64,679)</u>	 <u>(119,986)</u>	 <u>(184,665)</u>
 Income (Loss) before capital grants	 1,083,303	 (555,728)	 527,575
Capital grants	<u>4,262,178</u>	<u>-</u>	<u>4,262,178</u>
 Change in net position	 5,345,481	 (555,728)	 4,789,753
 Total net position, beginning	 <u>60,457,703</u>	 <u>6,949,402</u>	 <u>67,407,105</u>
 Total net position, end of year	 <u>\$ 65,803,184</u>	 <u>6,393,674</u>	 <u>72,196,858</u>

Roanoke Redevelopment and Housing Authority
Statement of Cash Flows - All Enterprise Funds
For the Year Ended September 30, 2023

Cash Flows from Operating Activities:

Receipts from tenants	\$ 4,232,486
Receipts operating grants and subsidies	25,218,493
Other receipts	2,144,019
Payments to suppliers, employees and tenants	<u>(29,329,174)</u>

Net cash flows provided by operating activities 2,265,824

Cash Flows from Capital and Related Financing Activities:

Purchases of capital assets	(6,541,950)
Capital grant contributions	4,262,178
Casualty losses	<u>(64,174)</u>

Net cash flows used in capital and related financing activities (2,343,946)

Cash Flows from Investing Activities:

Interest and dividends	<u>260</u>
------------------------	------------

Net cash flows provided by investing activities 260

Net decrease in cash (77,862)

Cash at beginning of year 22,736,545

Cash at end of year \$ 22,658,683

Roanoke Redevelopment and Housing Authority
Statement of Cash Flows (continued) - All Enterprise Funds
For the Year Ended September 30, 2023

Reconciliation of operating income to cash provided by
operating activities

Operating income		\$ 1,147,982
Items which did not provide (use) cash:		
Depreciation		2,298,523
Bad debt		616,481
Deferred Outflows of Resources		99,610
Deferred Inflows of Resources		(418,869)
Working capital changes which provided (used) cash:		
Accounts receivable - tenants		(654,513)
Accounts receivable - other		(1,426,592)
Other assets		224,247
Unearned revenue		202,664
Prepaid expenses		(45,155)
Accounts payable		(4,833)
Accrued expenses		27,820
Other liabilities		157,000
Tenant security deposits		(4,586)
Other current liabilities		<u>46,045</u>
Net cash provided by operating activities		<u>\$ 2,265,824</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements

For the Year Ended September 30, 2023

1. SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Accounting

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund.

The Authority has multiple programs which are accounted for as one business type activity for financial reporting purposes which are presented as the "enterprise fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting, and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable pronouncements issued by the Governmental Accounting Standards Board as well as pronouncements issued by the Financial Accounting Standards Board on or before November 30, 1989, and those issued after November 30, 1989 except where they conflict with or contradict Governmental Accounting Standards Board pronouncements.

B. Cash

The Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in the calculation of collateral required.

C. Accounts Receivable

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due.

An allowance for doubtful accounts is established to provide for all accounts that may not be collected in the future for any reason.

D. Prepaid Items

Prepaid items consists of payments made to vendors for services that will benefit future periods.

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Assets Held for Resale

These assets consist of foreclosure homes, rental and commercial properties. The foreclosure homes and rental properties are listed at actual cost while the commercial property is listed at actual cost less impairment.

F. Unearned Revenue

The Authority recognizes revenues as it is earned. Revenue received in advance of the period in which it is earned is recorded as a liability under deferred revenue.

G. Revenue Accounting Policies

Dwelling rental income, HUD Grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue are shown as non-operating income. The financial statements do not contain material inter-fund revenues and expenses for internal activity. The policy is to eliminate any material inter-fund revenues and expenses for these financial statements.

H. Property and Equipment

Property and equipment are recorded at cost. The capitalization threshold for non-infrastructure capital assets including machinery and equipment is \$5,000. The capitalization threshold for infrastructure related capital assets and any improvements that extend the useful life of the asset is \$50,000. All costs associated with the purchase or construction are considered for capitalization, including interest. Maintenance and repair costs are expensed while significant betterments are capitalized. Depreciation is computed using the straight-line method over the estimated useful lives of the assets and is expensed in the Statement of Revenues, Expenses, and Changes in Net Position. Estimated useful lives are as follows:

Dwellings and improvements	15-40 years
Furniture, equipment, and machinery	5 years
Infrastructure	30 years

I. Long-lived Assets

The Authority evaluates the carrying value of long-lived assets. When indications of an impairment are present, the recoverability of the carrying value of the assets in question are assessed based on the future undiscounted cash flows expected to result from their use. If the carrying value cannot be recovered, impairment losses are recognized to the extent the carrying value exceeds fair value.

J. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

J. Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time.

K. Change in Accounting Principles

On September 30, 2023, the Authority implemented the Governmental Accounting Standards Boards Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). Statement No. 96 is effective for reporting periods beginning after June 15, 2022, and all reporting periods thereafter. These changes were reviewed for the Authority's September 30, 2023 financial statements and had no effect on the beginning net position of the Authority. The Authority did not have any subscriptions that rose to an amount that required disclosure. The Authority will review new subscriptions annually to determine proper disclosure.

2. REPORTING ENTITY DEFINITION

The Roanoke Redevelopment and Housing Authority (the Authority or RRHA) was created by the City of Roanoke in 1949 under the provisions of the United States Housing Act of 1937. The Authority is governed by a seven member board of commissioners which are appointed by Roanoke's City Council for staggered four year terms. The Board elects a chairman and employs an Executive Director to administer the affairs of the Authority.

The Authority is a separate political subdivision of the State of Virginia. The Authority has complete legislative and administrative authority over its affairs and recruits and employs personnel. The Authority has substantial legal authority to control its affairs without local government approval therefore all operations of the Authority are a separate reporting entity as reflected in this report.

The Authority adopts an annual budget that is approved by the Board of Commissioners. Subsidies are received primarily from the Department of Housing and Urban Development (HUD). The Authority is responsible for its debts and is entitled to surpluses.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying certain criteria. These criteria include manifestation of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following component units:

2. REPORTING ENTITY DEFINITION (continued)

Discretely Presented Component Units

Roanoke Valley Housing Corporation (RVHC) - was created as a not-for-profit affiliate organization of the Authority and incorporated in 1995. RVHC was created to assist the Authority in its mission to provide affordable housing to low-income families in the City of Roanoke, (the City). Roanoke Valley Housing Corporation is the sole member of the general partner of Stepping Stone, LP, Indian Village, LP, Park Street Housing, LP, and Hurt Park, LP.

Stepping Stone, Limited Partnership (SSLP) The Authority has significant influence over the general partner, Stepping Stone Apartments, LLC, of a real estate limited partnership (SSLP) that has significant financial relationships with the Authority. The Authority has certain rights and responsibilities which enable it to impose its will on the limited partnership due to the significant influence over the general partner and financial relationships with the partnership.

The limited partnership was formed for the purpose of constructing 15 duplex units at the Villages at Lincoln. The Authority applied for and received an allocation of low-income housing tax credits from the Virginia Housing Development Authority. On November 10, 2003, the Authority conveyed 15 vacant lots to SSLP and construction began in August 2004. RVHC acted as the developer on this project which was completed in October 2005. Marketing for Stepping Stone Apartments began in January 2005 and rental of the duplex units to tenants began in March 2005.

The responsibility for management of the affairs of the limited partnership, and the ongoing management of Stepping Stone Apartments is vested with Stepping Stone Apartments, LLC. The Authority has entered into a fifteen-year agreement with SSLP to manage the thirty units over the life of the tax credit compliance period. The limited partnership's December 31, 2022 year-end financial statements are included within the Authority's basic financial statements. Inquiries regarding the limited partnership should be directed to the VP of Finance of Roanoke Redevelopment and Housing Authority, 2624 Salem Turnpike N.W., Roanoke, VA 24017.

Indian Village, Limited Partnership (IVLP) The Authority has significant influence over the general partner, Indian Village, LLC, a real estate limited partnership (IVLP) that has significant financial relationships with the Authority. The Authority has certain rights and responsibilities which enable it to impose its will on the limited partnership due to the significant influence over the general partner and financial relationships with the partnership.

The limited partnership was formed for the purpose of constructing and operating 24 apartment units. The Authority applied for and received low-income housing tax credits from the Virginia Housing Development Authority on March 11, 2005. Construction on the project began in June 2006 with RVHC as the developer and was completed in January 2008.

2. REPORTING ENTITY DEFINITION (continued)

Discretely Presented Component Units (continued)

Indian Village, Limited Partnership (IVLP) (continued) The responsibility for management of the affairs of the limited partnership, and the ongoing management of Hillcrest Heights Town Homes is vested with Indian Village, LLC. The Authority has entered into a fifteen year agreement with IVLP to manage the twenty-four units over the life of the tax credit compliance period. The limited partnership's December 31, 2022 year end financial statements are included within the Authority's basic financial statements. Inquires regarding the limited partnership should be directed to the VP of Finance of Roanoke and Redevelopment and Housing Authority, 2624 Salem Turnpike N.W., Roanoke, VA 24017.

Park Street Housing, Limited Partnership (PSLP) The Authority has significant influence over the general partner, Park Street Housing Development, LLC, a real estate limited partnership (PSLP) that has significant financial relationships with the Authority. The Authority has certain rights and responsibilities which enable it to impose its will on the limited partnership due to the significant influence over the general partner and financial relationships with the partnership.

The limited partnership was formed for the purpose of constructing and operating 25 apartment units. The Authority applied for an allocation of low income housing tax credits from the Virginia Housing Development Authority on March 11, 2005. Construction on the project began in April 2006 with RVHC as the developer and was completed in December 2007.

The responsibility for management of the affairs of the limited partnership, and the ongoing management of Park Street Square is vested with Park Street Housing Development, LLC. The Authority has entered into a fifteen year agreement with PSLP to manage the twenty-five units over the life of the tax credit compliance period. The limited partnership's December 31, 2022 year end financial statements are included within the Authority's basic financial statements. Inquiries regarding the limited partnership should be directed to the VP of Finance of Roanoke and Redevelopment and Housing Authority, 2624 Salem Turnpike N.W., Roanoke, VA 24017.

Hurt Park, Limited Partnership (HPLP) The Authority has significant influence over the general partner, Hurt Park, LLC, a real estate limited partnership (Hurt Park, LP) that has significant financial relationships with the Authority. The Authority has certain rights and responsibilities which enable it to impose its will on the limited partnership due to the significant influence over the general partner and financial relationships with the partnership.

The limited partnership was formed for the purpose of constructing and operating 40 apartment units. The Authority applied for and received low-income housing tax credits from the Virginia Housing Development Authority. Construction on the project began in 2007 with RVHC as the developer and was completed in May 2009.

2. REPORTING ENTITY DEFINITION (continued)

Discretely Presented Component Units (continued)

Hurt Park, Limited Partnership (HPLP) (continued) The responsibility for management of the affairs of the limited partnership is vested with the general partner. The limited partnership's December 31, 2022 year end financial statements are included within the Authority's basic financial statements. Inquiries regarding the limited partnership should be directed to the VP of Finance of Roanoke and Redevelopment and Housing Authority, 2624 Salem Turnpike N.W., Roanoke, VA 24017.

3. CASH AND INVESTMENT DEPOSITS

The U.S. Department of Housing and Urban Development, (HUD) requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements.

Deposits: The three credit risk categories are:

1. Insured or collateralized with securities held by the entity or by its agent (correspondent bank or Federal Reserve bank) in the entity's name.
2. Collateralized with securities held by the pledging financial institution trust department or agent in the entity's name.
3. Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent but not in the entity's name.

As of September 30, 2023, the carrying amount of the Enterprise fund's cash and cash equivalents (including restricted cash) was \$22,658,683. All funds are covered by the federal depository insurance or by collateral held by the Authority's agent in the Authority's name. The Authority is authorized by HUD to invest in time deposits, certificates of deposits and obligations of the U.S. Treasury.

4. CONTRACTUAL COMMITMENTS

The Authority had Total Outstanding Contractual Commitments of \$9,598,288 as of September 30, 2023.

5. RISK MANAGEMENT

The Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workman's compensation. The Authority established a risk management program for employee's group health insurance in 1995. The Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

6. CONCENTRATION OF RISK

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

7. SIGNIFICANT ESTIMATES

The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives of assets and to reserves for uncollectibility of notes and mortgages receivable. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

8. PENSION PLAN

The Authority became a member of the Virginia Retirement System (VRS) on January 1, 2012. VRS is the administrator of governmental retirement plans qualified under Section 401(a) of the Internal Revenue Code. It is governed by the provisions of Title 51.1 of the Code of Virginia. Changes to the law can be made only by an act of the General Assembly. VRS is an independent state agency and as provided in the Constitution of Virginia, its funds are separate from other state funds and can be used only to administer and pay benefits for members, retirees and beneficiaries.

The VRS plan for political subdivisions is an agent, multiple-employer defined benefit pension plan with separate cost-sharing pools for each locality and is administered by the Virginia Retirement System. All full-time permanent employees are required to enroll in the VRS upon employment. The Authority also offers enrollment in the VRS defined contribution plan on a voluntary basis for full time and part time employees; temporary and contract employees are not eligible to participate in either plan.

8. PENSION PLAN (continued)

The defined benefit plan provides a lifetime monthly benefit during retirement based on retirement multiplier as a percentage of the member's average 60 consecutive months of highest compensation multiplied by the member's total service credit. The retirement multiplier for the Authority employees (considered non-hazardous duty members) is 1.7% for Plan 1. For Plan 2 members whose service is before January 1, 2013, the multiplier is also 1.7%. Plan 2 members retirement multiplier changes to 1.65% for service beginning January 1, 2013 and after. For Hybrid members, the multiplier is 1.00%. Benefits vest after five years of service credit. Members earn one month of service credit for each month employed and for which they and the Authority paid contributions to VRS. The VRS administers three benefit structures for political subdivision employees - Plan 1, Plan 2, and Hybrid. The Authority employees are covered under Plan 2 (members joined on July 1, 2010 - December 31, 2013) or the Hybrid Plan (all members joined on January 1, 2014 or later). Members are eligible for unreduced benefits beginning at their normal Social Security retirement age with at least five years of service credit or when the sum of their age and service equals 90. They may retire with a reduced benefit as early as age 60 with at least five years of service credit.

Active Plan 2 members are required to contribute 5% of their creditable compensation per year. Active Hybrid members are required to contribute 4% of their creditable compensation to the defined benefit plan and 1% to the defined contribution component of the Hybrid Plan. The Authority's required contribution rate for July 1, 2020 through June 30, 2022 is 5.20%. The required contribution rate is actuarially determined based on the Authority's employee population, covered payroll, and the benefits the Authority elected to provide to its employees. The contribution requirement for active employees is governed by the Code of Virginia but may be impacted as a result of funding options provided to political subdivisions by the Virginia General Assembly.

Members of VRS also have benefit coverage in the form of life insurance, disability coverage, long-term care benefits, and survivor/beneficiary benefits.

The Cost-of-Living Adjustment (COLA) is deferred for one full calendar year after the member reaches unreduced retirement age. The deferred COLA does not apply to members who retire with twenty or more years of service. Members of all plans qualify for COLA on July 1 of the second calendar year after retirement.

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. PENSION PLAN (continued)

Actuarial Assumptions

The Authority's total pension liability was determined by applying certain procedures to the actuarial valuation as of June 30, 2022. The actuarial valuation used the following actuarial methods and assumptions, applied to all prior periods included in the measurement:

Valuation Date	June 30, 2022
Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percent of Pay, Closed
Payroll Growth Rate	3% / year
Remaining Amortization Period	12-21 years (decreasing by one each year in subsequent valuations until reaching 0 years)
Asset Valuation Method	5-Year, Smoothed Market
Investment Rate of Return*	6.75% / year
Inflation Assumption	2.50% / year
Projected Salary Increases*	
1) Non-LEO Members	3.50% To 5.35%
Cost-of-Living adjustment	
1) Plan 1 Members	2.50%
2) Plan 2 Members	2.25%
Marriage Assumption	100% of active employees are assumed to be married, with males two years older than females
Election of Deferred Termination Benefit	Terminating members are assumed to elect a return of contributions or a deferred annuity, whichever is most valuable at the time of termination. Termination benefits are assumed to commence at normal retirement.
Service Related Disability	Service related disability benefits do not include an adjustment for Social Security or Worker's Compensation benefits
Mortality Rates	15% of deaths are assumed to be service related
1) Pre-Retirement	Pub-2010 Amount Weighted General Employee Rates projected generationally; males set forward 2 years; 105% of rates for females set forward 3 years
2) Post-Retirement	Pub-2010 Amount Weighted General Healthy Retiree Rates projected generationally; 95% of rates for males set forward 2 years; 95% of rates for females set forward 1 year
3) Post-Disablement	Pub-2010 Amount Weighted General Disabled Rates projected generationally; 110% of rates for males set forward 3 years; 110% of rates for females set forward 2 years
4) Beneficiaries & Survivors	Pub-2010 Amount Weighted General Contingent Annuitant Rates projected generationally
5) Mortality Improvement	Rates projected generationally with Modified MP-2020 Improvement Scale that is 75% of the MP-2020 rates

* Includes Inflation of 2.50%

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. PENSION PLAN (continued)

Summary Table of Membership Statistics, Asset Values, and Contribution Rates

	<u>June 30, 2022</u>	<u>June 30, 2021</u>
1. Participants		
a. Actives	67	67
b. Transfers Out	11	11
c. Retirees and Beneficiaries	13	13
d. Retirees and Beneficiaries Elsewhere	-	-
e. LTD	-	-
f. Inactive, Vested	9	9
g. Inactive, Nonvested	<u>112</u>	<u>112</u>
Total	212	212
2. Covered Payroll	2,873,074	2,934,121
3. Expected Retirement Benefits	299,428	105,576
4. Assets		
a. Market Value of Assets	4,784,112	4,680,485
b. Actuarial Value of Assets	4,645,189	4,174,435
5. Actuarial Accrued Liability	3,982,008	3,627,237
6. Funded Ratio		
a. Market Value of Assets	127.46 %	127.46 %
b. Actuarial Value of Assets	113.68 %	113.68 %
7. Unfunded Actuarial Accrued Liability	(663,181)	(502,198)
8. Normal Cost Rate		
a. Gross Normal Cost Rate	8.79 %	9.05 %
b. Member Contribution Rate	<u>4.28 %</u>	<u>4.31 %</u>
c. Employer Normal Cost Rate (8a-8b)	4.51 %	4.74 %
9. Recommended Employer Contribution Rate for		Informational
Fiscal Year Ending	2023 & 2024	Purposes Only
a. Employer Normal Cost Rate	4.51 %	4.74 %
b. Amortization Charge	(1.56) %	(1.27) %
c. Administrative Expenses	0.09 %	0.08 %
d. DC Match	-	-
e. Plan Surcharge	<u>-</u>	<u>-</u>
f. Total(9a+9b+9c (not less than zero)+ 9d)	3.04 %	3.55 %
g. DC Contribution for Hybrid Members	1.21 %	0.98 %
h. Total Employer Rate (9f+9g)	4.25 %	4.53 %
10. Amortization Period	12-21	13-22

Normal Cost

	Currently	After Reform*
1. Normal Cost as Percent of Payroll	5.72 %	5.00 %
2. Covered Payroll	2,873,074	2,934,121

* Pension reforms enacted in 2012 which have not been fully realized are not expected to have a significant impact on the employer cost.

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. PENSION PLAN (continued)

Discount Rate

The discount rate applied in the measurement of the total pension liability was 6.75%. The discount rate determination does not use a municipal bond rate for the Roanoke Redevelopment and Housing Authority. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made per the VRS statutes and the employer contributions will be made in accordance with the VRS funding policy at rates equal to the difference between actuarially determined contribution rates adopted by the VRS Board and the member rate. The long-term expected rate of return on pension system investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension system investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and adding expected inflation.

Long-Term (LT) Expected Rate of Return

The long-term expected rate of return on pension system investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension system investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Arithmetic LT Expected Real Rate of Return</u>	<u>Weighted Avg LT Expected Rate of Return</u>
Public Equity	34.00 %	5.71 %	1.94 %
Fixed Income	15.00 %	2.04 %	0.31 %
Credit Strategies	14.00 %	4.78 %	0.67 %
Real Assets	14.00 %	4.47 %	0.63 %
Private Equity	14.00 %	9.73 %	1.36 %
MAPS-Multi-Asset Public Investment Strategies	6.00 %	3.73 %	0.22 %
PIP-Private Investment Partnerships	3.00 %	6.55 %	0.20 %
	<u>100.00 %</u>		<u>5.33 %</u>
Inflation			<u>2.50 %</u>
*Expected arithmetic nominal return			<u>7.83 %</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. PENSION PLAN (continued)

Sensitivity Analysis

GASB 68 requires disclosure of the sensitivity of the net pension liability to changes in the discount rate. The net pension liability was calculated using a discount rate of 6.75%. The table below presents the net pension liability calculated using the current discount rate of 6.75%, as well as 5.75% (1 percentage point lower), and 7.75% (1 percentage point higher).

	1.0% Decrease <u>(5.75%)</u>	Current Discount <u>(6.75%)</u>	1.0% Increase <u>(7.75%)</u>
Net Pension Liability	\$ (235,909)	\$ (783,051)	\$ (1,224,211)

Changes in Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Pension (b)	Net Pension Liability (a)-(b)
Balance at June 30, 2021	\$ <u>3,670,767</u>	\$ <u>4,680,485</u>	\$ <u>(1,009,718)</u>
Changes for the year:			
Service Cost	241,327	-	241,327
Interest	259,595	-	259,595
Benefit changes	-	-	-
Difference between expected and actual experience	(38,152)	-	(38,152)
Changes in assumptions	-	-	-
Contributions - employer	-	122,800	(122,800)
Contributions - employee	-	125,537	(125,537)
Net investment income	-	(9,459)	9,459
Benefit payments, including refund of employee contributions	(132,477)	(132,477)	-
Administrative expense	-	(2,849)	2,849
Other changes	-	74	(74)
	<u>330,293</u>	<u>103,626</u>	<u>226,667</u>
Balance at June 30, 2022	\$ <u>4,001,060</u>	\$ <u>4,784,111</u>	\$ <u>(783,051)</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. PENSION PLAN (continued)

Roll Forward of the Total Pension Liability

	<u>Actual</u>	<u>Actual Before</u> <u>Assumption</u> <u>Changes</u>	<u>Expected</u>
(a) TPL as of June 30, 2021	\$ 3,635,027	\$ 3,635,027	\$ 3,670,767
(b) Entry age normal cost for the period June 30, 2021-June 30,2022	241,327	241,327	241,327
(c) Actual benefit payments and refunds for the period June 30, 2021-June 30, 2022	132,477	132,477	132,477
(d) Changes in benefit terms	-	-	-
(e) TPL as of June 30, 2022 = (((a)+(b))*(1.07))-((c)*(1.035))+(d)	\$ 4,001,060	\$ 4,001,060	\$ 4,039,212
(f) Changes in Assumptions		-	
(g) Difference between expected and actual experience			\$ (38,152)

Changes in actuarial assumptions and methods

There were no changes in assumptions or other inputs that affected the measurement of the Total Pension Liability.

Changes in benefit terms

There have been no changes in benefit terms since the previous measurement date.

Deferred Inflows and Outflows

At September 30, 2023, the employer reported deferred outflows of resources and deferred inflows of resources as follows:

	<u>Deferred</u> <u>Outflows of</u> <u>Resources</u>	<u>Deferred</u> <u>Inflows of</u> <u>Resources</u>
Differences between expected and actual experience	\$ -	\$ 31,180
Changes of assumptions	12,120	-
Net differences between projected and actual earnings on plan investments	-	123,543
Employer contributions subsequent to the measurement date	<u>181,007</u>	<u>-</u>
Total	<u>\$ 193,127</u>	<u>\$ 154,723</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. PENSION PLAN (continued)

Amortization of Deferred (Inflows) and Outflows of Resources

Year ended June 30:	
2024	\$ (67,954)
2025	(55,088)
2026	(85,402)
2027	65,841
2028	-
Thereafter	-

Pension Expense

	<u>June 30, 2022</u>
Service Cost	\$ 241,327
Interest on the total pension liability	259,595
Current period benefit changes	-
Expensed portion of current period difference between expected and actual experience in the total pension liability	(17,745)
Expensed portion of current period changes of assumptions	-
Member contributions	(125,537)
Projected earnings on plan investments	(319,750)
Expensed portion of current period differences between actual and projected earnings on plan investments	65,842
Administrative expense	2,849
Other	(74)
Recognition of beginning deferred outflows of resources as pension expense	128,962
Recognition of beginning deferred inflows of resources as pension expense	<u>(209,752)</u>
Pension expense	<u>\$ 25,717</u>

Comprehensive annual financial reports that include financial statements and required supplementary information for the plan are available by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA 23218-2500 or from the VRS via web site at <http://www.varetire.org/Pdf/Publications/2022-annual-report.pdf>.

Individual reports on the actuarial valuation of the VRS plan relevant to the RRHA are available by writing the VP of Finance/CFO, Roanoke Redevelopment & Housing Authority at 2624 Salem Turnpike, NW, Roanoke, VA, 24017.

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

9. COMPENSATED ABSENCES

The Authority currently provides its employees paid time off (PTO) at various rates that are determined by tenure with the Authority. Upon voluntary termination from the Authority, an employee will be paid for any unused PTO balances up to 75 hours. Unused PTO balances of 75 hours or less are accrued as of September 30, 2023 and carried as a liability by the Authority.

Full time employees are eligible for an Extended Illness Bank which is funded only by employee contributions if the employee was hired after November 1, 2018, or funded by carryover from Limited Supplement balances and employee contributions if the employee was hired before November 1, 2018. The Extended Illness bank is expensed as used but not accrued.

10. ACCOUNTS RECEIVABLE

Accounts Receivable - Tenants

Accounts receivable - tenants for the Enterprise fund are shown at gross of \$1,096,291 less an allowance for doubtful accounts of \$854,832 for the year ended September 30, 2023.

Accounts Receivable - Other

Accounts Receivable - Other, consists of following:

	Enterprise Fund
Accounts receivable - HUD	\$ 861,665
Accounts receivable - fraud recovery	4,357
Account receivable - City of Roanoke	1,300,881
Accounts receivable - management & development fees	5,838
Accounts receivable - miscellaneous	<u>207,294</u>
	<u>\$ 2,380,035</u>

11. INTERPROGRAM ACTIVITY

The Authority manages a number of various programs. Due to a delay in HUD funding, some program charges may be paid by a parent program and subsequently reimbursed by the related grant when they are funded by HUD. Balances due for such charges are reflected in the Interprogram Due to/Due from account. Due from account balances. Interprograms at September 30, 2023 consisted of the following:

Low rent and Capital Fund Program	\$ 66,416
ROSS	(8,518)
Housing Choice Vouchers	3,507
PIH Family Self Sufficiency	(10,892)
COCC	1,155,870
PH Radon	(9,225)
VHDA PH Revital	(1,146,645)
FSS Escrow Forfeiture Funds	3,061
Jobs Plus Fund	<u>(53,574)</u>
	<u>\$ -</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

12. RESTRICTED CASH

The Authority's restricted cash consists of the following as of the end of the fiscal year:

	Enterprise Fund
Restricted for HAP Payments	\$ 1,266,781
Restricted for Emergency Housing Vouchers	32,116
Restricted for Tenant Security	153,240
Restricted for Tenant Services	38,099
Restricted for FSS Escrow	170,942
Restricted for Payment of Current Liability	<u>334,812</u>
	<u>\$ 1,995,990</u>

13. NOTES AND MORTGAGES RECEIVABLE

Notes and mortgages receivable at September 30, 2023 are as follows:

The Authority has a lease/purchase program for prospective homeowners. The purchasers of the homes finance their mortgages through banks, grants from other organizations and occasionally soft second mortgages from the Authority. These soft second mortgages are secured through deeds of trust and deferred purchase money notes bearing zero interest.

\$ 92,500

Note receivable from Park Street, LP includes an operating deficit general partner loan of \$42,535 with interest being waived. Full balance due on May 1, 2042.

42,535

Note receivable from Hurt Park, LP payable in full on February 5, 2045 with interest being waived and not forgiven. No principal due until payoff date.

316,000

Total	451,035
Less: current portion	-
Notes receivable, excluding current portion	<u>\$ 451,035</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

14. CAPITAL ASSETS

A summary of the Authority's Capital Assets at September 30, 2023 is as follows:

Enterprise Fund Detail:

	<u>BUSINESS ACTIVITIES</u>	<u>CDBG</u>	<u>PUBLIC HOUSING & CAPITAL FUND</u>	<u>PH Radon</u>
Land and Improvements	\$ 68,204	412,984	14,281,284	-
Construction in Process	-	-	15,691,467	9,225
Infrastructure	-	1,822,317	-	-
Building and Improvements	659,005	-	83,093,865	-
Furniture and Equipment	6,931	-	3,176,431	-
Less: Accumulated Depreciation	<u>(665,770)</u>	<u>(1,054,698)</u>	<u>(77,065,549)</u>	<u>-</u>
Total Property and Equipment	<u>\$ 68,370</u>	<u>1,180,603</u>	<u>39,177,498</u>	<u>9,225</u>
	<u>HOUSING CHOICE VOUCHERS</u>	<u>COCC</u>	<u>STATE/LOCAL</u>	<u>TOTAL</u>
Land and Improvements	\$ -	-	59,121	14,821,593
Construction in Process	-	26,350	1,883,522	17,610,564
Infrastructure	-	-	1,287,000	3,109,317
Building and Improvements	233,251	112,074	-	84,098,195
Furniture and Equipment	112,494	172,914	-	3,468,770
Less: Accumulated Depreciation	<u>(321,404)</u>	<u>(172,824)</u>	<u>(874,334)</u>	<u>(80,154,579)</u>
Total Property and Equipment	<u>\$ 24,341</u>	<u>138,514</u>	<u>2,355,309</u>	<u>42,953,860</u>

Enterprise Fund Summary:

	October 1, 2022 <u>Balance</u>	<u>Additions</u>	Transfers & <u>Deletions</u>	September 30, 2023 <u>Balance</u>
Land	\$ 14,469,593	-	352,000	14,821,593
Construction in Process	<u>12,833,961</u>	<u>6,443,898</u>	<u>(1,667,295)</u>	<u>17,610,564</u>
Total Assets not being depreciated	27,303,554	6,443,898	(1,315,295)	32,432,157
Infrastructure	3,109,317	-	-	3,109,317
Buildings and Improvements	82,853,858	74,356	1,169,981	84,098,195
Furniture and Equipment	<u>3,400,671</u>	<u>23,696</u>	<u>44,403</u>	<u>3,468,770</u>
Total Property and Equipment	116,667,400	6,541,950	(100,911)	123,108,439
Less: Accumulated Depreciation	<u>(77,956,967)</u>	<u>(2,298,523)</u>	<u>100,911</u>	<u>(80,154,579)</u>
Net Book Value	<u>\$ 38,710,433</u>	<u>4,243,427</u>	<u>-</u>	<u>42,953,860</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

15. ENTERPRISE FUND LONG-TERM LIABILITIES

Enterprise Fund Long-term liability activity for the year ended September 30, 2023, is as follows:

	October 1, 2022			September 30, 2023
	<u>Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u>
Accrued Compensated Absences	\$ 122,575	282,947	288,552	116,970
Accrued OPEB Liabilities	528,869	139,989	-	668,858
Other Long Term Liabilities	144,162	70,648	39,569	175,241
Less: Current Portion	<u>(154,681)</u>	<u>(303,554)</u>	<u>(295,091)</u>	<u>(163,144)</u>
Long-Term Liabilities	<u>\$ 640,925</u>	<u>190,030</u>	<u>33,030</u>	<u>797,925</u>

16. RESTRICTED NET POSITION

The Authority's restricted net position for the year is as follows:

	Enterprise <u>Fund</u>
Restricted for FSS Escrow Forfeiture Account	\$ 39,287
Restricted for Emergency Housing Vouchers	<u>2,552</u>
	<u>\$ 41,839</u>

17. OTHER COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

18. RELATED PARTY TRANSACTIONS

Agreements with Stepping Stone, Limited Partnership (Component Unit)

The Authority and Stepping Stone, LP have entered an agreement whereby the Authority will provide property management services to the LP in exchange for a service fee of 6% of collected rents. As of September 30, 2023, Stepping Stone, LP owed the Authority \$1,512 for property management services and had paid the Authority \$21,743 in management fees during the year.

18. RELATED PARTY TRANSACTIONS (continued)

Agreements with Indian Village, Limited Partnership (Component Unit)

The Authority and Indian Village, LP have entered into an agreement whereby the Authority will provide property management services in exchange for a service fee of 6% of gross rents collected. As of September 30, 2023, Indian Village, LP owed the Authority \$1,183 in accrued management fees and expenses. During the year, the Partnership paid \$13,639 in management fees to the Authority

Agreements with Park Street Housing, Limited Partnership (Component Unit)

The Authority and Park Street, LP have entered into an agreement whereby the Authority will provide property management services in exchange for a service fee of 6% of gross rents collected. RRHA has an outstanding loan with Park Street, LP of \$2,295,698. As of September 30, 2023 Park Street, LP owed the Authority \$1,282 in accrued management fees and expenses. During the year the partnership paid \$11,703 in management fees to the Authority.

Agreements with Hurt Park, Limited Partnership (Component Unit)

The Authority and Hurt Park, LP have entered into an agreement whereby the Authority will provide property management services to the LP in exchange for a service fee of 6% of collected rents. As of September 30, 2023, Hurt Park, LP owed the Authority \$1,860 for property management services and had paid the Authority \$22,667 in management fees during the year.

19. USE OF ANOTHER AUDITOR'S WORK

According to Statements of Auditing Standards, an auditor may "Use the work and reports of other independent auditors who have audited the financial statements of one or more subsidiaries, divisions, branches, components, or investments included in the financial statements presented". When making the decision of whether to include said statements, the Principle Auditor, must take into consideration "the professional reputation and independence of the other auditor".

During the Roanoke Redevelopment and Housing Authority audit, we elected to use another independent auditor's work for Stepping Stone, LP, Indian Village, LP, Park Street Housing, LP, Hurt Park, LP, and Roanoke Valley Housing Corporation based on the recommendation of the Housing Authority's management.

The aforementioned partnership audits for the year ended December 31, 2022 were performed by Dooley and Vicars, LLP, a highly regarded, independent auditing firm in Richmond, VA. All five audits had unmodified opinions with no findings.

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

20. DIFFERENT REPORTING PERIODS

The Roanoke Redevelopment and Housing Authority has a September 30th year end and each of the five discrete component units have December 31st year ends. The December 31, 2022 financial statements for the component units are included in the Authority's September 30, 2023 basic financial statements in the component unit column. According to the Governmental Accounting Standards Board (GASB) Statement 14, paragraph 59.118, if a component unit has a year end differing from that of the reporting entity, the financial statements for the component unit's fiscal year ending during the reporting entity's fiscal year should be incorporated. Statement 14 continues if transactions between component units that have different fiscal years result in inconsistencies in amounts reported as due to or due from, and so forth, the nature and amount of those transactions should be disclosed in the notes to the financial statements.

<u>RRHA - Due to/Due from Stepping Stone, LP</u>	<u>DR (CR)</u>
Balance at December 31, 2022	1,832
Net Transfers from January 1, 2023 to September 30, 2023	<u>(320)</u>
Balance at September 30, 2023	<u><u>1,512</u></u>
 <u>RRHA - Due to/Due from Indian Village, LP</u>	 <u>DR (CR)</u>
Balance at December 31, 2022	1,910
Net Transfers from January 1, 2023 to September 30, 2023	<u>(727)</u>
Balance at September 30, 2023	<u><u>1,183</u></u>
 <u>RRHA - Due to/Due from Park Street Housing, LP</u>	 <u>DR (CR)</u>
Balance at December 31, 2022	2,296,882
Net Transfers from January 1, 2023 to September 30, 2023	<u>98</u>
Balance at September 30, 2023	<u><u>2,296,980</u></u>
 <u>RRHA - Due to/Due from Hurt Park, LP</u>	 <u>DR (CR)</u>
Balance at December 31, 2022	958
Net Transfers from January 1, 2023 to September 30, 2023	<u>902</u>
Balance at September 30, 2023	\$ <u><u>1,860</u></u>
 <u>RRHA - Due to/Due from RVHC</u>	 <u>DR (CR)</u>
Balance at December 31, 2022	-
Net Transfers from January 1, 2023 to September 30, 2023	<u>-</u>
Balance at September 30, 2023	\$ <u><u>-</u></u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

21. GRANTS

As of the end of the fiscal year September 30, 2023, the Authority expended the following grants:

<u>Grant Number</u>	Expenditures prior to fiscal <u>year 2023</u>	Expenditures for fiscal <u>year 2023</u>	Total <u>Expenditures</u>
Capital Fund			
VA36P011501-18	\$ <u>3,278,545</u>	<u>24,160</u>	<u>3,302,705</u>
	\$ <u><u>3,278,545</u></u>	<u><u>24,160</u></u>	<u><u>3,302,705</u></u>

22. SUBSEQUENT EVENTS

Management has evaluated subsequent events through April 1, 2024, the date the financial statements were available to be issued. No subsequent events requiring recognition or disclosure in the financial statements were identified by management.

23. OTHER POSTEMPLOYMENT BENEFITS

Benefit Description

The Authority participates in a healthcare plan managed by the Commonwealth of Virginia and administered by Anthem Blue Cross and Blue Shield. The health care plan is fully-insured and partially experienced-rated. The Authority subsidizes retiree medical health care coverage at various rates based upon age at retirement and years of service.

Benefit Policy

The Authority subsidizes 40%-80% of the medical insurance single premium rate for a retiree based on qualifications of employee age and years of service at retirement. Subsidy rates are categorized into 3 tiers based on the retiree qualifications. The Authority does not subsidize spousal coverage and the retiree is responsible for any premium not covered by the Authority. The Authority has funded its retiree health benefits on a pay-as-you-go basis. The benefit offered to retirees was established and can be amended by the Authority's board of directors. All information regarding Other Postemployment Benefits is included in the Authority's Audited Financial report. The Other Postemployment Benefit Plan does not issue a separate stand-alone financial report. For the year ended September 30, 2023, the other postemployment benefits (OPEB) expense was \$226,817.

Roanoke Redevelopment and Housing Authority.

Notes to Financial Statements (continued)

23. OTHER POSTEMPLOYMENT BENEFITS (continued)

Retirement Subsidy Tiers		
<u>Retirement Tiers</u>	<u>ER Contribution</u>	<u>Subsidized Rate</u>
Tier 1- 62 w 5 years	100% of primary ER share	80%
Tier 2 - 60 w 5 years	70% of primary ER share	56%
Tier 3 - 55 w 10 years	50% of primary ER share	40%

The Total OPEB Liability of the Housing Authority at September 30, 2023 was \$601,689.

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The chart below presents the total OPEB liability, calculated using the current healthcare cost trend rate of 7.5% decreasing to 4.5%, as well as the total OPEB liability calculated using a healthcare cost trend rate that is 1 percentage point lower (6.5% decreasing to 3.5%) or 1 percentage point higher (8.5% decreasing to 5.5%) than the current rate:

	1% Decrease 6.5% decreasing to <u>3.5%</u>	Current Healthcare Cost Trent Rate 7.5% decreasing to <u>4.5%</u>	1% Increase 8.5% decreasing to <u>5.5%</u>
Total OPEB Liability	562,233	601,689	646,156

Sensitivity of the Total OPEB Liability to Changes in Discount Rate

The chart below presents the total OPEB liability, calculated using the current discount rate of 4.87%, as well as the OPEB liability calculated using a discount rate that is 1 percentage point lower (3.87%) or 1 percentage point higher (5.87%) than the current rate:

	1% Decrease to <u>3.87%</u>	Current Discount Rate <u>4.87%</u>	1% Increase to <u>5.87%</u>
Total OPEB Liability	642,546	601,689	564,881

There are no assets accumulated in a trust so the Net Fiduciary Position is \$0 and the Net OPEB Liability is equal to the Total OPEB Liability.

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

23. OTHER POSTEMPLOYMENT BENEFITS (continued)

Schedule of Changes in Total OPEB Liability	Fiscal Year Ending <u>9/30/23</u>
Total OPEB Liability - Beginning of Year	\$ 464,119
Service Cost	22,082
Interest	21,088
Changes in Benefit Terms	-
Difference between Expected and Actual Experience	175,595
Changes in Assumptions	8,052
Benefit Payments	<u>(89,247)</u>
Net Change in Total OPEB Liability	137,570
Total OPEB Liability - End of Year	601,689
Covered Employee Payroll	3,284,567
Total OPEB Liability as a Percentage of the Covered Employee Payroll	18.32 %

OPEB Expense	Fiscal Year Ending <u>9/30/23</u>
Service Cost	\$ 22,082
Interest on Total OPEB Liability	21,088
Effect of Plan Changes	-
Administrative Expenses	-
Recognition of Deferred (Inflows)/Outflows of Resources	
Differences between expected and actual experience	175,595
Assumption Changes	<u>8,052</u>
OPEB Expense	<u>\$ 226,817</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

23. OTHER POSTEMPLOYMENT BENEFITS (continued)

Alternative Measurement Method (AMM) Assumptions

Measurement Date	September 30, 2023
Valuation Date	October 1, 2023
Reporting Date	September 30, 2023
Measurement Period	October 1, 2022 to September 30, 2023
Discount Rate	4.87% per year

The discount rate used to measure the total pension liability as of September 30, 2023 was 4.87%. As an unfunded plan, the discount rate reflects the index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

General Inflation	2.5% per year
Salary Increases	3.5% per year
Cost Method	Entry Age Normal Level % of Salary Method
Employer Funding Policy	Pay-as-you-go cash basis

Health Care Cost Trend Rates

<u>Year</u>	<u>Rate %</u>	<u>Year</u>	<u>Rate %</u>
2024	7.50	2023	5.00
2025	7.00	2030+	4.50
2026	6.50		-
2027	6.00		
2028	5.50		

Mortality	SOA Pub 2010 Total Dataset Mortality table fully generated using Scale MP-2020
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24. UNCERTAIN TAX POSITIONS

The Authority had no unrecognized tax benefits at September 30, 2023 and no open years prior to September 30, 2020. The Authority files tax returns in the U.S. federal jurisdiction and the State of Virginia.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

The Board of Commissioners of the
Roanoke Redevelopment and Housing Authority:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Roanoke Redevelopment and Housing Authority(Authority), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 1, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Roanoke Redevelopment and Housing Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.


Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Toms River, New Jersey
April 1, 2024



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Board of Commissioners of the
Roanoke Redevelopment and Housing Authority:

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Roanoke Redevelopment and Housing Authority's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2023. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material aspects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

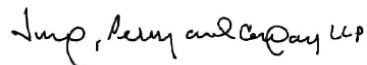
Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Toms River, New Jersey
April 1, 2024

Roanoke Redevelopment and Housing Authority

Schedule of Expenditures of Federal Awards

For the Year Ended September 30, 2023

<u>Federal Grantor/Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Grant Expenditures</u>
U.S. Department of Housing and Urban Development:		
Direct Awards:		
Public Housing	14.850	\$ 7,463,221
Housing Choice Vouchers	14.871	15,778,800
Emergency Housing Vouchers	14.871	263,222
Mainstream	14.879	<u>1,370,675</u>
Total Cluster		17,412,697
Family Self-Sufficiency Program	14.896	155,639
Resident Opportunity and Support Services	14.870	<u>116,805</u>
Total Cluster		272,444
Jobs Plus Pilot Program Grant	14.895	366,650
Radon Testing and Mitigation Demonstration for Public Housing	14.901	9,225
Public Housing Capital Fund Program	14.872	<u>4,749,939</u>
		<u>\$30,274,176</u>

Roanoke Redevelopment and Housing Authority

Notes to Schedule of Federal Awards

September 30, 2023

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Roanoke Redevelopment and Housing Authority presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

2. Loan Guarantees

At September 30, 2023, the Authority is not the guarantor of any loans outstanding, except as discussed in the notes to the financial statements.

3. Indirect Cost Rate

The Authority has elected not to use the 10% de minimis indirect cost rate allowed under Uniform Guidance.

Roanoke Redevelopment and Housing Authority

Schedule of Findings and Questioned Costs

September 30, 2023

I. Summary of Auditor's Results

Financial Statement Section

- | | | |
|----|---|------------|
| 1. | Type of auditor's report issued: | Unmodified |
| 2. | Internal control over financial reporting | |
| | a. Material Weakness(es) identified? | No |
| | b. Were significant deficiencies identified not considered to be material weaknesses? | No |
| 3. | Noncompliance material to the financial statements? | No |

Federal Awards Section

- | | | |
|----|---|------------|
| 1. | Internal control over major programs: | |
| | a. Material Weakness(es) identified? | No |
| | b. Were significant deficiencies identified not considered to be material weaknesses? | No |
| 2. | Type of auditor's report issued on compliance for major programs: | |
| | Public Housing Capital Fund | Unmodified |
| | Low Rent Public Housing | Unmodified |
| 3. | Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance (section .516(a)) | No |
| 4. | Dollar threshold used to determine Type A Programs: type A and B programs | \$908,225 |
| 5. | Auditee qualified as low risk? | Yes |

6. Major Programs:

Federal Assistance	
<u>Listing Number</u>	<u>Name of Federal Program</u>
14.872	Public Housing Capital Fund
14.850	Low Rent Public Housing

Roanoke Redevelopment and Housing Authority
Schedule of Findings and Questioned Costs (continued)

September 30, 2023

II. Financial Statement Findings

None

III. Federal Award Findings and Questioned Costs

None

IV. Summary of Prior Audit Findings and Questioned Costs

None

Roanoke Redevelopment and Housing Authority
Schedule of Findings and Questioned Costs (continued)

September 30, 2023

Current year findings and questioned costs

None

Supplementary Information

Roanoke Redevelopment and Housing Authority
Schedule of Changes in Employer's Net Pension Liability
For the Year Ended September 30, 2023

Change in the Net Pension Liability	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Total pension liability									
Service cost	241,327	238,946	268,863	288,945	307,830	319,415	325,513	345,298	349,221
Interest	259,595	220,036	189,890	168,610	142,241	125,184	106,466	99,660	75,160
Benefit changes	-	-	-	-	-	-	-	-	-
Difference between actual and expected experience	(38,152)	(108,705)	99,203	(60,196)	16,408	(18,918)	89,185	(74,302)	-
Assumption changes	-	122,300	-	93,198	-	(99,265)	-	-	-
Benefit payments, including refunds of contributions	<u>(132,477)</u>	<u>(123,210)</u>	<u>(99,496)</u>	<u>(72,649)</u>	<u>(106,918)</u>	<u>(58,583)</u>	<u>(448,927)</u>	<u>(97,929)</u>	<u>(50,830)</u>
Net change in total pension liability	330,293	349,367	458,460	417,908	359,561	267,833	72,237	272,727	373,551
Total pension liability - beginning	<u>3,670,767</u>	<u>3,321,400</u>	<u>2,862,940</u>	<u>2,445,032</u>	<u>2,085,471</u>	<u>1,817,638</u>	<u>1,745,401</u>	<u>1,472,674</u>	<u>1,099,123</u>
Total pension liability - ending	4,001,060	3,670,767	3,321,400	2,862,940	2,445,032	2,085,471	1,817,638	1,745,401	1,472,674
Plan fiduciary net position:									
Contributions - employer	122,800	118,472	109,893	131,236	151,251	158,003	169,028	169,738	130,328
Contributions - members	125,537	121,760	116,581	135,395	140,383	146,283	136,761	141,937	144,381
Net investment income	(9,459)	1,000,722	67,024	210,329	197,702	272,201	42,160	94,384	241,924
Benefit payments including refunds of contributions	(132,477)	(123,210)	(99,496)	(72,649)	(106,918)	(58,583)	(448,927)	(97,929)	(50,830)
Administrative expense	(2,849)	(2,312)	(2,077)	(1,804)	(1,524)	(1,307)	(1,587)	(1,051)	(1,101)
Other	<u>74</u>	<u>96</u>	<u>(80)</u>	<u>(135)</u>	<u>(431)</u>	<u>(253)</u>	<u>(17)</u>	<u>(22)</u>	<u>13</u>
Net change in plan fiduciary net position	103,626	1,115,528	191,845	402,372	380,463	516,344	(102,582)	307,057	464,715
Plan fiduciary net position - beginning	<u>4,680,485</u>	<u>3,564,957</u>	<u>3,373,112</u>	<u>2,970,740</u>	<u>2,590,277</u>	<u>2,073,933</u>	<u>2,176,515</u>	<u>1,869,458</u>	<u>1,404,743</u>
Plan fiduciary net position - ending	4,784,111	4,680,485	3,564,957	3,373,112	2,970,740	2,590,277	2,073,933	2,176,515	1,869,458
Net pension liability - ending	(783,051)	(1,009,718)	(243,557)	(510,172)	(525,708)	(504,806)	(256,295)	(431,114)	(396,784)
Plan fiduciary net position as a percentage of the total pension liability	119.57 %	127.51 %	107.33 %	117.82 %	121.50 %	124.21 %	114.10 %	124.70 %	126.94 %
Covered payroll	2,873,074	2,934,121	2,696,680	2,857,975	3,066,801	3,188,163	3,070,860	2,886,888	2,838,454
Net pension liability as a percentage of covered payroll	(27.25)%	(34.41)%	(9.03)%	(17.85)%	(17.14)%	(15.83)%	(8.35)%	(14.93)%	(13.98)%

Roanoke Redevelopment and Housing Authority

Employer Contribution Schedule

For the Year Ended September 30, 2023

Schedule of RRHA Pension Contribution

<u>Year Ended June 30</u>	<u>Actuarially Determined Contribution (a)</u>	<u>Actual Contributions and Receivables Recognized by Pension Plan (b)</u>	<u>Actuarial less Actual Contributions (c)</u>	<u>Covered Payroll (d)</u>	<u>Actual Contributions as a Percentage of Covered Payroll (b)/(d)</u>
2022	149,400	122,800	26,600	2,873,074	4.27 %
2021	152,574	118,472	34,102	2,934,121	4.04 %
2020	138,070	109,893	28,177	2,696,680	4.08 %
2019	146,328	131,236	15,092	2,857,975	4.59 %
2018	174,194	151,251	22,943	3,066,801	4.93 %
2017	181,088	158,003	23,085	3,188,163	4.96 %
2016	191,007	169,028	21,979	3,070,860	5.50 %
2015	179,564	169,738	9,826	2,886,888	5.88 %
2014	133,975	130,328	3,647	2,838,454	4.59 %

Roanoke Redevelopment and Housing Authority
Schedule of Changes in Total OPEB Liability
For the Year Ended September 30, 2023

Changes in Total OPEB Liability

<u>Schedule of Changes in Total OPEB Liability</u>	Fiscal Year Ending <u>9/30/23</u>	Fiscal Year Ending <u>9/30/22</u>	Fiscal Year Ending <u>9/30/21</u>	Fiscal Year Ending <u>9/30/20</u>	Fiscal Year Ending <u>9/30/19</u>	Fiscal Year Ending <u>9/30/18</u>	Fiscal Year Ending <u>9/30/17</u>
Total OPEB Liability - Beginning of Year	\$ 464,119	\$ 555,337	\$ 1,072,799	\$ 1,026,924	\$ 1,072,639	\$ 997,671	\$ 263,939
Conversion from GASB 45 to 75 Converted OPEB Liability - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>558,577</u>
	464,119	555,337	1,072,799	1,026,924	1,072,639	997,671	822,516
Service Cost	22,082	28,989	42,356	34,938	118,648	114,481	105,935
Interest	21,088	13,329	25,728	36,391	41,839	39,053	41,359
Changes in Benefit Terms	-	-	-	-	-	-	-
Difference between Expected and Actual Experience	175,595	(68,723)	(511,556)	(1,585)	(121,744)	-	-
Changes in Assumptions	8,052	7,235	21,801	67,640	-	-	46,784
Benefit Payments	<u>(89,247)</u>	<u>(72,048)</u>	<u>(95,791)</u>	<u>(91,509)</u>	<u>(84,458)</u>	<u>(78,566)</u>	<u>(18,923)</u>
Net Change in Total OPEB Liability	137,570	(91,218)	(517,462)	45,875	(45,715)	74,968	175,155
Total OPEB Liability - End of Year	601,689	464,119	555,337	1,072,799	1,026,924	1,072,639	997,671
Covered Employee Payroll	3,284,567	3,358,115	2,984,958	2,699,961	2,981,275	3,267,959	3,172,776
Total OPEB Liability as a Percentage of the Covered Employee Payroll	18.32 %	13.82 %	18.60 %	39.73 %	34.45 %	32.82 %	31.44 %

FDS #	Description	PH Total AMPs	S8 HCV Fund 306 14.871	S8 MAINSTREAM Fund 310 14.879	EHV Fund 360 14.EHV	FSS Escrow Forfeiture Account 14.EFA	PH Radon Grant 14.901	Jobs Plus Fund 602 14.895	FSS Fund 689, 690 14.896	ROSS Fund 688 14.870
111	Cash- unrestricted	10,104,699	1,940,819	377,253	31,968					
113	Cash-other restricted	114,024	56,918	-	32,116	36,226				
114	Cash- tenant security deposits	147,960								
115	Cash - restricted for pymt of curr liability	231,369	94,410	9,033	-					
100	Total Cash	10,598,052	2,092,147	386,286	64,084	36,226		-	-	-
121	AR - PHA projs	-	1,877							
122-010	AR - HUD other projs - Operating Subsidy	-						180,243	21,560	12,752
122-020	AR - HUD other projs - Capital fund	332,236								
122-030	AR - HUD other projs - Other	-	272,076	33,573	-	9,225				
122	Accounts receivable - HUD other projs	332,236	272,076	33,573	-	-	9,225	180,243	21,560	12,752
124	Account receivable - other govt	117,928								
125-040	Account receivable - misc - Tax Credit	-								
125-050	Account receivable - misc - Other	-	196,336	9,592	599					
125	Account receivable - miscellaneous	-	196,336	9,592	599	-	-		-	-
126	Accounts receivable - tenants	1,091,598								
126.1	Allowance for doubtful accounts - tenants	(852,028)								
126.2	Allowance for doubtful accounts - other	-	(2,212)					-		
127	Loans & Mortgages Recvbl - Current	-								
128	Fraud recovery	-	108,299							
128	Allowance for doubtful accounts - fraud	-	(103,942)							
129	Accrued interest receivable	-								
120	Total Receivables, net allow for doubtful accts	689,734	472,434	43,165	599	-	9,225	180,243	21,560	12,752
142	Prepaid expenses, Other assets	325,155	23,861							
143	Allowance- obsolete inventories	-								
144	Inter program - due from	67,538	5,446			3,061				
145	Assets held for sale	-								
150	Total Current Assets	11,680,479	2,593,888	429,451	64,683	39,287	9,225	180,243	21,560	12,752
161	Land	14,281,284								
162	Buildings	83,093,865	233,251							
163	Furniture, equip, machinery - dwellings	1,289,449								
164	Furniture, equip, machinery - admin	1,886,982	112,494							
165	Leasehold improvements	-								
166	Accumulated depreciation	(77,065,549)	(321,404)							
167	Construction in progress	15,691,467					9,225			
168	Infrastructure	-								
160	Total capital assets, net accum depreciation	39,177,498	24,341	-	-	-	9,225		-	-
171-040	Loans & mortgs recv - NC - Tax Credit	316,000								
171-050	Loans & mortgs recv - NC - Other	25,500								
171	Loans & Mortgages recvbl - Non-current	341,500	-	-	-	-			-	-
172-040	Loans & Mortgs recvbl - NC past due - Tax Credit	-								

FDS #	Description	PH Total AMPs	S8 HCV Fund 306 14.871	S8 MAINSTREAM Fund 310 14.879	EHV Fund 360 14.EHV	FSS Escrow Forfeiture Account 14.EFA	PH Radon Grant 14.901	Jobs Plus Fund 602 14.895	FSS Fund 689, 690 14.896	ROSS Fund 688 14.870
172-050	Loans & Mortgs recvbl - NC past due - Other	-								
172	Loans & Mortgs recvbl – Non-current, past due	-								
173	Grants receivable – Non-current	-								
174-040	Other assets - Tax Credit	-								
174-050	Other assets - Other	434,098	86,211							
174	Other assets	434,098	86,211						-	-
180	Total Non-current Assets	39,953,096	110,552	-	-	-	9,225		-	-
190	Total Assets	51,633,575	2,704,440	429,451	64,683	39,287	18,450	180,243	21,560	12,752
200	Deferred Outflow of Resources	94,227	20,317							
290	Total Assets & Deferred Outflow of Resources	51,727,802	2,724,757	429,451	64,683	39,287	18,450	180,243	21,560	12,752

312	Accounts payable <= 90 days	438,993	82,023	9,033	-			118,061		
313	Accounts payable > 90 days past due	-								
321	Accrued wage/payroll taxes payable	81,413	19,025					5,205	6,647	4,234
322	Accrued compensated absences - curr portion	57,330	8,171					3,403	4,021	
324	Accrued contingency liability	-								
325	Accrued interest payable	-								
331-010	AP - HUD PHA Programs - Operating Subsidy	-								
331-020	AP - HUD PHA Programs - Capital fund	-								
331-030	AP - HUD PHA Programs - Other	-								
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-								
333	Accounts payable - other govt	153,193	-							
341	Tenant security deposits	147,960								
342-010	Unearned revenue - Operating Subsidy	-								
342-020	Unearned revenue - Capital fund	-								
342-030	Unearned revenue - Other	39,123		-	29,564					
342	Unearned revenue	39,123	-	-	29,564	-		-	-	-
343-010	CFFP	-								
343-020	Capital Projects/ Mortgage Revenue	-								
343	Curr portion LT debt - capital projs	-								
344	Curr portion LT debt - operating borrowings	-								
345	Other current liabilities	163,420	10,448							
346	Accrued liabilities - other	35,726	-							
347	Inter program - due to	1,122	1,939				9,225	53,574	10,892	8,518
348-020	Loan liability - current - Partnership	-								
348-040	Loan liability - current - Tax Credit	-								
348-050	Loan liability - current - Other	-								
348	Loan liability - current	-	-	-	-	-			-	-
310	Total Current Liabilities	1,118,280	121,606	9,033	29,564	-	9,225	180,243	21,560	12,752

351-010	Long-term debt - CFFP	-								
351-020	Long-term - Capital Projects	-								
351	LT Debt - Capital Projs / Mortgages	-								

FDS #	Description	PH Total AMPs	S8 HCV Fund 306 14.871	S8 MAINSTREAM Fund 310 14.879	EHV Fund 360 14.EHV	FSS Escrow Forfeiture Account 14.EFA	PH Radon Grant 14.901	Jobs Plus Fund 602 14.895	FSS Fund 689, 690 14.896	ROSS Fund 688 14.870
352	LT debt, net of current - operating borrowings	-								
353	Non-current liabilities - other	107,875	56,918							
354	Accrued compensated absences- NC	-								
355-040	Loan liability - NC - Tax Credit	-								
355-050	Loan liability - NC - Other	-								
	Other - Comment									
355	Loan liability – Non-current	-	-	-	-	-			-	-
356	FASB 5 Liabilities	-								
357-010	Pension Liability	-								
357-020	OPEB Liability	426,351	56,975							
357	Accrued Pension & OPEB Liability	426,351	56,975	-	-	-	-		-	-
350	Total Non-current liabilities	534,226	113,893	-	-	-	-		-	-
300	Total Liabilities	1,652,506	235,499	9,033	29,564	-	9,225	180,243	21,560	12,752
400	Deferred Inflow of Resources	75,489	16,277							
508.4	Capital Asset Investmt, net related debt	39,177,498	24,341	-	-	-	9,225		-	-
511.4	Restricted Net Position	-	-		2,552	39,287	-			-
512.4	Unrestricted Net Position	10,822,309	2,448,640	420,418	32,567		-	-	-	-
513	Total Net Position	49,999,807	2,472,981	420,418	35,119	39,287	9,225	-	-	-
600	Total Liabs, Def. Inflow of Res, & Net Position	51,727,802	2,724,757	429,451	64,683	39,287	18,450	180,243	21,560	12,752
	tll assets less tll liabs + equity	-	-	-	-	-	-	-	-	-

FDS #	Description	PH Total AMPs	S8 HCV Fund 306 14.871	S8 MAINSTREAM Fund 310 14.879	EHV Fund 360 14.EHV	FSS Escrow Forfeiture Account 14.EFA	PH Radon Grant 14.901	Jobs Plus Fund 602 14.895	FSS Fund 689, 690 14.896	ROSS Fund 688 14.870
70300	Net tenant rental revenue	3,796,978								
70400	Tenant revenue - other	291,019								
70500	Total Tenant Revenue	4,087,997	-	-	-	-			-	-
70600-010	Housing assistance payments	-	14,670,536	1,310,393	243,419					
70600-020	Ongoing administrative fees earned	-	1,515,275	160,959	19,614					
70600-030	FSS Coordinator	-			11,722					
70600-040	Independent public acctant audit costs	-								
70600-050	Total preliminary fees earned	-			-					
70600-060	Interest earned on advances	-			200					
70600-070	Admin fee calculation description	-								
70600	HUD PHA operating grants	7,950,982	16,185,811	1,471,352	274,955	-	9,225	366,650	155,639	116,805
70610	Capital grants	4,262,178								-
70710	Management Fee	-								
70720	Asset Management Fee	-								
70730	Book-Keeping Fee	-								
70740	Front Line Service Fee	-								
70750	Other Fees	-								
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-
70800	Other government grants	122,928								
71100-010	Housing Assistance Payment	-								
71100-020	Administrative Fee	-								
71100	Investment income - unrestricted	-	-	-	-	-			-	-
71200	Mortgage interest income	-								
71300	Proceeds - disposition of assets held for sale	-								
71310	Cost of sale of assets	-								
71400-010	Housing Assistance Payment	-	3,013							
71400-020	Administrative Fee	-	3,013							
71400	Fraud recovery	-	6,026	-	-	-				
71500	Other revenue	360,376	8,254		397	42,273				
71600	Gain / loss - sale of capital assets	-	-							
72000-010	Housing Assistance Payment	-								
72000-020	Administrative Fee	-								
72000	Investment income - restricted	-		-	-	-				
70000	Total Revenue	16,784,461	16,200,091	1,471,352	275,352	42,273	9,225	366,650	155,639	116,805
91100	Administrative salaries	516,159	292,911	32,445	2,274					
91200	Auditing fees	29,070	3,543	217						
91300-010	To PHA Administered Program (i.e. COCC)	1,639,339	303,055		3,922					
91300-020	To Third Party/Outside Entity	-								
91300	Management Fees	1,639,339	303,055	-	3,922				-	-

FDS #	Description	PH Total AMPs	S8 HCV Fund 306 14.871	S8 MAINSTREAM Fund 310 14.879	EHV Fund 360 14.EHV	FSS Escrow Forfeiture Account 14.EFA	PH Radon Grant 14.901	Jobs Plus Fund 602 14.895	FSS Fund 689, 690 14.896	ROSS Fund 688 14.870
91310	Book-Keeping Fee	114,059	163,342		2,032					
91400	Advertising and Marketing	31,441	-							
91500	Employee Benefit contributions - Admin	162,464	87,670	11,356	694					
91600	Office Expenses	392,069	127,505	277	1,711					
91700	Legal Expense	72,219	4,271	455						
91800	Travel	477	250	27						
91810	Allocated Overhead	-								
91900	Other	40,378	5,017	13,435	-					
91000	Total Operating-Administrative	2,997,675	987,564	58,212	10,633	-			-	-
92000	Asset Management Fee	153,480								
92100	Tenant services - salaries	88,883	-		-			144,265	108,471	72,510
92200	Relocation Costs	17,925			136					
92300	Employee benefit contribs - tenant services	27,892	631		-			53,233	40,160	28,537
92400	Tenant services - other	26,278	4,364		11,586	5,437		161,624		8,983
92500	Total Tenant Services	160,978	4,995	-	11,722	5,437		359,122	148,631	110,030
93100	Water	466,698	1,093	115						
93200	Electricity	764,292	1,702	156						
93300	Gas	607,498	1,955	200						
93400	Fuel	-								
93500	Labor	-								
93600	Sewer	440,707	987	104						
93700	Employee benefit contributions - utilities	-								
93750	HAP Portability-In	-								
93800	Other utilities expense	38,392								
93000	Total Utilities	2,317,587	5,737	575	-	-			-	-
94100	OMO-labor	860,097								
94200	OMO-materials, other	513,950	131							
94300-010	OMO contracts-Trash Removal	250,157								
94300-020	OMO contracts-HVAC	201,592								
94300-030	OMO contracts-Snow Removal	-								
94300-040	OMO contracts-Elevator Maint	52,286								
94300-050	OMO contracts-Grounds	238,374								
94300-060	OMO contracts-Unit Turnaround	239,390								
94300-070	OMO contracts-Electrical	151,899								
94300-080	OMO contracts-Plumbing	317,563								
94300-090	OMO contracts-Extermination	87,394								
94300-100	OMO contracts-Janitorial	25,429	4,291							
94300-110	OMO contracts-Routine Maint	1,286,262								
94300-120	OMO contracts-Misc	-	1,344	496						
94300	Ordinary Maint & Operations Contracts	2,850,346	5,635	496	-	-			-	-
94500	OMO- Employee benefit contributions	230,841								

FDS #	Description	PH Total AMPs	S8 HCV Fund 306 14.871	S8 MAINSTREAM Fund 310 14.879	EHV Fund 360 14.EHV	FSS Escrow Forfeiture Account 14.EFA	PH Radon Grant 14.901	Jobs Plus Fund 602 14.895	FSS Fund 689, 690 14.896	ROSS Fund 688 14.870
94000	Total Maintenance	4,455,234	5,766	496	-	-			-	-
95100	Protective services - labor	-								
95200	Protective services - contract costs (police)	95,607	(1,183)							
95300	Protective services - other	185,170								
95500	Protective services - Employee benefit contribs	-								
95000	Total Protective Services	280,777	(1,183)	-	-	-			-	-
96110	Property Insurance	191,614	1,180							
96120	Liability Insurance	65,507	1,387	999						
96130	Workmen's Compensation	35,027	6,886							
96140	All other Insurance	21,064	111							
96100	Total insurance Premiums	313,212	9,564	999	-	-			-	-
96200	Other general expenses (FSS Escrow)	-								
96210	Compensated absences	114,685	27,787					7,528	7,008	6,775
96300	Payments in lieu of taxes	152,915								
96400	Bad debt - tenant rents	615,474								
96500	Bad debt - mortgages	-								
96600	Bad debt - other	-	335							
96800	Severance expense	-								
96000	Total Other General Expenses	883,074	28,122	-	-	-		7,528	7,008	6,775
96710	Interest - Mortgage/Bonds Payable	-								
96720-010	Interest on EPC Related Debt	-								
96720-020	Interest on All Other Debt	765								
96720	Interest on Notes Payable (short & long term)	765								
96730	Amortization of Bond Issue Costs	-								
96700	Interest expense and Amortization cost	765	-	-	-	-			-	-
96900	Total Operating Expenses	11,562,782	1,040,565	60,282	22,355	5,437	-	366,650	155,639	116,805
97000	Excess Operating- Revenue Over Expenses	5,221,679	15,159,526	1,411,070	252,997	36,836	9,225	-	-	-
97100	Extraordinary maintenance	15,380								
97200	Casualty losses- Non-capitalized	64,174								
97300-010	Mainstream 1 & 5 year	-		1,310,393						
97300-020	Home-Ownership	-	50,148							
97300-025	Litigation	-								
97300-030	Hope IV	-								
97300-035	Moving to Work	-								
97300-040	Tenant Protection	-	42,546							
97300-050	All Other	-	14,630,392		240,867					
97300	Housing assistance payments	-	14,723,086	1,310,393	240,867	-				

FDS #	Description	PH Total AMPs	S8 HCV Fund 306 14.871	S8 MAINSTREAM Fund 310 14.879	EHV Fund 360 14.EHV	FSS Escrow Forfeiture Account 14.EFA	PH Radon Grant 14.901	Jobs Plus Fund 602 14.895	FSS Fund 689, 690 14.896	ROSS Fund 688 14.870
97350	HAP Portability In									
97400	Depreciation expense	2,166,207	15,149							
97500	Fraud losses	-								
97800	Dwelling units rent expense	-								
90000	Total Expenses	13,808,543	15,778,800	1,370,675	263,222	5,437	-	366,650	155,639	116,805
10010	Operating transfer in	17,761								
10020	Operating transfer out	(17,761)								
10030-010	Not For Profit	-								
10030-020	Partnership	-								
10030-030	Joint Venture	-								
10030-040	Tax Credit	-								
10030-050	Other	-								
10030	Operating transfers from / to primary govt	-							-	
10040	Operating transfers from / to component unit	-								
10070	Extraordinary items, net gain/loss	-								
10080	Special items, net gain/loss	-								
10091	Inter AMP Excess Cash Transfer In	398,931								
10092	Inter AMP Excess Cash Transfer Out	(398,931)								
10093	Transfers btwn Program & Project - In	-								
10094	Transfers btwn Program & Project - Out	-								
10100	Total other financing sources (uses)	-	-	-	-	-	-	-	-	-
10000	Excess (Deficiency) of Revenues vs Expenses	2,975,918	421,291	100,677	12,130	36,836	9,225	-	-	-
11020	Required Annual Debt Principal Payments	-					-		-	
11030	Beginning equity	47,023,889	2,051,690	319,741	22,989	2,451	-	-	-	-
11040-010	Prior period adjs & correction of errors	-								
11040-020	Prior period adjs & correction of errors	-								
11040-030	Prior period adjs & correction of errors	-								
11040-040	Prior period adjs & correction of errors	-								
11040-050	Prior period adjs & correction of errors	-								
11040-060	Prior period adjs & correction of errors	-								
11040-070	Equity Transfers (UNRESTRICTED)	-								
11040-080	Equity Transfers (RESTRICTED)	-								
11040-090	Equity Transfers	-								
11040-100	Equity Transfers	-								
11040-110	Equity Transfers	-								
11040	Prior Pd adjs, Equity trnfrs, & Error corrections	-	-	-	-	-	-	-	-	-

FDS #	Description	CDBG Fund 510 14.218	HOME Fund 510 14.239	STATE/ LOCAL	Business Activity	Central Office Fund 900	Eliminations	RRHA TOTAL	TOTAL COMPONENT UNITS	ENTITY WIDE TOTAL
111	Cash- unrestricted	116,425	36,688	1,946,329	1,023,321	5,085,191		20,662,693	748,773	21,411,466
113	Cash-other restricted			1,266,781	-	1,873		1,507,938	542,347	2,050,285
114	Cash- tenant security deposits			-	5,280	-		153,240	30,908	184,148
115	Cash - restricted for pymt of curr liability			-	-	-		334,812	-	334,812
100	Total Cash	116,425	36,688	3,213,110	1,028,601	5,087,064	-	22,658,683	1,322,028	23,980,711
121	AR - PHA projs			-	-	-		1,877	-	1,877
122-010	AR - HUD other projs - Operating Subsidy							214,555	-	214,555
122-020	AR - HUD other projs - Capital fund							332,236	-	332,236
122-030	AR - HUD other projs - Other							314,874	-	314,874
122	Accounts receivable - HUD other projs	-	-	-	-	-	-	861,665	-	861,665
124	Account receivable - other govt	4,491	1,389	1,177,073	-	-		1,300,881	-	1,300,881
125-040	Account receivable - misc - Tax Credit				5,838	-		5,838	559	6,397
125-050	Account receivable - misc - Other			1,102	-	-		207,629	-	207,629
125	Account receivable - miscellaneous	-	-	1,102	5,838	-	-	213,467	559	214,026
126	Accounts receivable - tenants			-	4,693	-		1,096,291	160,564	1,256,855
126.1	Allowance for doubtful accounts - tenants			-	(2,804)	-		(854,832)	(114,600)	(969,432)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-		(2,212)	-	(2,212)
127	Loans & Mortgages Recvbl - Current			-	-	-		-	-	-
128	Fraud recovery			-	-	-		108,299	-	108,299
128	Allowance for doubtful accounts - fraud			-	-	-		(103,942)	-	(103,942)
129	Accrued interest receivable	-	-	-	-	-		-	-	-
120	Total Receivables, net allow for doubtful accts	4,491	1,389	1,178,175	7,727	-	-	2,621,494	46,523	2,668,017
142	Prepaid expenses, Other assets			-	4,570	34,456		388,042	37,716	425,758
143	Allowance- obsolete inventories			-	-	-		-	-	-
144	Inter program - due from			-	-	1,155,870	(1,231,915)	-	-	-
145	Assets held for sale			-	-	-		-	-	-
150	Total Current Assets	120,916	38,077	4,391,285	1,040,898	6,277,390	(1,231,915)	25,668,219	1,406,267	27,074,486
161	Land	412,984		59,121	68,204	-		14,821,593	3,299,483	18,121,076
162	Buildings			-	659,005	112,074		84,098,195	19,871,935	103,970,130
163	Furniture, equip, machinery - dwellings			-	-	5,627		1,295,076	264,931	1,560,007
164	Furniture, equip, machinery - admin			-	6,931	167,287		2,173,694	-	2,173,694
165	Leasehold improvements			-	-	-		-	-	-
166	Accumulated depreciation	(1,054,698)		(874,334)	(665,770)	(172,824)		(80,154,579)	(10,280,251)	(90,434,830)
167	Construction in progress			1,883,522	-	26,350		17,610,564	-	17,610,564
168	Infrastructure	1,822,317		1,287,000	-	-		3,109,317	-	3,109,317
160	Total capital assets, net accum depreciation	1,180,603	-	2,355,309	68,370	138,514	-	42,953,860	13,156,098	56,109,958
171-040	Loans & mortgs recv - NC - Tax Credit			-	-	42,535		358,535	-	358,535
171-050	Loans & mortgs recv - NC - Other			67,000	-	-		92,500	-	92,500
171	Loans & Mortgages recvbl - Non-current	-	-	67,000	-	42,535	-	451,035	-	451,035
172-040	Loans & Mortgs recvbl - NC past due - Tax Credit				-	-		-	-	-

FDS #	Description	CDBG Fund 510 14.218	HOME Fund 510 14.239	STATE/ LOCAL	Business Activity	Central Office Fund 900	Eliminations	RRHA TOTAL	TOTAL COMPONENT UNITS	ENTITY WIDE TOTAL
172-050	Loans & Mortgs recvbl - NC past due - Other				-	-		-	-	-
172	Loans & Mortgs recvbl – Non-current, past due	-	-	-	-	-		-	-	-
173	Grants receivable – Non-current			-	-	-		-	-	-
174-040	Other assets - Tax Credit				-	-		-	-	-
174-050	Other assets - Other				17,120	312,791		850,220	-	850,220
174	Other assets	-	-	-	17,120	312,791	-	850,220	-	850,220
180	Total Non-current Assets	1,180,603	-	2,422,309	85,490	493,840	-	44,255,115	13,156,098	57,411,213
190	Total Assets	1,301,519	38,077	6,813,594	1,126,388	6,771,230	(1,231,915)	69,923,334	14,562,365	84,485,699
200	Deferred Outflow of Resources				1,043	77,540		193,127	-	193,127
290	Total Assets & Deferred Outflow of Resources	1,301,519	38,077	6,813,594	1,127,431	6,848,770	(1,231,915)	70,116,461	14,562,365	84,678,826
312	Accounts payable <= 90 days			467	1,178	72,156		721,911	17,661	739,572
313	Accounts payable > 90 days past due			-	-	-		-	-	-
321	Accrued wage/payroll taxes payable			-	481	20,791		137,796	-	137,796
322	Accrued compensated absences - curr portion			-	885	43,160		116,970	-	116,970
324	Accrued contingency liability			-	-	-		-	-	-
325	Accrued interest payable	-		-	-	-		-	9,689	9,689
331-010	AP - HUD PHA Programs - Operating Subsidy				-	-		-	-	-
331-020	AP - HUD PHA Programs - Capital fund				-	-		-	-	-
331-030	AP - HUD PHA Programs - Other				-	-		-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects				-	-		-	-	-
333	Accounts payable - other govt	122,459	38,077	336,924	-	-		650,653	-	650,653
341	Tenant security deposits			-	5,280	-		153,240	30,750	183,990
342-010	Unearned revenue - Operating Subsidy			-	-	-		-	-	-
342-020	Unearned revenue - Capital fund				-	-		-	-	-
342-030	Unearned revenue - Other			1,267,579	1,898	1,873		1,340,037	14,586	1,354,623
342	Unearned revenue	-	-	1,267,579	1,898	1,873	-	1,340,037	14,586	1,354,623
343-010	CFFP				-	-		-	-	-
343-020	Capital Projects/ Mortgage Revenue				-	-		-	-	-
343	Curr portion LT debt - capital projs			-	-	-		-	97,743	97,743
344	Curr portion LT debt - operating borrowings				-	-		-	-	-
345	Other current liabilities			30,428	-	-		204,296	-	204,296
346	Accrued liabilities - other				-	-		35,726	-	35,726
347	Inter program - due to			1,146,645	-	-	(1,231,915)	-	-	-
348-020	Loan liability - current - Partnership				-	-		-	514	514
348-040	Loan liability - current - Tax Credit				-	-		-	-	-
348-050	Loan liability - current - Other				-	-		-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	514	514
310	Total Current Liabilities	122,459	38,077	2,782,043	9,722	137,980	(1,231,915)	3,360,629	170,943	3,531,572
351-010	Long-term debt - CFFP					-		-		-
351-020	Long-term - Capital Projects					-		-		-
351	LT Debt - Capital Projs / Mortgages			-	-	-	-	-	6,671,912	6,671,912

FDS #	Description	CDBG Fund 510 14.218	HOME Fund 510 14.239	STATE/ LOCAL	Business Activity	Central Office Fund 900	Eliminations	RRHA TOTAL	TOTAL COMPONENT UNITS	ENTITY WIDE TOTAL
352	LT debt, net of current - operating borrowings			-	-	-		-	42,535	42,535
353	Non-current liabilities - other			-	-	-		164,793	1,283,301	1,448,094
354	Accrued compensated absences- NC			-	-	-		-	-	-
355-040	Loan liability - NC - Tax Credit			-	-	-		-	-	-
355-050	Loan liability - NC - Other			-	-	-		-	-	-
	Other - Comment				-	-		-		
355	Loan liability – Non-current	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities			-	-	-		-	-	-
357-010	Pension Liability					-		-		-
357-020	OPEB Liability				43,785	106,021		633,132		633,132
357	Accrued Pension & OPEB Liability	-	-	-	43,785	106,021	-	633,132	-	633,132
350	Total Non-current liabilities	-	-	-	43,785	106,021	-	797,925	7,997,748	8,795,673
								-		
300	Total Liabilities	122,459	38,077	2,782,043	53,507	244,001	(1,231,915)	4,158,554	8,168,691	12,327,245
400	Deferred Inflow of Resources			-	836	62,121		154,723	-	154,723
								-		
508.4	Capital Asset Investmt, net related debt	1,180,603	-	2,355,309	68,370	138,514		42,953,860	6,386,443	49,340,303
511.4	Restricted Net Position			-	-	-		41,839	542,347	584,186
512.4	Unrestricted Net Position	(1,543)		1,676,242	1,004,718	6,404,134		22,807,485	(535,116)	22,272,369
513	Total Net Position	1,179,060	-	4,031,551	1,073,088	6,542,648	-	65,803,184	6,393,674	72,196,858
								-		
600	Total Liabs, Def. Inflow of Res, & Net Position	1,301,519	38,077	6,813,594	1,127,431	6,848,770	(1,231,915)	70,116,461	14,562,365	84,678,826
	ttl assets less ttl liabs + equity	-	-	-	-	-	-	-	-	-
								-		

FDS #	Description	CDBG Fund 510 14.218	HOME Fund 510 14.239	STATE/ LOCAL	Business Activity	Central Office Fund 900	Eliminations	RRHA TOTAL	TOTAL COMPONENT UNITS	ENTITY WIDE TOTAL
								-		
70300	Net tenant rental revenue			-	181,977	-		3,978,955	954,180	4,933,135
70400	Tenant revenue - other			-	544			291,563	7,197	298,760
70500	Total Tenant Revenue	-	-	-	182,521	-	-	4,270,518	961,377	5,231,895
								-		
70600-010	Housing assistance payments							16,224,348	-	16,224,348
70600-020	Ongoing administrative fees earned			-				1,695,848	-	1,695,848
70600-030	FSS Coordinator							11,722	-	11,722
70600-040	Independent public acctant audit costs							-	-	-
70600-050	Total preliminary fees earned							-	-	-
70600-060	Interest earned on advances							200	-	200
70600-070	Admin fee calculation description							-	-	-
70600	HUD PHA operating grants		-	-		-		26,531,419	-	26,531,419
70610	Capital grants	-		-	-	-		4,262,178	-	4,262,178
								-		
70710	Management Fee				-	2,022,214	(2,022,214)	-	-	-
70720	Asset Management Fee					153,480	(153,480)	-	-	-
70730	Book-Keeping Fee					279,433	(279,433)	-	-	-
70740	Front Line Service Fee					85,115	(85,115)	-	-	-
70750	Other Fees					-		-	-	-
70700	Total Fee Revenue	-	-	-	-	2,540,242	(2,540,242)	-	-	-
								-		
70800	Other government grants			108,666	-	-	(117,928)	113,666	-	113,666
71100-010	Housing Assistance Payment				-	-		-	-	-
71100-020	Administrative Fee			-		-		-	-	-
71100	Investment income - unrestricted	-	-	-	-	260	-	260	1,669	1,929
71200	Mortgage interest income			-	-	-		-	-	-
71300	Proceeds - disposition of assets held for sale			-	-	-		-	-	-
71310	Cost of sale of assets			-	-	-		-	-	-
71400-010	Housing Assistance Payment							3,013	-	3,013
71400-020	Administrative Fee							3,013	-	3,013
71400	Fraud recovery			-	-	-	-	6,026	-	6,026
71500	Other revenue			1,398,809	79,327	24,310	-	1,913,746	8,325	1,922,071
71600	Gain / loss - sale of capital assets			-	-	-		-	-	-
72000-010	Housing Assistance Payment							-	-	-
72000-020	Administrative Fee							-	-	-
72000	Investment income - restricted				-	-	-	-	-	-
70000	Total Revenue	-	-	1,507,475	261,848	2,564,812	(2,658,170)	37,097,813	971,371	38,069,184
								-		
91100	Administrative salaries			2,692	13,187	1,059,668		1,919,336	22,208	1,941,544
91200	Auditing fees			19	472	5,379		38,700	8,310	47,010
91300-010	To PHA Administered Program (i.e. COCC)			-	75,898	-	(2,022,214)	-	51,629	51,629
91300-020	To Third Party/Outside Entity			-	-	-		-	30,457	30,457
91300	Management Fees	-	-	-	75,898	-	(2,022,214)	-	82,086	82,086

FDS #	Description	CDBG Fund 510 14.218	HOME Fund 510 14.239	STATE/ LOCAL	Business Activity	Central Office Fund 900	Eliminations	RRHA TOTAL	TOTAL COMPONENT UNITS	ENTITY WIDE TOTAL
91310	Book-Keeping Fee			-	-	-	(279,433)	-	-	-
91400	Advertising and Marketing			-	-	2,504		33,945	-	33,945
91500	Employee Benefit contributions - Admin			942	4,696	418,796		686,618	-	686,618
91600	Office Expenses			21	6,111	228,638		756,332	8,643	764,975
91700	Legal Expense			981	4,892	67,719		150,537	-	150,537
91800	Travel			2	90	116		962	61	1,023
91810	Allocated Overhead			-	-	-		-	-	-
91900	Other			1,129	131	102,021	(40,645)	121,466	-	121,466
91000	Total Operating-Administrative	-	-	5,786	105,477	1,884,841	(2,342,292)	3,707,896	121,308	3,829,204
92000	Asset Management Fee						(153,480)	-	-	-
92100	Tenant services - salaries			-	-	-		414,129	-	414,129
92200	Relocation Costs			-	-	-		18,061	707	18,768
92300	Employee benefit contribs - tenant services			-	-	204		150,657	-	150,657
92400	Tenant services - other			-	1,925	21,405	(117,928)	123,674	-	123,674
92500	Total Tenant Services	-	-	-	1,925	21,609	(117,928)	706,521	707	707,228
93100	Water			466	497	5,782		474,651	20,517	495,168
93200	Electricity			645	1,796	9,355		777,946	17,696	795,642
93300	Gas			419	-	10,858		620,930	3,744	624,674
93400	Fuel			-	-	-		-	-	-
93500	Labor			-	-	-		-	-	-
93600	Sewer			545	648	5,802		448,793	19,629	468,422
93700	Employee benefit contributions - utilities			-	-	-		-	-	-
93750	HAP Portability-In			-	-	-		-	-	-
93800	Other utilities expense			151	718	-		39,261	-	39,261
93000	Total Utilities	-	-	2,226	3,659	31,797	-	2,361,581	61,586	2,423,167
94100	OMO-labor			-	1,540	17,155		878,792	3,400	882,192
94200	OMO-materials, other			-	6,977	6,356		527,414	66,972	594,386
94300-010	OMO contracts-Trash Removal			-	2,688	-		252,845	12,782	265,627
94300-020	OMO contracts-HVAC			218	1,675	238		203,723	17,892	221,615
94300-030	OMO contracts-Snow Removal			-	-	-		-	-	-
94300-040	OMO contracts-Elevator Maint			-	-	-		52,286	-	52,286
94300-050	OMO contracts-Grounds			3,091	5,210	-		246,675	64,470	311,145
94300-060	OMO contracts-Unit Turnaround			-	64,056	-		303,446	3,368	306,814
94300-070	OMO contracts-Electrical			-	-	-		151,899	1,046	152,945
94300-080	OMO contracts-Plumbing			-	3,509	-		321,072	7,783	328,855
94300-090	OMO contracts-Extermination			-	2,761	-		90,155	6,321	96,476
94300-100	OMO contracts-Janitorial			-	-	28,721		58,441	14,450	72,891
94300-110	OMO contracts-Routine Maint			-	-	-	(41,195)	1,245,067	33,218	1,278,285
94300-120	OMO contracts-Misc			1,890	21,443	7,833	(3,275)	29,731	16,198	45,929
94300	Ordinary Maint & Operations Contracts	-	-	5,199	101,342	36,792	(44,470)	2,955,340	177,528	3,132,868
94500	OMO- Employee benefit contributions			-	503	(46,248)		185,096	-	185,096

FDS #	Description	CDBG Fund 510 14.218	HOME Fund 510 14.239	STATE/ LOCAL	Business Activity	Central Office Fund 900	Eliminations	RRHA TOTAL	TOTAL COMPONENT UNITS	ENTITY WIDE TOTAL
94000	Total Maintenance	-	-	5,199	110,362	14,055	(44,470)	4,546,642	247,900	4,794,542
					-			-		
95100	Protective services - labor			-	-	-		-	-	-
95200	Protective services - contract costs (police)			-	-	-		94,424	389	94,813
95300	Protective services - other			-	-	-		185,170	9,164	194,334
95500	Protective services - Employee benefit contribs			-	-	-		-	-	-
95000	Total Protective Services	-	-	-	-	-	-	279,594	9,553	289,147
								-		
96110	Property Insurance			-	3,551	1,770		198,115	71,871	269,986
96120	Liability Insurance			83	1,342	4,671		73,989	15,297	89,286
96130	Workmen's Compensation			-	1,036	13,045		55,994	833	56,827
96140	All other Insurance			-	17	211		21,403	29	21,432
96100	Total insurance Premiums	-	-	83	5,946	19,697	-	349,501	88,030	437,531
								-		
96200	Other general expenses (FSS Escrow)			-	-	-		-	-	-
96210	Compensated absences			-	797	118,367		282,947	-	282,947
96300	Payments in lieu of taxes			-	-	-		152,915	113,914	266,829
96400	Bad debt - tenant rents			-	672	-		616,146	79,839	695,985
96500	Bad debt - mortgages			-	-	-		-	-	-
96600	Bad debt - other			-	-	-		335	-	335
96800	Severance expense			-	-	-		-	-	-
96000	Total Other General Expenses	-	-	-	1,469	118,367	-	1,052,343	193,753	1,246,096
								-		
96710	Interest - Mortgage/Bonds Payable			-	-	-		-	120,463	120,463
96720-010	Interest on EPC Related Debt			-	-	-		-	-	-
96720-020	Interest on All Other Debt			-	-	-		765	-	765
96720	Interest on Notes Payable (short & long term)			-	-	-		765	-	765
96730	Amortization of Bond Issue Costs			-	-	-		-	1,192	1,192
96700	Interest expense and Amortization cost	-	-	-	-	-	-	765	121,655	122,420
								-		
96900	Total Operating Expenses	-	-	13,294	228,838	2,090,366	(2,658,170)	13,004,843	844,492	13,849,335
								-		
97000	Excess Operating- Revenue Over Expenses	-	-	1,494,181	33,010	474,446	-	24,092,970	126,879	24,219,849
								-		
97100	Extraordinary maintenance			-	-	-		15,380	9,485	24,865
97200	Casualty losses- Non-capitalized			-	-	-		64,174	-	64,174
97300-010	Mainstream 1 & 5 year			-	-	-		1,310,393	-	1,310,393
97300-020	Home-Ownership			-	-	-		50,148	-	50,148
97300-025	Litigation			-	-	-		-	-	-
97300-030	Hope IV			-	-	-		-	-	-
97300-035	Moving to Work			-	-	-		-	-	-
97300-040	Tenant Protection			-	-	-		42,546	-	42,546
97300-050	All Other			95,066	-	-		14,966,325	-	14,966,325
97300	Housing assistance payments				-	-	-	16,369,412	-	16,369,412

FDS #	Description	CDBG Fund 510 14.218	HOME Fund 510 14.239	STATE/ LOCAL	Business Activity	Central Office Fund 900	Eliminations	RRHA TOTAL	TOTAL COMPONENT UNITS	ENTITY WIDE TOTAL
97350	HAP Portability In							-		-
97400	Depreciation expense	61,038		42,899	172	13,058		2,298,523	673,122	2,971,645
97500	Fraud losses			-	-	-		-	-	-
97800	Dwelling units rent expense			-	-	-		-	-	-
90000	Total Expenses	61,038	-	151,259	229,010	2,103,424	(2,658,170)	31,752,332	1,527,099	33,279,431
								-		
10010	Operating transfer in			-	-	-		17,761	-	17,761
10020	Operating transfer out			-	-	-		(17,761)	-	(17,761)
10030-010	Not For Profit			-	-	-		-	-	-
10030-020	Partnership			-	-	-		-	-	-
10030-030	Joint Venture			-	-	-		-	-	-
10030-040	Tax Credit			-	-	-		-	-	-
10030-050	Other			-	-	-		-	-	-
10030	Operating transfers from / to primary govt	-	-	-	-	-		-	-	-
10040	Operating transfers from / to component unit			-	-	-		-	-	-
10070	Extraordinary items, net gain/loss			-	-	-		-	-	-
10080	Special items, net gain/loss			-	-	-		-	-	-
10091	Inter AMP Excess Cash Transfer In			-	-	-		398,931	-	398,931
10092	Inter AMP Excess Cash Transfer Out			-	-	-		(398,931)	-	(398,931)
10093	Transfers btwn Program & Project - In			-	-	-		-	-	-
10094	Transfers btwn Program & Project - Out			-	-	-		-	-	-
10100	Total other financing sources (uses)	-	-	-	-	-	-	-	-	-
								-		
10000	Excess (Deficiency) of Revenues vs Expenses	(61,038)	-	1,356,216	32,838	461,388	-	5,345,481	(555,728)	4,789,753
								-		
11020	Required Annual Debt Principal Payments	-	-	-	-	-		-	96,529	96,529
								-		
11030	Beginning equity	1,240,098	-	2,675,335	1,040,250	6,081,260	-	60,457,703	6,949,402	67,407,105
								-		
11040-010	Prior period adjs & correction of errors			-	-	-		-	-	-
11040-020	Prior period adjs & correction of errors			-	-	-		-	-	-
11040-030	Prior period adjs & correction of errors			-	-	-		-	-	-
11040-040	Prior period adjs & correction of errors			-	-	-		-	-	-
11040-050	Prior period adjs & correction of errors			-	-	-		-	-	-
11040-060	Prior period adjs & correction of errors			-	-	-		-	-	-
11040-070	Equity Transfers (UNRESTRICTED)			-	-	-		-	-	-
11040-080	Equity Transfers (RESTRICTED)			-	-	-		-	-	-
11040-090	Equity Transfers			-	-	-		-	-	-
11040-100	Equity Transfers			-	-	-		-	-	-
11040-110	Equity Transfers			-	-	-		-	-	-
11040	Prior Pd adjs, Equity trnfrs, & Error corrections	-	-	-	-	-	-	-	-	-



Independent Accountant's Report on Applying
Agreed-Upon Procedures

To Roanoke Redevelopment and Housing Authority:

We have performed the procedure described in the second paragraph of this report, which was agreed to by Roanoke Redevelopment and Housing Authority and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), on whether the electronic submission of certain information agrees with the related hard copy documents included within the reporting package. Roanoke Redevelopment and Housing Authority is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of Roanoke Redevelopment and Housing Authority and REAC. Consequently, we make no representation regarding the sufficiency of the procedure described below for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with Audits of States, Local Governments, and Non-profit Organizations, of the financial statements of Roanoke Redevelopment and Housing Authority as of and for the year ended September 30, 2023, and have issued our reports thereon dated April 1, 2024. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplemental financial data templates dated April 1, 2024, was expressed in relation to the basic financial statements of Roanoke Redevelopment and Housing Authority taken as a whole.

A copy of the financial statement package required by the Uniform Guidance, which includes the auditor's reports is available in its entirety from Roanoke Redevelopment and Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of Roanoke Redevelopment and Housing Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

Jump, Perry and Company LLP

April 1, 2024
Toms River, New Jersey

Attachment to Independent Accountant's Report on Applying
Agreed-Upon Procedures

UFRS Rule Information	Hard Copy Document(s)	Findings
Balance Sheet and Revenue and Expense (data line items 111 to 1121)	Financial Data Schedules, all federal assistance listing numbers	Agrees
Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
Type of Opinion on the Financial Data Schedule (data element G5100-010)	Auditor's supplemental report on Financial Data Schedule	Agrees
Audit Findings Narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	Agrees
General information (data element series G2000, G2100, G2200, G2300, G9000, G9100)	OMB Data Collection Form	Agrees
Financial statement report information (data element G3000-010 to G3000-050, G3100-010 to G3100-030, G3200-010 to G3200-030, G3300-010 to G3300-060, G3400-010 to G3400-020)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form.	Agrees
Federal program report information (data element G4000-010 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form.	Agrees
Federal agencies required to receive reporting package (data element G4000-050)	OMB Data Collection Form	Agrees
Basic financial statements and auditor's reports required to be submitted electronically.	Basic financial statements (inclusive of auditor reports)	Agrees