

DRAFT 4/3/2025

Roanoke Redevelopment and Housing Authority

FINANCIAL STATEMENTS

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September 30, 2024

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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, 2024 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, 2024, 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* are presented for purposes of additional analysis and are 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 March 20, 2025, 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
March 20, 2025

ROANOKE REDEVELOPMENT & HOUSING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

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, 2024. 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 2024 major financial highlights included the following:

Total assets and liabilities of the Authority were approximately \$74 million and \$4.1 million respectively, with a total net position of \$69.9 million at September 30, 2024.

Total assets increased during the year by approximately \$3.9 million, primarily due to an increase in cash 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 \$39 million and \$35 million respectively.

Revenues are derived from various sources with approximately 85% 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 11% of total revenue; the remaining 4% of revenue balance is derived from miscellaneous fees for services, and non-operating sources (miscellaneous leasing fees).

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, 2024, the Authority owned over 1279 residential units that are leased to low-income families and individuals. In addition, housing assistance was paid to over 2,042 households under the Federal Housing Choice Voucher program for privately owned existing housing.

BASIC FINANCIAL STATEMENTS

The Authority is presenting its fiscal year 2024 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

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FINANCIAL ANALYSIS OF THE AUTHORITY (ENTERPRISE FUND)

The following table summarizes the changes in net position between September 30, 2024 and 2023 for the Authority as a whole:

	<u>2024</u>	<u>2023</u>	<u>NET CHANGE</u>	<u>%</u>
Cash	\$ 24,478,000	\$ 22,658,683	\$ 1,819,317	8.03%
Current Assets	1,572,591	3,009,536	(1,436,945)	-47.75%
Non-current Assets	1,920,102	1,494,382	425,720	28.49%
Capital Assets - Net	<u>46,112,365</u>	<u>42,953,860</u>	<u>3,158,505</u>	<u>7.35%</u>
Total Assets	<u>74,083,058</u>	<u>70,116,461</u>	<u>3,966,597</u>	<u>5.66%</u>
Current Liabilities	3,222,202	3,360,629	(138,427)	-4.12%
Non-current Liabilities	<u>953,618</u>	<u>952,648</u>	<u>970</u>	<u>0.10%</u>
Total Liabilities	<u>4,175,820</u>	<u>4,313,277</u>	<u>(137,457)</u>	<u>-3.19%</u>
Invested in Capital Assets -net of Related Debt	46,112,365	42,953,860	3,158,505	7.35%
Restricted Net Position	311,462	41,839	269,623	644.43%
Unrestricted Net Position	<u>23,483,411</u>	<u>22,807,485</u>	<u>675,926</u>	<u>2.96%</u>
Total Net Position	<u>\$ 69,907,238</u>	<u>\$ 65,803,184</u>	<u>\$ 4,104,054</u>	<u>6.24%</u>

Total assets of the Authority increased \$3,966,597 for the 2024 fiscal year primarily due to an increase in cash and capital assets. Cash increased approximately \$1,819,317 due to a decrease in A/R due from tenants, HUD, State of VA, and VHDA as well as sales of capital assets which were houses that were available for sale.

Current assets decreased approximately 48% as a result of a decrease in accounts receivable HUD, State of VA, VHDA and tenants. Prepaid expenses increased approximately 12% due to increased premiums for insurance and annual invoices for leases of security cameras.

Noncurrent assets increased 28.5% primarily due to an increase in notes/mortgages receivable and net pension asset. Capital Assets increased \$3.2 million due to increases in land, building and improvements, and construction in progress as a result of closing Capital Fund Grants into the Public Housing Program once the grants have been fully expended.

Total liabilities decreased \$137,457 due to accruals for employee compensation, contract retainage, and deferred revenues. Current liabilities decreased due to participation and liability in the Authority's FSS program.

Non-current liabilities increased slightly due to a decrease in Deferred Inflow of Resources from the Retirement Pension and an increase in the Other Postemployment Benefits (OPEB).

Total net position increased approximately \$4 million due to the increases in Capital Assets and Unrestricted Net Position. Investments in Capital Assets had larger expenditures in the Capital Fund Program for construction in progress for several large capital improvement projects, land purchases, and large modernization projects.

Restricted Net Position increased \$269,623 due to a \$251,717 increase in the HCV program and a \$20,458 increase in the FSS Forfeiture Account, while the EHV program spent the \$2,552 housing assistance payments received in 2023 during the 2024 fiscal year. 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, 2024 a total of 21 have been leased.

Unrestricted Net Position increased primarily through operating activities.

The following table summarizes the changes in operations between fiscal years 2024 and 2023 for the Authority as a whole:

	<u>2024</u>	<u>2023</u>	<u>NET CHANGE</u>	<u>%</u>
Tenant Rental Revenue	\$ 4,413,158	\$4,270,518	\$ 142,640	3.34%
Fraud Recovery	-	-	-	0.00%
Other Revenue	1,364,040	2,033,438	(669,398)	-32.92%
Total Operating Revenue	<u>34,505,706</u>	<u>32,835,375</u>	<u>1,670,331</u>	<u>5.09%</u>
Operating Expenses:				
Administrative	3,623,734	3,707,896	(84,162)	-2.27%
Tenant Services	720,462	706,521	13,941	1.97%
Utilities	2,337,871	2,361,581	(23,710)	-1.00%
Maintenance	5,461,368	4,546,642	914,726	20.12%
Protective Services	526,445	279,594	246,851	88.29%
General Expenses	1,386,734	1,401,844	(15,110)	-1.08%
Casualty Losses - Non-Capitalized				#DIV/0!
Housing Assistance Payments	18,407,331	16,369,412	2,037,919	12.45%
Depreciation	2,107,094	2,298,523	(191,429)	-8.33%
Total Operating Expenses	<u>34,571,039</u>	<u>31,687,393</u>	<u>2,883,646</u>	<u>9.10%</u>
Operating Income/(Loss)	(65,333)	1,147,982	(1,213,315)	-105.69%
Non-operating Revenue (Expenses):				
Investment Income/ Mortgage Interest	271	260	11	4.23%
Interest Expense	(265)	(765)	500	100.00%
Casualty losses	(356,725)	(64,174)	(292,551)	455.87%
Gain on the Sale of Capital Assets	-	-	-	#DIV/0!
Non-operating Gain/(Loss)	<u>(356,719)</u>	<u>(64,679)</u>	<u>(292,040)</u>	<u>451.52%</u>
Equity transfers	-	-	-	#DIV/0!
Change in net position	<u>4,104,054</u>	<u>5,345,481</u>	<u>(1,241,427)</u>	<u>-23.22%</u>
Beginning Net Position	65,803,184	60,457,703	5,345,481	8.84%
Equity Adjustments	-	-	-	
Total Net Position	<u>\$ 69,907,238</u>	<u>\$ 65,803,184</u>	<u>\$ 4,104,054</u>	<u>6.24%</u>

Total Operating Revenue increased \$1.67 million primarily due to an overall increase in HUD and Other government grants.

Tenant Rental Revenue increased slightly due to higher dwelling rents charged to the tenants in 2024 than in 2023.

HUD Operating grants increased \$2.2 million due to increased subsidy in all the federally funded programs.

Other Revenue decreased \$669,398 from reduced reimbursements from VHDA as projects have reached completion for public housing and reduced casualty payments due to fewer casualty losses during the year.

Total Operating expenses increased 9% due to an increase in Housing Assistance Payments and because of higher costs for material and contract costs.

Administrative expenses decreased 2% due to employee compensation expenses. Hiring and staffing shortages continued to be a challenge for the Authority in 2024 due to changing employment expectations.

Tenant Services expenses increased 2% due to the rent incentive expenses of the Jobs Plus program.

Utility costs decreased 1% due to lower gas usage.

Maintenance expenses increased 20% due to increases in employee compensation, materials, and contract repairs such as electrical, building repairs, HVAC, unit turnarounds, and routine maintenance. Vendor rates continued to increase in 2024. Significant increases include unit turnarounds \$134,800 and building repairs increased \$165,377.

Protective Services increased 88% due to installation of more cameras at public housing sites in addition to increased costs for fire systems and security patrols. The cost of the fire systems has increased \$21,000 while the security patrols has gone up \$6,400.

General Expenses decreased 1% primarily due to bad debts. There has been a significant increase in Bad Debt write-offs in recent years due to higher receivable balances because of non payment of rents.

Extraordinary Maintenance decreased 100% due to a decrease in 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 decreased 8% due to various assets becoming fully depreciated in 2023.

Operating expenses exceeded operating revenues by approximately 4% resulting in an overall operating loss of \$65,333 for 2024.

Casualty losses increased \$292,551 due to more auto and fire damages in the public housing program in 2024.

The Authority's overall increase in Net Position for 2024 is \$4,104,054.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets:

The following table summarizes the changes in capital assets between September 30, 2024 and 2023:

	<u>2024</u>	<u>2023</u>	<u>Net Change</u>	<u>Variance</u>
Land	\$ 15,280,324	\$ 14,821,593	\$ 458,731	3.10%
Infrastructure	3,109,317	3,109,317	-	0.00%
Buildings and Improvements	86,777,488	84,098,195	2,679,293	3.19%
Furniture and Equipment	3,661,010	3,468,770	192,240	5.54%
Construction in Progress	19,414,919	17,610,564	1,804,355	10.25%
Total	128,243,058	123,108,439	5,134,619	4.17%
Accumulated Depreciation	(82,130,693)	(80,154,579)	(1,976,114)	2.47%
Net Capital Assets	\$ 46,112,365	\$ 42,953,860	\$ 3,158,505	7.35%

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 2024 the Authority received 85% of its funding from HUD.

For the 2024 calendar year, HUD funded Public Housing operating subsidy requests at 97.12% of the eligible amounts.
 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 99.50% for calendar year 2024. This is decreased from 100% in 2023. HCV Administrative fees were funded at 91.77% for calendar year 2024, 97.38% for 2023, and 89.55% for 2022.

In addition to the uncertainties of federal funding for the 2024 fiscal year, the Authority also faces the challenge of escalating management costs for their programs and staffing shortages. 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.

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BASIC FINANCIAL STATEMENTS

Roanoke Redevelopment and Housing Authority
Statement of Net Position
September 30, 2024

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	<u>Enterprise Fund</u>	<u>Component Units</u>	<u>Total Reporting Entity</u>
CURRENT ASSETS:			
Cash and cash equivalents	\$ 22,372,615	808,077	23,180,692
Accounts receivable - other	927,044	-	927,044
Accounts receivable - tenants, net	211,670	32,660	244,330
Prepaid expenses	<u>433,877</u>	<u>42,055</u>	<u>475,932</u>
Total current assets	<u>23,945,206</u>	<u>882,792</u>	<u>24,827,998</u>
RESTRICTED ASSETS:			
Cash and cash equivalents	<u>2,105,385</u>	<u>578,551</u>	<u>2,683,936</u>
Total restricted assets	<u>2,105,385</u>	<u>578,551</u>	<u>2,683,936</u>
NONCURRENT ASSETS:			
Land, structures and equipment net of accumulated depreciation	<u>46,112,365</u>	<u>12,602,955</u>	<u>58,715,320</u>
Total fixed assets, net	<u>46,112,365</u>	<u>12,602,955</u>	<u>58,715,320</u>
Notes & mortgages receivable, non-current	798,488	-	798,488
Other assets	<u>943,655</u>	<u>-</u>	<u>943,655</u>
Total assets	<u>73,905,099</u>	<u>14,064,298</u>	<u>87,969,397</u>
DEFERRED OUTFLOWS OF RESOURCES:			
Deferred outflows	<u>177,959</u>	<u>-</u>	<u>177,959</u>
Total deferred outflows of resources	<u>177,959</u>	<u>-</u>	<u>177,959</u>
Total assets and deferred outflows of resources	<u>\$ 74,083,058</u>	<u>14,064,298</u>	<u>88,147,356</u>

Roanoke Redevelopment and Housing Authority
Statement of Net Position (continued)
September 30, 2024

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	<u>Enterprise Fund</u>	<u>Component Units</u>	<u>Total Reporting Entity</u>
CURRENT LIABILITIES:			
Accounts payable	\$ 1,256,266	19,956	1,276,222
Accrued wages and payroll taxes	130,063	-	130,063
Accrued compensated absences	196,343	-	196,343
Accrued interest	-	9,245	9,245
Accrued liability - other	47,775	-	47,775
Tenant security deposits	153,801	31,000	184,801
Notes payable, current portion	-	101,135	101,135
Unearned revenues	1,337,826	13,452	1,351,278
Other current liabilities	<u>100,128</u>	<u>514</u>	<u>100,642</u>
Total current liabilities	<u>3,222,202</u>	<u>175,302</u>	<u>3,397,504</u>
NONCURRENT LIABILITIES:			
Notes payable, excluding current portion	-	6,614,754	6,614,754
Other liabilities	<u>876,439</u>	<u>1,283,301</u>	<u>2,159,740</u>
Total noncurrent liabilities	<u>876,439</u>	<u>7,898,055</u>	<u>8,774,494</u>
Total liabilities	<u>4,098,641</u>	<u>8,073,357</u>	<u>12,171,998</u>
DEFERRED INFLOWS OF RESOURCES:			
Deferred inflows	<u>77,179</u>	<u>-</u>	<u>77,179</u>
Total deferred inflows of resources	<u>77,179</u>	<u>-</u>	<u>77,179</u>
NET POSITION:			
Invested in capital assets, net	46,112,365	5,929,601	52,041,966
Restricted	311,462	547,639	859,101
Unrestricted	<u>23,483,411</u>	<u>(486,299)</u>	<u>22,997,112</u>
Total net position	<u>69,907,238</u>	<u>5,990,941</u>	<u>75,898,179</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 74,083,058</u>	<u>14,064,298</u>	<u>88,147,356</u>

Roanoke Redevelopment and Housing Authority
Statement of Revenues, Expenses, and Changes
in Net Position
For the Year Ended September 30, 2024

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	Enterprise Fund	Component Units	Total Reporting Entity
Operating revenues:			
Tenant revenue	\$ 4,413,158	963,101	5,376,259
HUD operating grants	28,728,508	-	28,728,508
Other government grants	312,374	-	312,374
Proceeds from the disposition of assets held for sale	769,584	-	769,584
Cost of sale of assets	(1,040,152)	-	(1,040,152)
Other revenue	<u>1,322,234</u>	<u>7,722</u>	<u>1,329,956</u>
Total operating revenue	<u>34,505,706</u>	<u>970,823</u>	<u>35,476,529</u>
Operating expenses:			
Administrative salaries	1,900,890	9,228	1,910,118
Other administrative expenses	1,722,844	100,209	1,823,053
Tenant / community services	720,462	-	720,462
Utility expense	2,337,871	68,512	2,406,383
Maintenance salaries	1,157,844	3,265	1,161,109
Maintenance other	4,303,524	208,691	4,512,215
Contract / protective services	526,445	9,997	536,442
Insurance	388,297	98,836	487,133
Other general expenses	347,434	-	347,434
Credit losses	488,117	80,750	568,867
Payments in lieu of taxes	162,886	120,196	283,082
Housing assistance payments	18,407,331	-	18,407,331
Depreciation	<u>2,107,094</u>	<u>553,141</u>	<u>2,660,235</u>
Total operating expenses	<u>34,571,039</u>	<u>1,252,825</u>	<u>35,823,864</u>
Operating loss	<u>(65,333)</u>	<u>(282,002)</u>	<u>(347,335)</u>
Non-operating revenues (expenses):			
Investment income / mortgage interest	271	7,224	7,495
Interest expense	(265)	(117,955)	(118,220)
Casualty losses	<u>(356,725)</u>	<u>-</u>	<u>(356,725)</u>
Total non-operating revenues (expenses)	<u>(356,719)</u>	<u>(110,731)</u>	<u>(467,450)</u>
Loss before capital grants	(422,052)	(392,733)	(814,785)
Capital grants	<u>4,526,106</u>	<u>-</u>	<u>4,526,106</u>
Change in net position	4,104,054	(392,733)	3,711,321
Total net position, beginning	<u>65,803,184</u>	<u>6,393,674</u>	<u>72,196,858</u>
Equity transfers	<u>-</u>	<u>(10,000)</u>	<u>(10,000)</u>
Total net position, end of year	<u>\$ 69,907,238</u>	<u>5,990,941</u>	<u>75,898,179</u>

Roanoke Redevelopment and Housing Authority
Statement of Cash Flows - All Enterprise Funds
For the Year Ended September 30, 2024

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Cash Flows from Operating Activities:

Receipts from tenants	\$ 4,442,947
Receipts operating grants and subsidies	30,493,873
Other receipts	958,231
Payments to suppliers, employees and tenants	<u>(32,632,334)</u>
Net cash flows provided by operating activities	<u>3,262,717</u>

Cash Flows from Capital and Related Financing Activities:

Purchases of capital assets	(6,882,495)
Disposal of capital assets	688,118
Capital grant contributions	5,454,884
Casualty losses	<u>(356,725)</u>
Net cash flows used in capital and related financing activities	<u>(1,096,218)</u>

Cash Flows from Investing Activities:

Advances on notes receivable	(347,453)
Interest and dividends	<u>271</u>
Net cash flows used in investing activities	<u>(347,182)</u>

Net increase in cash	1,819,317
Cash at beginning of year	<u>22,658,683</u>
Cash at end of year	<u>\$ 24,478,000</u>

Roanoke Redevelopment and Housing Authority
Statement of Cash Flows (continued) - All Enterprise Funds
For the Year Ended September 30, 2024

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Reconciliation of operating income to cash provided by operating activities

Operating loss	\$	(65,333)
Items which did not provide (use) cash:		
Depreciation		2,107,094
Credit losses		488,117
Deferred Outflows of Resources		15,168
Deferred Inflows of Resources		(77,544)
Working capital changes which provided (used) cash:		
Accounts receivable - tenants		(458,328)
Accounts receivable - other		1,452,991
Other assets		(93,435)
Unearned revenue		(2,211)
Prepaid expenses		(45,835)
Accounts payable		(116,298)
Accrued expenses		83,689
Other liabilities		78,249
Tenant security deposits		561
Other current liabilities		<u>(104,168)</u>
Net cash provided by operating activities	\$	<u>3,262,717</u>

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.

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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.

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

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.

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.

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:

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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, 2023 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, 2023 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, 2023 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, 2023 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, 2024, the carrying amount of the Enterprise fund's cash and cash equivalents (including restricted cash) was \$24,478,000. 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 \$11,463,176 as of September 30, 2024.

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.

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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, 2022 through June 30, 2024 is 4.53%. 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 Authority is required to contribute an additional .85% for disability coverage.

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.

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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, 2023. The actuarial valuation used the following actuarial methods and assumptions, applied to all prior periods included in the measurement:

Valuation Date	June 30, 2023
Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percent of Pay, Closed
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%

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8. PENSION PLAN (continued)

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

	<u>June 30, 2023</u>	<u>June 30, 2022</u>
1. Participants		
a. Actives	65	67
b. Transfers Out	18	11
c. Retirees and Beneficiaries	13	13
d. Retirees and Beneficiaries Elsewhere	-	-
e. LTD	-	-
f. Inactive, Vested	11	9
g. Inactive, Nonvested	<u>124</u>	<u>112</u>
Total	231	212
2. Covered Payroll	3,224,096	2,873,074
3. Expected Retirement Benefits	329,229	299,428
4. Assets		
a. Market Value of Assets	5,209,947	4,784,112
b. Actuarial Value of Assets	5,132,254	4,645,189
5. Actuarial Accrued Liability	4,254,795	3,982,008
6. Funded Ratio		
a. Market Value of Assets	122.45 %	127.46 %
b. Actuarial Value of Assets	120.62 %	113.68 %
7. Unfunded Actuarial Accrued Liability	(877,459)	(663,181)
8. Normal Cost Rate		
a. Gross Normal Cost Rate	8.76 %	8.79 %
b. Member Contribution Rate	<u>4.31 %</u>	<u>4.28 %</u>
c. Employer Normal Cost Rate (8a-8b)	4.45 %	4.51 %
9. Recommended Employer Contribution Rate for		Informational
Fiscal Year Ending	2025 & 2026	Purposes Only
a. Employer Normal Cost Rate	4.45 %	4.51 %
b. Amortization Charge	(1.87) %	(1.56) %
c. Administrative Expenses	0.09 %	0.09 %
d. DC Match	-	-
e. Plan Surcharge	-	-
f. Total(9a+9b+9c (not less than zero)+ 9d)	<u>2.67 %</u>	<u>3.04 %</u>
g. DC Contribution for Hybrid Members	separate requirement	1.21 %
h. Total Employer Rate (9f+9g)	2.67 %	4.25 %
10. Amortization Period	20	12-21

Normal Cost

	Currently	After Reform*
1. Normal Cost as Percent of Payroll	4.45 %	3.10 %
2. Covered Payroll	3,224,096	2,873,074

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

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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	32.00 %	6.70 %	2.14 %
Fixed Income	16.00 %	5.40 %	0.86 %
Credit Strategies	16.00 %	8.10 %	1.30 %
Real Assets	15.00 %	7.20 %	1.08 %
Private Equity	15.00 %	8.70 %	1.31 %
PIP-Private Investment Partnerships	1.00 %	8.00 %	0.08 %
Diversifying Strategies	6.00 %	5.80 %	0.35 %
Cash	2.00 %	3.00 %	0.06 %
Leverage	(3.00) %	3.50 %	(0.11) %
	<u>100.00 %</u>		<u>7.07 %</u>

*Expected arithmetic nominal return

7.07 %

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	\$ (229,031)	\$ (819,657)	\$ (1,298,157)

Changes in Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Pension (b)	Net Pension Liability (a) - (b)
Balance at June 30, 2022	\$ <u>4,001,060</u>	\$ <u>4,784,111</u>	\$ <u>(783,051)</u>
Changes for the year:			
Service Cost	264,963	-	264,963
Interest	283,276	-	283,276
Benefit changes	-	-	-
Difference between expected and actual experience	(20,338)	-	(20,338)
Changes in assumptions	-	-	-
Contributions - employer	-	108,566	(108,566)
Contributions - employee	-	140,975	(140,975)
Net investment income	-	317,833	(317,833)
Benefit payments, including refund of employee contributions	(138,671)	(138,671)	-
Administrative expense	-	(2,996)	2,996
Other changes	<u>-</u>	<u>129</u>	<u>(129)</u>
	<u>389,230</u>	<u>425,836</u>	<u>(36,606)</u>
Balance at June 30, 2023	\$ <u>4,390,290</u>	\$ <u>5,209,947</u>	\$ <u>(819,657)</u>

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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, 2022	\$ 3,982,008	\$ 3,982,008	\$ 4,001,060
(b) Entry age normal cost for the period June 30, 2022-June 30,2023	264,963	264,963	264,963
(c) Actual benefit payments and refunds for the period June 30, 2022-June 30, 2023	138,671	138,671	138,671
(d) Changes in benefit terms	-	-	-
(e) TPL as of June 30, 2023 = (((a)+(b))*(1.07))-((c)*(1.035))+ (d)	\$ 4,390,290	\$ 4,390,290	\$ 4,410,628
(f) Changes in Assumptions		-	
(g) Difference between expected and actual experience			\$ (20,338)

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, 2024, 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	\$ -	\$ 12,182
Changes of assumptions	-	-
Net differences between projected and actual earnings on plan investments	-	64,997
Employer contributions subsequent to the measurement date	<u>177,959</u>	<u>-</u>
Total	<u>\$ 177,959</u>	<u>\$ 77,179</u>

8. PENSION PLAN (continued)

Amortization of Deferred (Inflows) and Outflows of Resources

Year ended June 30:	
2025	\$ (62,860)
2026	(83,654)
2027	67,589
2028	1,746
2029	-
Thereafter	-

Pension Expense

	<u>June 30, 2023</u>
Service Cost	\$ 264,963
Interest on the total pension liability	283,276
Current period benefit changes	-
Expensed portion of current period difference between expected and actual experience in the total pension liability	(10,818)
Expensed portion of current period changes of assumptions	-
Member contributions	(140,975)
Projected earnings on plan investments	(326,572)
Expensed portion of current period differences between actual and projected earnings on plan investments	1,748
Administrative expense	2,996
Other	(129)
Recognition of beginning deferred outflows of resources as pension expense	111,806
Recognition of beginning deferred inflows of resources as pension expense	<u>(179,760)</u>
Pension expense	\$ <u>6,535</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/2023-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.

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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, 2024 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 \$699,086 less an allowance for credit losses of \$487,416 for the year ended September 30, 2024.

Accounts Receivable - Other

Accounts Receivable - Other, consists of following:

	Enterprise Fund
Accounts receivable - HUD	\$ 420,247
Accounts receivable - fraud recovery	5,561
Account receivable - City of Roanoke	147,993
Accounts receivable - management & development fees	7,577
Accounts receivable - miscellaneous	345,666
	<u>\$ 927,044</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, 2024 consisted of the following:

Low rent and Capital Fund Program	\$ 126,527
State and Local	(142,113)
ROSS	(9,997)
Housing Choice Vouchers	25,672
PIH Family Self Sufficiency	(64,714)
COCC	142,113
FSS Escrow Forfeiture Funds	6,685
Jobs Plus Fund	(84,173)
	<u>\$ -</u>

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	\$ 1,527,543
Restricted for Emergency Housing Vouchers	25,643
Restricted for Tenant Security	153,801
Restricted for Tenant Services	54,784
Restricted for FSS Escrow	237,446
Restricted for Payment of Current Liability	<u>106,168</u>
	<u>\$ 2,105,385</u>

13. NOTES AND MORTGAGES RECEIVABLE

Notes and mortgages receivable at September 30, 2024 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.	\$ 262,165
Note receivable from Indian Village, LP includes an operating deficit loan of \$35,365 with interest being waived.	35,365
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 Park Street, LP includes an operating deficit loan of \$35,830 with interest being waived.	35,830
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
Note receivable from Hurt Park, LP includes an operating deficit loan of \$106,593 with interest being waived.	<u>106,593</u>
Total	798,488
Less: current portion	<u>-</u>
Notes receivable, excluding current portion	<u>\$ 798,488</u>

Roanoke Redevelopment and Housing Authority

Notes to Financial Statements (continued)

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14. CAPITAL ASSETS

A summary of the Authority's Capital Assets at September 30, 2024 is as follows:

Enterprise Fund Detail:

	BUSINESS ACTIVITIES	CDBG	PUBLIC HOUSING & CAPITAL FUND	PH Radon
Land and Improvements	\$ 68,204	412,984	14,740,015	-
Construction in Process	-	-	16,918,094	14,550
Infrastructure	-	1,822,317	-	-
Building and Improvements	659,005	-	85,622,987	-
Furniture and Equipment	6,431	-	3,331,693	-
Less: Accumulated Depreciation	<u>(665,436)</u>	<u>(1,115,415)</u>	<u>(78,907,052)</u>	<u>-</u>
Total Property and Equipment	<u>\$ 68,204</u>	<u>1,119,886</u>	<u>41,705,737</u>	<u>14,550</u>

	HOUSING CHOICE VOUCHERS	COCC	STATE/LOCAL	TOTAL
Land and Improvements	\$ -	-	59,121	15,280,324
Construction in Process	-	-	2,482,275	19,414,919
Infrastructure	-	-	1,287,000	3,109,317
Building and Improvements	233,251	262,245	-	86,777,488
Furniture and Equipment	119,726	203,160	-	3,661,010
Less: Accumulated Depreciation	<u>(338,630)</u>	<u>(186,927)</u>	<u>(917,233)</u>	<u>(82,130,693)</u>
Total Property and Equipment	<u>\$ 14,347</u>	<u>278,478</u>	<u>2,911,163</u>	<u>46,112,365</u>

Enterprise Fund Summary:

	October 1, 2023 Balance	Additions	Transfers & Deletions	September 30, 2024 Balance
Land	\$ 14,821,593	8,392	450,339	15,280,324
Construction in Process	<u>17,610,564</u>	<u>6,423,386</u>	<u>(4,619,031)</u>	<u>19,414,919</u>
Total Assets not being depreciated	32,432,157	6,431,778	(4,168,692)	34,695,243
Infrastructure	3,109,317	-	-	3,109,317
Buildings and Improvements	84,098,195	406,050	2,273,243	86,777,488
Furniture and Equipment	<u>3,468,770</u>	<u>44,667</u>	<u>147,573</u>	<u>3,661,010</u>
Total Property and Equipment	123,108,439	6,882,495	(1,747,876)	128,243,058
Less: Accumulated Depreciation	<u>(80,154,579)</u>	<u>(2,107,094)</u>	<u>130,980</u>	<u>(82,130,693)</u>
Net Book Value	<u>\$ 42,953,860</u>	<u>4,775,401</u>	<u>(1,616,896)</u>	<u>46,112,365</u>

15. ENTERPRISE FUND LONG-TERM LIABILITIES

Enterprise Fund Long-term liability activity for the year ended September 30, 2024, is as follows:

	October 1, 2023			September 30, 2024
	<u>Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u>
Accrued Compensated Absences	\$ 116,970	347,434	268,061	196,343
Accrued OPEB Liabilities	668,858	55,054	-	723,912
Other Long Term Liabilities	175,241	194,102	68,913	300,430
Less: Current Portion	<u>(163,144)</u>	<u>(461,521)</u>	<u>(280,419)</u>	<u>(344,246)</u>
Long-Term Liabilities	<u>\$ 797,925</u>	<u>135,069</u>	<u>56,555</u>	<u>876,439</u>

16. RESTRICTED NET POSITION

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

	<u>Enterprise Fund</u>
Restricted for HAP Payments	\$ 251,717
Restricted for FSS Escrow Forfeiture Account	<u>\$ 59,745</u>
	<u>\$ 311,462</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, 2024, Stepping Stone, LP owed the Authority \$1,920 for property management services and had paid the Authority \$18,557 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. RRHA has an outstanding loan with Indian Village, LP of \$35,365. As of September 30, 2024, Indian Village, LP owed the Authority \$1,568 in accrued management fees and expenses. During the year, the Partnership paid \$13,627 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 \$2,331,528. As of September 30, 2024 Park Street, LP owed the Authority \$1,911 in accrued management fees and expenses. During the year the partnership paid \$12,652 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. RRHA has an outstanding loan with Hurt Park, LP of \$106,592. As of September 30, 2024, Hurt Park, LP owed the Authority \$2,177 for property management services and had paid the Authority \$12,508 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, 2023 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.

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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, 2023 financial statements for the component units are included in the Authority's September 30, 2024 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, 2023	1,488
Net Transfers from January 1, 2024 to September 30, 2024	<u>432</u>
Balance at September 30, 2024	<u><u>1,920</u></u>
<u>RRHA - Due to/Due from Indian Village, LP</u>	<u>DR (CR)</u>
Balance at December 31, 2023	1,185
Net Transfers from January 1, 2024 to September 30, 2024	<u>35,748</u>
Balance at September 30, 2024	<u><u>36,933</u></u>
<u>RRHA - Due to/Due from Park Street Housing, LP</u>	<u>DR (CR)</u>
Balance at December 31, 2023	2,296,999
Net Transfers from January 1, 2024 to September 30, 2024	<u>36,440</u>
Balance at September 30, 2024	<u><u>2,333,439</u></u>
<u>RRHA - Due to/Due from Hurt Park, LP</u>	<u>DR (CR)</u>
Balance at December 31, 2023	946
Line of Credit balance from RRHA to Hurt Park, LP	<u>107,823</u>
Balance at September 30, 2024	<u><u>\$ 108,769</u></u>
<u>RRHA - Due to/Due from RVHC</u>	<u>DR (CR)</u>
Balance at December 31, 2023	-
Net Transfers from January 1, 2024 to September 30, 2024	<u>-</u>
Balance at September 30, 2024	<u><u>\$ -</u></u>

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21. GRANTS

As of the end of the fiscal year September 30, 2024, the Authority expended the following grants:

<u>Grant Number</u>	Expenditures prior to fiscal <u>year 2024</u>	Expenditures for fiscal <u>year 2024</u>	Total <u>Expenditures</u>
Capital Fund			
VA36P011501-19	\$ 3,382,564	61,490	3,444,054
VA36P011501-21	<u>3,812,496</u>	<u>41,409</u>	<u>3,853,905</u>
	<u>\$ 7,195,060</u>	<u>102,899</u>	<u>7,297,959</u>

22. SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 20, 2025, 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, 2024, the other postemployment benefits (OPEB) expense was \$46,000.

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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, 2024 was \$599,914.

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 8.0% decreasing to 4.5%, as well as the total OPEB liability calculated using a healthcare cost trend rate that is 1 percentage point lower (7.0% decreasing to 3.5%) or 1 percentage point higher (9.0% decreasing to 5.5%) than the current rate:

	1% Decrease 7.0% decreasing to <u>3.5%</u>	Current Healthcare Cost Trent Rate 8.0% decreasing to <u>4.5%</u>	1% Increase 9.0% decreasing to <u>5.5%</u>
Total OPEB Liability	552,695	599,914	653,425

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 4.06%, as well as the OPEB liability calculated using a discount rate that is 1 percentage point lower (3.06%) or 1 percentage point higher (5.06%) than the current rate:

	1% Decrease to <u>3.06%</u>	Current Discount Rate <u>4.06%</u>	1% Increase to <u>5.06%</u>
Total OPEB Liability	642,699	599,914	561,338

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.

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23. OTHER POSTEMPLOYMENT BENEFITS (continued)

Schedule of Changes in Total OPEB Liability	Fiscal Year Ending <u>9/30/24</u>
Total OPEB Liability - Beginning of Year	\$ 601,689
Service Cost	24,075
Interest	29,325
Changes in Benefit Terms	-
Difference between Expected and Actual Experience	(62,964)
Changes in Assumptions	55,564
Benefit Payments	<u>(47,775)</u>
Net Change in Total OPEB Liability	(1,775)
Total OPEB Liability - End of Year	599,914
Covered Employee Payroll	3,611,606
Total OPEB Liability as a Percentage of the Covered Employee Payroll	16.61 %

OPEB Expense	Fiscal Year Ending <u>9/30/24</u>
Service Cost	\$ 24,075
Interest on Total OPEB Liability	29,325
Effect of Plan Changes	-
Administrative Expenses	-
Recognition of Deferred (Inflows)/Outflows of Resources	
Differences between expected and actual experience	(62,964)
Assumption Changes	<u>55,564</u>
OPEB Expense	<u>\$ 46,000</u>

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23. OTHER POSTEMPLOYMENT BENEFITS (continued)

Alternative Measurement Method (AMM) Assumptions

Measurement Date	September 30, 2024
Valuation Date	October 1, 2023
Reporting Date	September 30, 2024
Measurement Period	October 1, 2023 to September 30, 2024
Discount Rate	4.06% per year

The discount rate used to measure the total pension liability as of September 30, 2024 was 4.06%. 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	Actual	2029	6.00
2025	8.00	2030	5.50
2026	7.50	2031	5.00
2027	7.00	2032+	4.50
2028	6.50		

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, 2024 and no open years prior to September 30, 2021. 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 business-type activities and the aggregate discretely presented component units of Roanoke Redevelopment and Housing Authority (Authority), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 20, 2025.

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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

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
March 20, 2025



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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, 2024. 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 respects, 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, 2024.

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
March 20, 2025

Roanoke Redevelopment and Housing Authority

Schedule of Expenditures of Federal Awards

For the Year Ended September 30, 2024

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<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	\$ 7,220,461
Housing Choice Vouchers	14.871	17,574,363
Emergency Housing Vouchers	14.871	253,645
Mainstream	14.879	<u>1,641,480</u>
Total Cluster		19,469,488
Family Self-Sufficiency Program	14.896	154,686
Resident Opportunity and Support Services	14.870	<u>138,588</u>
Total Cluster		293,274
Jobs Plus Pilot Program Grant	14.895	473,357
Radon Testing and Mitigation Demonstration for Public Housing	14.901	14,550
Public Housing Capital Fund Program	14.872	<u>5,026,018</u>
		<u>\$32,497,148</u>

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, 2024, 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.

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: | |
| | Housing Choice Voucher Cluster | 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 | \$974,914 |
| 5. | Auditee qualified as low risk? | Yes |

6. Major Programs:

Federal Assistance	
<u>Listing Number</u>	<u>Name of Federal Program</u>
Housing Choice Voucher Cluster:	
14.871	Housing Choice Voucher
14.871	Emergency Housing Vouchers
14.879	Mainstream

Roanoke Redevelopment and Housing Authority
Schedule of Findings and Questioned Costs (continued)
September 30, 2024

DRAFT 4/3/2025

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, 2024

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Current year findings and questioned costs

None

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Supplementary Information

Roanoke Redevelopment and Housing Authority
Schedule of Changes in Employer's Net Pension Liability

DRAFT 4/3/2025

For the Year Ended September 30, 2024

Change in the Net Pension Liability	<u>2023</u>	<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	264,963	241,327	238,946	268,863	288,945	307,830	319,415	325,513	345,298	349,221
Interest	283,276	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	(20,338)	(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>(138,671)</u>	<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	389,230	330,293	349,367	458,460	417,908	359,561	267,833	72,237	272,727	373,551
Total pension liability - beginning	<u>4,001,060</u>	<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	4,390,290	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	108,566	122,800	118,472	109,893	131,236	151,251	158,003	169,028	169,738	130,328
Contributions - members	140,975	125,537	121,760	116,581	135,395	140,383	146,283	136,761	141,937	144,381
Net investment income	317,833	(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	(138,671)	(132,477)	(123,210)	(99,496)	(72,649)	(106,918)	(58,583)	(448,927)	(97,929)	(50,830)
Administrative expense	(2,996)	(2,849)	(2,312)	(2,077)	(1,804)	(1,524)	(1,307)	(1,587)	(1,051)	(1,101)
Other	<u>129</u>	<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	425,836	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>4,784,111</u>	<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	5,209,947	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	(819,657)	(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	118.67 %	119.57 %	127.51 %	107.33 %	117.82 %	121.50 %	124.21 %	114.10 %	124.70 %	126.94 %
Covered payroll	3,224,096	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	(25.42)%	(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, 2024

Schedule of RRHA Pension Contribution

Year Ended <u>June 30</u>	Actuarially Determined Contribution <u>(a)</u>	Actual Contributions and Receivables Recognized by Pension Plan <u>(b)</u>	Actuarial less Actual Contributions <u>(c)</u>	Covered Payroll <u>(d)</u>	Actual Contributions as a Percentage of Covered Payroll <u>(b) / (d)</u>
2023	146,052	108,566	37,486	3,224,096	3.37 %
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

DRAFT 4/3/2025

For the Year Ended September 30, 2024

Changes in Total OPEB Liability

<u>Schedule of Changes in Total OPEB Liability</u>	Fiscal Year Ending 9/30/24	Fiscal Year Ending 9/30/23	Fiscal Year Ending 9/30/22	Fiscal Year Ending 9/30/21	Fiscal Year Ending 9/30/20	Fiscal Year Ending 9/30/19	Fiscal Year Ending 9/30/18	Fiscal Year Ending 9/30/17
Total OPEB Liability -								
Beginning of Year	\$ 601,689	\$ 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 -	-	-	-	-	-	-	-	558,577
Beginning of Year	601,689	464,119	555,337	1,072,799	1,026,924	1,072,639	997,671	822,516
Service Cost	24,075	22,082	28,989	42,356	34,938	118,648	114,481	105,935
Interest	29,325	21,088	13,329	25,728	36,391	41,839	39,053	41,359
Changes in Benefit Terms	-	-	-	-	-	-	-	-
Difference between Expected and Actual Experience	55,564	175,595	(68,723)	(511,556)	(1,585)	(121,744)	-	-
Changes in Assumptions	(62,964)	8,052	7,235	21,801	67,640	-	-	46,784
Benefit Payments	(47,775)	(89,247)	(72,048)	(95,791)	(91,509)	(84,458)	(78,566)	(18,923)
Net Change in Total OPEB Liability	(1,775)	137,570	(91,218)	(517,462)	45,875	(45,715)	74,968	175,155
Total OPEB Liability -								
End of Year	599,914	601,689	464,119	555,337	1,072,799	1,026,924	1,072,639	997,671
Covered Employee Payroll	3,611,606	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	16.61 %	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 690, 691 14.896	ROSS Fund 688, 692 14.870
111	Cash- unrestricted	10,036,883	2,442,936	559,225	44,604					
113	Cash-other restricted	112,915	376,248	3,129	25,643	53,060				
114	Cash- tenant security deposits	148,115								
115	Cash - restricted for pymt of curr liability	24,579	67,299	13,716	574					
100	Total Cash	10,322,492	2,886,483	576,070	70,821	53,060			-	-
121	AR - PHA projs	-	1,877							
122-010	AR - HUD other projs - Operating Subsidy	-						101,982	74,774	15,623
122-020	AR - HUD other projs - Capital fund	218,177								
122-030	AR - HUD other projs - Other	-	-	-	466		9,225			
122	Accounts receivable - HUD other projs	218,177	-	-	466	-	9,225	101,982	74,774	15,623
124	Account receivable - other govt	-								
125-040	Account receivable - misc - Tax Credit	-								
125-050	Account receivable - misc - Other	-	306,315	11,732	1,728					
125	Account receivable - miscellaneous	-	306,315	11,732	1,728	-	-	-	-	-
126	Accounts receivable - tenants	696,284								
126.1	Allowance for doubtful accounts - tenants	(486,706)								
126.2	Allowance for doubtful accounts - other	-	(2,212)							
127	Loans & Mortgages Recvbl - Current	-								
128	Fraud recovery	-	114,767							
128	Allowance for doubtful accounts - fraud	-	(109,206)							
129	Accrued interest receivable	-								
120	Total Receivables, net allow for doubtful accts	427,755	311,541	11,732	2,194	-	9,225	101,982	74,774	15,623
142	Prepaid expenses, Other assets	368,247	22,194							
143	Allowance- obsolete inventories	-								
144	Inter program - due from	126,527	32,357			6,685				
145	Assets held for sale	-								
150	Total Current Assets	11,245,021	3,252,575	587,802	73,015	59,745	9,225	101,982	74,774	15,623
161	Land	14,740,015								
162	Buildings	85,622,987	233,251							
163	Furniture, equip, machinery - dwellings	1,437,021								
164	Furniture, equip, machinery - admin	1,894,672	119,726							
165	Leasehold improvements	-								
166	Accumulated depreciation	(78,907,052)	(338,630)							
167	Construction in progress	16,918,094					14,550			
168	Infrastructure	-								
160	Total capital assets, net accum depreciation	41,705,737	14,347	-	-	-	14,550	-	-	-
171-040	Loans & mortgs recv - NC - Tax Credit	316,000								
171-050	Loans & mortgs recv - NC - Other	144,565								
171	Loans & Mortgages recvbl - Non-current	460,565	-	-	-	-	-	-	-	-
172-040	Loans & Mortgs recvbl - NC past due - Tax Credit	-								
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	507,729	90,367							
174	Other assets	507,729	90,367	-	-	-	14,550	-	-	-
180	Total Non-current Assets	42,674,031	104,714	-	-	-	14,550	-	-	-
190	Total Assets	53,919,052	3,357,289	587,802	73,015	59,745	23,775	101,982	74,774	15,623

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 690, 691 14,896	ROSS Fund 688, 692 14,870
200	Deferred Outflow of Resources	85,776	19,024							
290	Total Assets & Deferred Outflow of Resources	54,004,828	3,376,313	587,802	73,015	59,745	23,775	101,982	74,774	15,623
312	Accounts payable <= 90 days	506,415	28,446	13,716	574			6,083		50
313	Accounts payable > 90 days past due	-								
321	Accrued wage/payroll taxes payable	88,605	20,435					8,185	6,508	4,716
322	Accrued compensated absences - curr portion	69,004	11,785					3,541	3,552	860
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	162,895	-							
341	Tenant security deposits	148,115								
342-010	Unearned revenue - Operating Subsidy	-								
342-020	Unearned revenue - Capital fund	-								
342-030	Unearned revenue - Other	31,491		3,129	25,643					
342	Unearned revenue	31,491	-	3,129	25,643	-		-	-	-
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	67,960	32,168							
346	Accrued liabilities - other	47,775	-							
347	Inter program - due to	-	6,685					84,173	64,714	9,997
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	1,122,260	99,519	16,845	26,217	-	-	101,982	74,774	15,623
351-010	Long-term debt - CFFP	-								
351-020	Long-term - Capital Projects	-								
351	LT Debt - Capital Projs / Mortgages	-								
352	LT debt, net of current - operating borrowings	-								
353	Non-current liabilities - other	75,771	124,531							
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	445,527	61,893							
357	Accrued Pension & OPEB Liability	445,527	61,893							
350	Total Non-current liabilities	521,298	186,424	-	-	-	-	-	-	-
300	Total Liabilities	1,643,558	285,943	16,845	26,217	-	-	101,982	74,774	15,623
400	Deferred Inflow of Resources	37,200	8,250							

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 690, 691 14.896	ROSS Fund 688, 692 14.870
508.4	Capital Asset Investmt, net related debt	41,705,737	14,347	-	-	-	14,550	-	-	-
511.4	Restricted Net Position	-	251,717	-	-	59,745	-	-	-	-
512.4	Unrestricted Net Position	10,618,333	2,816,056	570,957	46,798	-	9,225	-	-	-
513	Total Net Position	52,324,070	3,082,120	570,957	46,798	59,745	23,775	-	-	-
600	Total Liabs, Def. Inflow of Res, & Net Position	54,004,828	3,376,313	587,802	73,015	59,745	23,775	101,982	74,774	15,623

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 690, 691 14.896	ROSS Fund 688, 692 14.870
Income Statement										
70300	Net tenant rental revenue	3,910,608								
70400	Tenant revenue - other	311,185								
70500	Total Tenant Revenue	4,221,793	-	-	-	-			-	-
70600-010	Housing assistance payments	-	16,704,851	1,569,862	241,290					
70600-020	Ongoing administrative fees earned	-	1,464,960	222,157	19,712					
70600-030	FSS Coordinator	-			3,922					
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	7,720,373	18,169,811	1,792,019	265,124	-	14,550	473,357	154,686	138,588
70610	Capital grants	4,526,106								-
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	240,296								
71100-010	Housing Assistance Payment	-								
71100-020	Administrative Fee	-								
71100	Investment income - unrestricted	11	-	-	-	-			-	-
71200	Mortgage interest income	-								
71300	Proceeds - disposition of assets held for sale	416,322								
71310	Cost of sale of assets	(149,016)								
71400-010	Housing Assistance Payment	-	6,611							
71400-020	Administrative Fee	-	6,612							
71400	Fraud recovery	-	13,223	-	-	-				
71500	Other revenue	232,588	468		200	24,164				
71600	Gain / loss - sale of capital assets	-	-							
72000-010	Housing Assistance Payment	-								
72000-020	Administrative Fee	-								
72000	Investment income - restricted	-	-	-	-	-				
70000	Total Revenue	17,208,473	18,183,502	1,792,019	265,324	24,164	14,550	473,357	154,686	138,588
91100	Administrative salaries	529,903	314,766	38,255	32					
91200	Auditing fees	31,303	3,454	394						
91300-010	To PHA Administered Program (i.e. COCC)	1,645,889	292,992		3,942					
91300-020	To Third Party/Outside Entity	-								
91300	Management Fees	1,645,889	292,992	-	3,942				-	-
91310	Book-Keeping Fee	110,639	162,690		1,897					
91400	Advertising and Marketing	39,363	1,582							
91500	Employee Benefit contributions - Admin	162,942	91,102	11,237	10					
91600	Office Expenses	421,457	139,737	1,303	-					
91700	Legal Expense	82,708	10,188	1,108						
91800	Travel	505	1,067	121						
91810	Allocated Overhead	-								
91900	Other	35,377	19,864	16,537	-					

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 690, 691 14.896	ROSS Fund 688, 692 14.870
91000	Total Operating-Administrative	3,060,086	1,037,442	68,955	5,881	-				
92000	Asset Management Fee	153,240								
92100	Tenant services - salaries	103,121	-		-			123,634	114,246	90,606
92200	Relocation Costs	3,370			164					
92300	Employee benefit contribs - tenant services	30,648	-		-			36,690	34,773	24,261
92400	Tenant services - other	44,782	5,344		3,758	3,706		307,470	-	16,134
92500	Total Tenant Services	181,921	5,344	-	3,922	3,706		467,794	149,019	131,001
93100	Water	487,646	1,173	121						
93200	Electricity	787,453	1,452	164						
93300	Gas	513,567	1,812	207						
93400	Fuel	-								
93500	Labor	-								
93600	Sewer	460,116	1,051	107						
93700	Employee benefit contributions - utilities	-								
93750	HAP Portability-In	-								
93800	Other utilities expense	43,877								
93000	Total Utilities	2,292,659	5,488	599	-	-			-	-
94100	OMO-labor	1,127,830								
94200	OMO-materials, other	706,247	412							
94300-010	OMO contracts-Trash Removal	281,666								
94300-020	OMO contracts-HVAC	270,096								
94300-030	OMO contracts-Snow Removal	-								
94300-040	OMO contracts-Elevator Maint	80,987								
94300-050	OMO contracts-Grounds	248,229								
94300-060	OMO contracts-Unit Turnaround	387,840								
94300-070	OMO contracts-Electrical	259,400								
94300-080	OMO contracts-Plumbing	231,774								
94300-090	OMO contracts-Extermination	71,219								
94300-100	OMO contracts-Janitorial	1,569	2,958							
94300-110	OMO contracts-Routine Maint	1,473,556								
94300-120	OMO contracts-Misc	-	3,444	886						
94300	Ordinary Maint & Operations Contracts	3,306,336	6,402	886	-	-			-	-
94500	OMO- Employee benefit contributions	226,796								
94000	Total Maintenance	5,367,209	6,814	886	-	-			-	-
95100	Protective services - labor	-								
95200	Protective services - contract costs (police)	96,895	1,056							
95300	Protective services - other	267,613								
95500	Protective services - Employee benefit contribs	-								
95000	Total Protective Services	364,508	1,056	-	-	-			-	-
96110	Property Insurance	219,552	1,044							
96120	Liability Insurance	75,585	1,532	1,178						
96130	Workmen's Compensation	36,313	7,729							
96140	All other Insurance	19,988	122							
96100	Total insurance Premiums	351,438	10,427	1,178	-	-			-	-
96200	Other general expenses (FSS Escrow)	-								
96210	Compensated absences	135,844	28,188					5,563	5,667	7,587

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 690, 691 14,896	ROSS Fund 688, 692 14,870
96300	Payments in lieu of taxes	162,886								
96400	Bad debt - tenant rents	484,947								
96500	Bad debt - mortgages	-								
96600	Bad debt - other	-	5,264							
96800	Severance expense	-								
96000	Total Other General Expenses	783,677	33,452	-	-	-		5,563	5,667	7,587
96710	Interest - Mortgage/Bonds Payable	-								
96720-020	Interest on All Other Debt	265								
96720	Interest on Notes Payable (short & long term)	265								
96730	Amortization of Bond Issue Costs	-								
96700	Interest expense and Amortization cost	265	-	-	-	-			-	-
96900	Total Operating Expenses	12,555,003	1,100,023	71,618	9,803	3,706	-	473,357	154,686	138,588
97000	Excess Operating- Revenue Over Expenses	4,653,470	17,083,479	1,720,401	255,521	20,458	14,550	-	-	-
97100	Extraordinary maintenance	-								
97200	Casualty losses- Non-capitalized	356,725								
97300-010	Mainstream 1 & 5 year	-		1,569,862						
97300-020	Home-Ownership	-	59,127							
97300-025	Litigation	-								
97300-030	Hope IV	-								
97300-035	Moving to Work	-								
97300-040	Tenant Protection	-	42,200							
97300-050	All Other	-	16,355,786		243,842					
97300	Housing assistance payments	-	16,457,113	1,569,862	243,842	-				
97350	HAP Portability In									
97400	Depreciation expense	1,972,482	17,227							
97500	Fraud losses	-								
97800	Dwelling units rent expense	-								
90000	Total Expenses	14,884,210	17,574,363	1,641,480	253,645	3,706	-	473,357	154,686	138,588
10010	Operating transfer in	19,912								
10020	Operating transfer out	(19,912)								
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	250,000								
10092	Inter AMP Excess Cash Transfer Out	(250,000)								
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	2,324,263	609,139	150,539	11,679	20,458	14,550	-	-	-

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 690, 691 14.896	ROSS Fund 688, 692 14.870
11020	Required Annual Debt Principal Payments	-					-		-	
11030	Beginning equity	49,999,807	2,472,981	420,418	35,119	39,287	9,225	-	-	-
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	398,931								
11040-110	Equity Transfers	(398,931)								
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	1,699,598	1,130,595	6,305,661		22,372,615	808,077	23,180,692
113	Cash-other restricted			1,272,697	-	1,724		1,845,416	547,639	2,393,055
114	Cash- tenant security deposits			-	5,686	-		153,801	30,912	184,713
115	Cash - restricted for pymt of curr liability			-	-	-		106,168	-	106,168
100	Total Cash	116,425	36,688	2,972,295	1,136,281	6,307,385	-	24,478,000	1,386,628	25,864,628
121	AR - PHA projs			-	-	-		1,877	-	1,877
122-010	AR - HUD other projs - Operating Subsidy							192,379	-	192,379
122-020	AR - HUD other projs - Capital fund							218,177	-	218,177
122-030	AR - HUD other projs - Other							9,691	-	9,691
122	Accounts receivable - HUD other projs	-	-	-	-	-	-	420,247	-	420,247
124	Account receivable - other govt	4,491	1,389	142,113	-	-		147,993	-	147,993
125-040	Account receivable - misc - Tax Credit				7,577	-		7,577	-	7,577
125-050	Account receivable - misc - Other			998	-	25,228		346,001	-	346,001
125	Account receivable - miscellaneous	-	-	998	7,577	25,228	-	353,578	-	353,578
126	Accounts receivable - tenants			-	2,802	-		699,086	192,755	891,841
126.1	Allowance for doubtful accounts - tenants			-	(710)	-		(487,416)	(160,095)	(647,511)
126.2	Allowance for doubtful accounts - other			-	-	-		(2,212)	-	(2,212)
127	Loans & Mortgages Recvbl - Current			-	-	-		-	-	-
128	Fraud recovery			-	-	-		114,767	-	114,767
128	Allowance for doubtful accounts - fraud			-	-	-		(109,206)	-	(109,206)
129	Accrued interest receivable			-	-	-		-	-	-
120	Total Receivables, net allow for doubtful accts	4,491	1,389	143,111	9,669	25,228	-	1,138,714	32,660	1,171,374
142	Prepaid expenses, Other assets			-	5,074	38,362		433,877	42,055	475,932
143	Allowance- obsolete inventories			-	-	-		-	-	-
144	Inter program - due from			-	-	142,113	(307,682)	-	-	-
145	Assets held for sale			-	-	-		-	-	-
150	Total Current Assets	120,916	38,077	3,115,406	1,151,024	6,513,088	(307,682)	26,050,591	1,461,343	27,511,934
161	Land	412,984		59,121	68,204	-		15,280,324	3,299,483	18,579,807
162	Buildings			-	659,005	262,245		86,777,488	19,871,935	106,649,423
163	Furniture, equip, machinery - dwellings			-	-	28,427		1,465,448	264,931	1,730,379
164	Furniture, equip, machinery - admin			-	6,431	174,733		2,195,562	-	2,195,562
165	Leasehold improvements			-	-	-		-	-	-
166	Accumulated depreciation	(1,115,415)		(917,233)	(665,436)	(186,927)		(82,130,693)	(10,833,394)	(92,964,087)
167	Construction in progress			2,482,275	-	-		19,414,919	-	19,414,919
168	Infrastructure	1,822,317		1,287,000	-	-		3,109,317	-	3,109,317
160	Total capital assets, net accum depreciation	1,119,886	-	2,911,163	68,204	278,478	-	46,112,365	12,602,955	58,715,320
171-040	Loans & mortgs recv - NC - Tax Credit			-	-	220,323		536,323	-	536,323
171-050	Loans & mortgs recv - NC - Other			117,600	-	-		262,165	-	262,165
171	Loans & Mortgages recvbl - Non-current	-	-	117,600	-	220,323	-	798,488	-	798,488
172-040	Loans & Mortgs recvbl - NC past due - Tax Credit			-	-	-		-	-	-
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				17,317	328,242		943,655	-	943,655
174	Other assets	-	-	-	17,317	328,242	-	943,655	-	943,655
180	Total Non-current Assets	1,119,886	-	3,028,763	85,521	827,043	-	47,854,508	12,602,955	60,457,463
190	Total Assets	1,240,802	38,077	6,144,169	1,236,545	7,340,131	(307,682)	73,905,099	14,064,298	87,969,397

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
200	Deferred Outflow of Resources				961	72,198		177,959	-	177,959
290	Total Assets & Deferred Outflow of Resources	1,240,802	38,077	6,144,169	1,237,506	7,412,329	(307,682)	74,083,058	14,064,298	88,147,356
312	Accounts payable <= 90 days			8,261	5,654	20,935		590,134	19,956	610,090
313	Accounts payable > 90 days past due			-	-	-		-	-	-
321	Accrued wage/payroll taxes payable			-	1,614	-		130,063	-	130,063
322	Accrued compensated absences - curr portion			-	841	106,760		196,343	-	196,343
324	Accrued contingency liability			-	-	-		-	-	-
325	Accrued interest payable			-	-	-		-	9,245	9,245
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	342,701	-	-		666,132	-	666,132
341	Tenant security deposits			-	5,686	-		153,801	31,000	184,801
342-010	Unearned revenue - Operating Subsidy			-	-	-		-	-	-
342-020	Unearned revenue - Capital fund			-	-	-		-	-	-
342-030	Unearned revenue - Other			1,273,695	2,144	1,724		1,337,826	13,452	1,351,278
342	Unearned revenue	-	-	1,273,695	2,144	1,724	-	1,337,826	13,452	1,351,278
343-010	CFFP			-	-	-		-	-	-
343-020	Capital Projects/ Mortgage Revenue			-	-	-		-	-	-
343	Curr portion LT debt - capital projs			-	-	-		-	101,135	101,135
344	Curr portion LT debt - operating borrowings			-	-	-		-	-	-
345	Other current liabilities			-	-	-		100,128	-	100,128
346	Accrued liabilities - other			-	-	-		47,775	-	47,775
347	Inter program - due to			142,113	-	-	(307,682)	-	-	-
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	1,766,770	15,939	129,419	(307,682)	3,222,202	175,302	3,397,504
351-010	Long-term debt - CFFP			-	-	-		-	-	-
351-020	Long-term - Capital Projects			-	-	-		-	-	-
351	LT Debt - Capital Projs / Mortgages			-	-	-	-	-	6,572,219	6,572,219
352	LT debt, net of current - operating borrowings			-	-	-		-	42,535	42,535
353	Non-current liabilities - other			-	-	-		200,302	1,283,301	1,483,603
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			-	44,033	124,684		676,137	-	676,137
357	Accrued Pension & OPEB Liability	-	-	-	44,033	124,684	-	676,137	-	676,137
350	Total Non-current liabilities	-	-	-	44,033	124,684	-	876,439	7,898,055	8,774,494
300	Total Liabilities	122,459	38,077	1,766,770	59,972	254,103	(307,682)	4,098,641	8,073,357	12,171,998
400	Deferred Inflow of Resources			-	417	31,312		77,179	-	77,179

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
508.4	Capital Asset Investmt, net related debt	1,119,886	-	2,911,163	68,204	278,478		46,112,365	5,929,601	52,041,966
511.4	Restricted Net Position			-	-	-		311,462	547,639	859,101
512.4	Unrestricted Net Position	(1,543)		1,466,236	1,108,913	6,848,436		23,483,411	(486,299)	22,997,112
513	Total Net Position	1,118,343	-	4,377,399	1,177,117	7,126,914	-	69,907,238	5,990,941	75,898,179
								-		
600	Total Liabs, Def. Inflow of Res, & Net Position	1,240,802	38,077	6,144,169	1,237,506	7,412,329	(307,682)	74,083,058	14,064,298	88,147,356

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
Income Statement										
70300	Net tenant rental revenue			-	190,788	-		4,101,396	955,533	5,056,929
70400	Tenant revenue - other			-	577			311,762	7,568	319,330
70500	Total Tenant Revenue	-	-	-	191,365	-	-	4,413,158	963,101	5,376,259
70600-010	Housing assistance payments							18,516,003	-	18,516,003
70600-020	Ongoing administrative fees earned			-				1,706,829	-	1,706,829
70600-030	FSS Coordinator							3,922	-	3,922
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		-	-		-		28,728,508	-	28,728,508
70610	Capital grants	-		-	-	-		4,526,106	-	4,526,106
70710	Management Fee				-	2,022,722	(2,022,722)	-	-	-
70720	Asset Management Fee					153,240	(153,240)	-	-	-
70730	Book-Keeping Fee					275,226	(275,226)	-	-	-
70740	Front Line Service Fee					82,473	(82,473)	-	-	-
70750	Other Fees					-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	2,533,661	(2,533,661)	-	-	-
70800	Other government grants			311,874	-	-	(239,796)	312,374	-	312,374
71100-010	Housing Assistance Payment				-	-	-	-	-	-
71100-020	Administrative Fee			-				-	-	-
71100	Investment income - unrestricted	-	-	-	-	260	-	271	7,224	7,495
71200	Mortgage interest income			-	-	-	-	-	-	-
71300	Proceeds - disposition of assets held for sale			353,262	-	-	-	769,584	-	769,584
71310	Cost of sale of assets			(891,136)	-	-	-	(1,040,152)	-	(1,040,152)
71400-010	Housing Assistance Payment							6,611	-	6,611
71400-020	Administrative Fee							6,612	-	6,612
71400	Fraud recovery			-	-	-	-	13,223	-	13,223
71500	Other revenue			929,084	92,617	29,890	-	1,309,011	7,722	1,316,733
71600	Gain / loss - sale of capital assets			-	-	-	-	-	-	-
72000-010	Housing Assistance Payment							-	-	-
72000-020	Administrative Fee							-	-	-
72000	Investment income - restricted			-	-	-	-	-	-	-
70000	Total Revenue	-	-	703,084	283,982	2,563,811	(2,773,457)	39,032,083	978,047	40,010,130
91100	Administrative salaries			3,511	10,189	1,004,234		1,900,890	9,228	1,910,118
91200	Auditing fees			35	485	5,529		41,200	9,260	50,460
91300-010	To PHA Administered Program (i.e. COCC)			-	79,899	-	(2,022,722)	-	54,205	54,205
91300-020	To Third Party/Outside Entity			-	-	-	-	-	24,146	24,146
91300	Management Fees	-	-	-	79,899	-	(2,022,722)	-	78,351	78,351
91310	Book-Keeping Fee			-	-	-	(275,226)	-	-	-
91400	Advertising and Marketing			-	128	9,762		50,835	-	50,835
91500	Employee Benefit contributions - Admin			1,017	3,392	308,097		577,797	-	577,797
91600	Office Expenses			116	5,281	231,860		799,754	10,085	809,839
91700	Legal Expense			5,349	5,008	58,567		162,928	2,263	165,191
91800	Travel			10	5	4,918		6,626	68	6,694
91810	Allocated Overhead			-	-	-		-	-	-
91900	Other			1,460	199	46,588	(36,321)	83,704	182	83,886

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
91000	Total Operating-Administrative	-	-	11,498	104,586	1,669,555	(2,334,269)	3,623,734	109,437	3,733,171
92000	Asset Management Fee						(153,240)	-	-	-
92100	Tenant services - salaries			-	-	10,227		441,834	-	441,834
92200	Relocation Costs			-	-	-		3,534	-	3,534
92300	Employee benefit contribs - tenant services			-	-	(19,305)		107,067	-	107,067
92400	Tenant services - other			-	141	26,488	(239,796)	168,027	-	168,027
92500	Total Tenant Services	-	-	-	141	17,410	(239,796)	720,462	-	720,462
93100	Water			26	1,801	6,521		497,288	22,203	519,491
93200	Electricity			1,525	3,058	8,364		802,016	21,111	823,127
93300	Gas			18	-	10,183		525,787	3,836	529,623
93400	Fuel			-	-	-		-	-	-
93500	Labor			-	-	-		-	-	-
93600	Sewer			243	458	5,839		467,814	20,556	488,370
93700	Employee benefit contributions - utilities			-	-	-		-	-	-
93750	HAP Portability-In			-	-	-		-	-	-
93800	Other utilities expense			268	821	-		44,966	806	45,772
93000	Total Utilities	-	-	2,080	6,138	30,907	-	2,337,871	68,512	2,406,383
94100	OMO-labor			-	7,058	22,956		1,157,844	3,265	1,161,109
94200	OMO-materials, other			-	7,508	3,572		717,739	42,234	759,973
94300-010	OMO contracts-Trash Removal			218	2,621	-		284,505	13,207	297,712
94300-020	OMO contracts-HVAC			-	3,502	-		273,598	13,041	286,639
94300-030	OMO contracts-Snow Removal			-	-	-		-	-	-
94300-040	OMO contracts-Elevator Maint			-	-	-		80,987	-	80,987
94300-050	OMO contracts-Grounds			5,835	16,205	5,750		276,019	53,430	329,449
94300-060	OMO contracts-Unit Turnaround			-	-	-		387,840	19,953	407,793
94300-070	OMO contracts-Electrical			-	-	-		259,400	4,724	264,124
94300-080	OMO contracts-Plumbing			-	2,159	-		233,933	6,215	240,148
94300-090	OMO contracts-Extermination			-	1,677	-		72,896	5,548	78,444
94300-100	OMO contracts-Janitorial			-	-	20,419		24,946	13,615	38,561
94300-110	OMO contracts-Routine Maint			-	13,888	-	(41,619)	1,445,825	29,889	1,475,714
94300-120	OMO contracts-Misc			83	7,375	1,724	(4,533)	8,979	6,835	15,814
94300	Ordinary Maint & Operations Contracts	-	-	6,136	47,427	27,893	(46,152)	3,348,928	166,457	3,515,385
94500	OMO- Employee benefit contributions			-	1,754	8,307		236,857	-	236,857
94000	Total Maintenance	-	-	6,136	63,747	62,728	(46,152)	5,461,368	211,956	5,673,324
95100	Protective services - labor			-	-	-		-	-	-
95200	Protective services - contract costs (police)			-	-	2,881		100,832	386	101,218
95300	Protective services - other			158,000	-	-		425,613	9,611	435,224
95500	Protective services - Employee benefit contribs			-	-	-		-	-	-
95000	Total Protective Services	-	-	158,000	-	2,881	-	526,445	9,997	536,442
96110	Property Insurance			-	4,036	1,818		226,450	81,219	307,669
96120	Liability Insurance			109	1,489	4,641		84,534	16,808	101,342
96130	Workmen's Compensation			-	564	12,392		56,998	792	57,790
96140	All other Insurance			-	9	196		20,315	17	20,332
96100	Total insurance Premiums	-	-	109	6,098	19,047	-	388,297	98,836	487,133
96200	Other general expenses (FSS Escrow)			-	-	-		-	-	-
96210	Compensated absences			-	1,171	163,414		347,434	-	347,434

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
96300	Payments in lieu of taxes			-	-	-	-	162,886	120,196	283,082
96400	Bad debt - tenant rents			-	(2,094)	-	-	482,853	80,750	563,603
96500	Bad debt - mortgages			-	-	-	-	-	-	-
96600	Bad debt - other			-	-	-	-	5,264	-	5,264
96800	Severance expense			-	-	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	(923)	163,414	-	998,437	200,946	1,199,383
96710	Interest - Mortgage/Bonds Payable			-	-	-	-	-	116,479	116,479
96720-020	Interest on All Other Debt			-	-	-	-	265	-	265
96720	Interest on Notes Payable (short & long term)			-	-	-	-	265	-	265
96730	Amortization of Bond Issue Costs			-	-	-	-	-	1,476	1,476
96700	Interest expense and Amortization cost	-	-	-	-	-	-	265	117,955	118,220
96900	Total Operating Expenses	-	-	177,823	179,787	1,965,942	(2,773,457)	14,056,879	817,639	14,874,518
97000	Excess Operating- Revenue Over Expenses	-	-	525,261	104,195	597,869	-	24,975,204	160,408	25,135,612
97100	Extraordinary maintenance			-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized			-	-	-	-	356,725	-	356,725
97300-010	Mainstream 1 & 5 year			-	-	-	-	1,569,862	-	1,569,862
97300-020	Home-Ownership			-	-	-	-	59,127	-	59,127
97300-025	Litigation			-	-	-	-	-	-	-
97300-030	Hope IV			-	-	-	-	-	-	-
97300-035	Moving to Work			-	-	-	-	-	-	-
97300-040	Tenant Protection			-	-	-	-	42,200	-	42,200
97300-050	All Other			136,514	-	-	-	16,736,142	-	16,736,142
97300	Housing assistance payments			-	-	-	-	18,407,331	-	18,407,331
97350	HAP Portability In			-	-	-	-	-	-	-
97400	Depreciation expense	60,717		42,899	166	13,603	-	2,107,094	553,141	2,660,235
97500	Fraud losses			-	-	-	-	-	-	-
97800	Dwelling units rent expense			-	-	-	-	-	-	-
90000	Total Expenses	60,717	-	357,236	179,953	1,979,545	(2,773,457)	34,928,029	1,370,780	36,298,809
10010	Operating transfer in			-	-	-	-	19,912	-	19,912
10020	Operating transfer out			-	-	-	-	(19,912)	-	(19,912)
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			-	-	-	-	250,000	-	250,000
10092	Inter AMP Excess Cash Transfer Out			-	-	-	-	(250,000)	-	(250,000)
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	(60,717)	-	345,848	104,029	584,266	-	4,104,054	(392,733)	3,711,321

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
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	97,776	97,776
11030	Beginning equity	1,179,060	-	4,031,551	1,073,088	6,542,648	-	65,803,184	6,393,674	72,196,858
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)			-	-	-	-	-	(10,000)	(10,000)
11040-080	Equity Transfers (RESTRICTED)			-	-	-	-	-	-	-
11040-090	Equity Transfers			-	-	-	-	-	-	-
11040-100	Equity Transfers			-	-	-	-	398,931	-	398,931
11040-110	Equity Transfers			-	-	-	-	(398,931)	-	(398,931)
11040	Prior Pd adjs, Equity trnfrs, & Error corrections	-	-	-	-	-	-	-	(10,000)	(10,000)



DRAFT 4/3/2025

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 within the audit 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, 2024, and have issued our reports thereon dated March 20, 2025. 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 March 20, 2025, was expressed in relation to the basic financial statements of Roanoke Redevelopment and Housing Authority taken as a whole.

A copy of the reporting package required by the OMB 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.

March 20, 2025
Toms River, New Jersey

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