

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



CITY of ROANOKE REDEVELOPMENT
and HOUSING AUTHORITY

PARTNERS IN PROGRESS

OPERATING BUDGET
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

SEPTEMBER 22, 2025

OPERATING BUDGET

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

NARRATIVE

Roanoke Redevelopment and Housing Authority
Operating Budget
October 1, 2025 – September 30, 2026

Overview

- The Roanoke Redevelopment and Housing Authority presents this document as an overview of its fiscal year 2026 operating budget for consideration and approval. The Budgets reflect a continuation of financial management within asset management guidelines. Budgets for Public Housing are structured by Asset Management Project (AMP). The Central Office Cost Center (COCC) budget demonstrates continued implementation of the required fee structure.
- There have been no appropriations bills approved by Congress to date for the 2026 fiscal year.
- Budgets include a salary increase of an average of 4% for employees based on merit ratings using the same approach as in previous years to help offset higher consumer prices. The budgets provide for an allocation of benefits at 32%.

Revenue Projections

- Total Tenant Revenues for the public housing program are projected to increase approximately 5% for the 2026 fiscal year. The projection for operating subsidy is projected to decrease 7% due to projecting less subsidy due to vacancies experienced during 2025. Occupancy rates have been running between 88% and 99% during 2025. Total Other Revenue for the Public Housing Program is projected to increase \$105,000 over 2025 amounts related to anticipated income from the jobs plus program.
- Total Other Revenue is projected to increase to \$1,400 due to the rebate anticipated to be received for use of the credit card and due to budgeting for the FSS forfeiture amounts. HUD changed the program rules during 2023 and instead of forfeiture amounts being returned to the public housing program they are now being used to fund resident participants in need of assistance to cover qualified expenses such as car repairs and job related expenses, etc.
- The Central Office Cost Center is projecting a decrease of 2% in Total Fee Income due to an anticipated decrease in the amount of service fees being charged to the sites and due to a decrease Capital Fund management fees because of a decrease in capital grant funding.

- Total Section 8 Rental Income has been budgeted to increase \$2,400 due to an increase in the fraud recovery payments anticipated to be collected. Total Other Revenue is projected to decrease \$500 related to the rebate received on the credit card. The HCV budget projects a 5% increase in Admin Fee Income due to an increase in the admin fee rate anticipated to be received from HUD.
- Hackley Tenant Revenues are anticipated to remain the same as 2025. Hackley Section 8 Revenues are anticipated to increase 7% for the 2026 fiscal year due to a higher rent subsidy that became effective in June.

Expense Projections

- Central Office Cost Center budget reflects a decrease of 1% in Admin expenses mainly due to a decrease in dues and fees related to advertising for staff positions. Tenant Services budget decreased mainly due to the switch from the COCC paying for 50% of the Envision Center manager salary to being grant funded. Ordinary Maintenance expenses decreased 6% due to a decrease grounds care services budgeted for the Old Spanish Trace Property. Overall, total expenses for Central Office decreased 2% for the 2026 fiscal year.
- Public Housing Administrative expenses are projected to increase 1% due to higher costs for salaries and property management fees. Tenant Services expenses increased 2% due to an increase in salary expenses. Utility costs are projected to increase 8% due to anticipated rate increases in all categories. All Ordinary Maintenance & Operation expenses are projected to increase 6% due to budgeting increased costs for materials and contract expense. Most of the sites have budgeted for routine maintenance expenses such as unit turns, HVAC and boiler repairs, mulching the playground at Landsdowne, and vehicle repairs. Protective Services increased 5% due to increasing costs for cameras, security patrols, and fire system inspections and repair costs. General Expenses decreased 11% due to lower projected costs for collection write offs. Non Routine Expenditures are budgeted to increase 200% due to budgeting for a used truck at Villages at Lincoln.
- Overall, total expenditures for Public Housing are budgeted to increase 3% due to the items described above.
- Administrative expenses for HCV are projected to increase 3% due to adding an additional Specialist position for the HCV program and due to

higher property management fees anticipated to increase for 2026. Tenant Services is budgeted to increase \$1,800 due to higher costs for case management expenses. Utilities is anticipated to increase 27% due to higher costs for electricity and gas. General expenses are budgeted to increase 12% due to higher insurance premiums.

- Administrative expenses for Hackley are budgeted to increase 3% due to higher property management fees. Tenant services is anticipated to decrease 36% due to a reduction in relocation expenses. Utilities is expected to decrease 9% due to a reduction in the amount of budget for storm water fees. Ordinary Maintenance is budgeted to increase 10% due to anticipated costs to remove asbestos tile and increased costs in health and safety for relocating tenant during the asbestos removal process.
- Private Management is showing an increase in admin expenses due to an increase in contract costs for property management services to manage the tax credit properties. Ordinary Maintenance increased 37% due to increased costs for anticipated maintenance services at the tax credit properties.
- The Homeownership program (HOP) has budgeted \$650,000 to renovate houses for sale to the public. HOP reserves will be used to fund these activities.

Net Income Projections

- Overall, the fiscal year 2026 budgets are projecting a loss of approximately (\$341,000) for the Authority as a whole. The budgets reflect the use of public housing reserves in the amount of \$583,000 to fund the operations of the public housing program and \$668,000 to support the initiative of the Homeownership Program to purchase and rehabilitate additional housing and to make those additional houses for sale to the public and to fund operating expenses of the homeownership program. The budgets are based on estimated projections for both public housing operating subsidy and housing choice voucher admin fees.

FY 2026
OPERATING BUDGET

COMPARISON TO

FY 2025 BUDGET AND
PROJECTED ACTUALS

**Roanoke Redevelopment & Housing Authority
2025-2026 Consolidated**

Account Description	CENTRAL OFFICE	PUBLIC HOUSING	HCV	HACKLEY	PRIVATE MANAGEMENT	TOTAL
REVENUES						
Total Tenant Revenue						
2025 Budget	-	4,253,788	-	50,694	-	4,304,482
2025 Projected Actuals	-	4,487,682	-	52,955	-	4,540,637
2026 Budget	-	4,469,812	-	50,500	-	4,520,312
% change 2025 Budget to 2026 Budget		5%		0%		5%
Total Subsidy						
2025 Budget	-	6,639,918	-	-	-	6,639,918
2025 Projected Actuals	-	6,489,408	-	-	-	6,489,408
2026 Budget	-	6,169,821	-	-	-	6,169,821
% change 2025 Budget to 2026 Budget		-7%				-7%
Total Investment Income						
2025 Budget	-	-	-	-	-	-
2025 Projected Actuals	-	-	-	-	-	-
2026 Budget	-	-	-	-	-	-
% change 2025 Budget to 2026 Budget						
Total Section 8 Rental Income						
2025 Budget	-	-	3,600	161,892	-	165,492
2025 Projected Actuals	-	-	6,111	152,264	-	158,375
2026 Budget	-	-	6,000	173,328	-	179,328
% change 2025 Budget to 2026 Budget			67%	7%		8%
Total Other Revenue						
2025 Budget	5,600	131,567	1,000	50	57,813	196,030
2025 Projected Actuals	8,409	417,297	504	40,258	100,934	567,402
2026 Budget	7,000	236,740	500	50	91,042	335,332
% change 2025 Budget to 2026 Budget	25%	80%	-50%	0%	57%	71%
Total Fee Income						
2025 Budget	2,659,639	-	1,649,715	-	64,976	4,374,330
2025 Projected Actuals	2,584,265	-	1,640,736	-	65,931	4,290,932
2026 Budget	2,612,893	-	1,738,807	-	66,226	4,417,926
% change 2025 Budget to 2026 Budget	-2%		5%		2%	1%
EXPENSES						
Administrative Expenses						
2025 Budget	2,069,445	2,688,512	1,238,364	36,752	107,753	6,140,826
2025 Projected Actuals	1,875,874	2,559,835	1,150,103	37,330	119,821	5,742,963
2026 Budget	2,052,404	2,710,153	1,271,023	37,968	141,915	6,213,463
% change 2025 Budget to 2026 Budget	-1%	1%	3%	3%	32%	1%
Tenant Services						
2025 Budget	40,207	211,194	6,500	3,350	-	261,251
2025 Projected Actuals	6,369	197,319	4,493	150	-	208,331
2026 Budget	5,000	214,863	8,300	2,150	-	251,945
% change 2025 Budget to 2026 Budget	-88%	2%	28%	-36%		-4%
Utilities						
2025 Budget	33,800	2,406,300	7,400	6,900	200	2,454,600

**Roanoke Redevelopment & Housing Authority
2025-2026 Consolidated**

Account Description	CENTRAL OFFICE	PUBLIC HOUSING	HCV	HACKLEY	PRIVATE MANAGEMENT	TOTAL
2025 Projected Actuals	39,866	2,631,630	7,929	4,319	150	2,683,894
2026 Budget	37,500	2,605,600	9,400	6,300	220	2,659,020
% change 2025 Budget to 2026 Budget	11%	8%	27%	-9%	10%	8%
Ordinary Maintenance & Operation						
2025 Budget	156,093	4,184,331	11,200	91,162	12,646	4,455,432
2025 Projected Actuals	95,920	5,240,248	4,475	212,678	45,759	5,599,080
2026 Budget	146,592	4,432,137	10,600	100,380	13,758	4,703,467
% change 2025 Budget to 2026 Budget	-6%	6%	-5%	10%	9%	6%
Protective Services						
2025 Budget	-	355,870	-	-	-	355,870
2025 Projected Actuals	1,928	462,621	-	-	-	464,549
2026 Budget	-	373,500	-	-	-	373,500
% change 2025 Budget to 2026 Budget		5%				5%
General						
2025 Budget	20,475	1,163,884	12,300	7,455	2,190	1,206,304
2025 Projected Actuals	20,500	1,356,312	11,394	5,113	1,135	1,394,454
2026 Budget	20,550	1,024,202	13,800	7,970	1,375	1,067,897
% change 2025 Budget to 2026 Budget	0%	-12%	12%	7%	-37%	-11%
Total Routine Expenditures						
2025 Budget	2,320,020	11,010,091	1,275,764	145,619	122,789	14,874,283
2025 Projected Actuals	2,040,457	12,447,965	1,178,394	259,590	166,865	16,093,271
2026 Budget	2,262,046	11,360,455	1,313,123	154,768	157,268	15,269,292
% change 2025 Budget to 2026 Budget	-2%	3%	3%	6%	28%	3%
Total Operating Transfers & Use of Reserves						
2025 Budget	-	260,442	-	-	-	260,442
2025 Projected Actuals	-	-	-	-	-	-
2026 Budget	-	583,470	-	-	-	583,470
% change 2025 Budget to 2026 Budget		124%				124%
Non-Routine Expenditures and Transfers						
2025 Budget	-	15,000	-	-	-	15,000
2025 Projected Actuals	-	(158,728)	-	-	-	(158,728)
2026 Budget	-	45,000	-	-	-	45,000
% change 2025 Budget to 2026 Budget	#DIV/0!	200%		#DIV/0!		200%
Total Expenditures						
2025 Budget	2,320,020	11,025,091	1,275,764	145,619	122,789	14,889,283
2025 Projected Actuals	2,040,457	12,289,237	1,178,394	259,590	166,865	15,934,543
2026 Budget	2,262,046	11,405,455	1,313,123	154,768	157,268	15,314,292
% change 2025 Budget to 2026 Budget	-2%	3%	3%	6%	28%	3%

RRHA CONSOLIDATED

OPERATING BUDGET

OCTOBER 1, 2025 -SEPTEMBER 30, 2026

Roanoke Redevelopment & Housing Authority
 ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/26
 RRHA Consolidated

Direct

Project Level

FDS Line #	Acct #	Account Description	CENTRAL OFFICE 900	PUBLIC HOUSING 201-215	SEC 8 306	HACKLEY 400	PRIVATE MGMT. 404	FVPIG 229	Fund 403	CDBG / HOME 510	HOP 540	ROSS 692, 693	CITY ACTIVS 520	CAPITAL FUND 574	JOBS PLUS 602	TOTALS
REVENUES																
703	311001	Dwelling Rental Income	-	4,151,612	-	50,000	-	-	-	-	-	-	-	-	-	4,201,612
704	312001	Excess Utilities	-	141,000	-	-	-	-	-	-	-	-	-	-	-	141,000
704	34300x	Tenant Revenue - Other	-	177,200	-	500	-	-	-	-	-	-	-	-	-	177,700
		Total Tenant Revenue	-	4,469,812	-	50,500	-	-	-	-	-	-	-	-	-	4,520,312
706	341001	HUD Grants - Operating Subsidy	-	4,069,141	-	-	-	-	-	-	-	-	-	-	-	4,069,141
706	341003	HUD Grants - Utility Subsidy	-	2,100,680	-	-	-	-	-	-	-	318,372	-	90,300	357,084	4,834,897
706	341002	HUD Grants - S8 Admin Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	2,100,680
708	34200x	Other Govt Grants (City & State)	-	-	1,738,807	-	-	-	-	-	-	-	-	-	-	1,738,807
715	314001	Section 8 Rental Income	-	-	6,000	173,328	-	21,632	-	-	-	-	-	-	-	216,328
		Total Govt Grants	-	6,169,821	1,744,807	173,328	-	21,632	-	-	-	318,372	-	90,300	357,084	8,875,344
715	348010	Other Revenue	7,000	236,740	500	50	91,042	-	-	-	-	-	-	-	-	335,332
707	348001	Property Management Fees	2,066,360	-	-	-	62,734	-	-	-	-	-	-	-	-	2,129,094
707	348002	Service Fees	110,433	-	-	-	3,492	-	-	-	-	-	-	-	-	113,925
707	348003	Asset Management Fees	153,480	-	-	-	-	-	-	-	-	-	-	-	-	153,480
707	348004	Bookkeeping Fees	282,620	-	-	-	-	-	-	-	-	-	-	-	-	282,620
		Total Fees	2,612,893	-	-	-	66,226	-	-	-	-	-	-	-	-	2,679,119
		Total Revenues	2,619,893	10,876,373	1,745,307	223,878	157,268	21,632	-	-	-	318,372	-	90,300	357,084	16,410,107
ROUTINE OPERATING EXPENSES																
Administrative																
911	411001	Salaries - Regular	1,247,921	657,196	405,275	5,192	56,160	-	-	-	-	-	-	-	-	2,401,066
911	411001	Salaries - O.T.	-	-	48,840	-	-	-	-	-	-	-	-	29,322	-	48,840
		Total Administrative Salaries	1,247,921	657,196	454,115	5,192	56,160	-	-	-	-	-	-	29,322	-	2,449,906
915	411002	Employee Benefit Contributions- Admin	399,333	210,302	129,688	1,661	17,971	-	-	-	-	-	-	-	-	768,338
916	412001	Legal Expense	54,000	64,750	5,000	2,000	800	-	-	-	9,000	-	1,000	-	-	136,550
916	412002	Training	27,500	2,200	9,000	1,000	750	-	-	-	-	-	-	9,000	-	49,450
916	412003	Travel	7,100	460	3,000	300	100	-	-	-	-	-	-	-	-	10,960
916	412005	Temporary Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-
916	412006	Accounting, Auditing Fees	10,000	27,275	5,000	800	-	-	-	-	-	-	-	4,000	-	47,075
916	419001	Literature (Publications)	3,250	650	1,000	-	-	-	-	-	-	-	-	-	-	4,900
916	419002	Dues, Fees	19,500	9,900	5,000	250	-	-	-	-	-	-	-	-	-	34,650
916	419003	Bank Fees	-	220	-	50	-	-	-	-	-	-	-	-	-	270
916	419004	Collection Costs	-	2,125	-	100	-	-	-	-	-	-	-	-	-	2,225
916	419006	Postage & Mailing	750	26,250	17,000	350	300	-	-	-	-	-	-	-	-	44,650
916	419007	Printing, Copying	1,300	6,050	3,000	-	-	-	-	-	-	-	-	-	-	10,350
916	419008	Paper, Office Supplies	16,000	26,154	22,000	400	-	-	-	-	-	-	-	-	-	64,554
916	419009	Phone	11,300	28,750	2,800	200	-	-	-	-	-	-	-	-	-	43,050
916	419010	Sundry - Other	20,000	14,300	25,000	100	600	-	-	-	-	-	-	-	-	60,000
916	419011	Computer Hardware & Software	152,200	169,500	86,000	500	2,500	-	-	-	-	-	-	-	-	410,700
916	419012	Office Equip Maintenance	15,000	9,100	5,000	-	-	-	-	-	-	-	-	-	-	29,100
916	419013	Advertising & Marketing	12,000	24,400	2,000	300	-	-	-	-	-	-	-	-	-	38,700
916	419014	Consulting Fees	36,500	2,800	5,000	-	-	-	-	-	-	-	-	-	-	44,300
916	419021	Internet Contracts	12,000	27,800	5,000	-	-	-	-	-	-	-	-	-	-	44,800
916	419022	Expendable Admin Equip (<\$5000)	5,750	3,750	2,000	1,000	-	-	-	-	-	-	-	-	-	12,500
916	419023	Credit, Criminal Reports	1,000	14,250	5,000	800	-	-	-	-	-	-	-	-	-	21,050
		Total Other Operating Administrative	405,150	460,684	207,800	8,150	5,050	-	-	-	9,000	-	1,000	13,000	-	1,109,834
913	419101	Property Management Fee	-	1,211,611	309,050	22,965	62,734	-	-	-	-	-	-	-	-	1,606,360
913	419102	Bookkeeping Fee	-	113,960	168,660	-	-	-	-	-	-	-	-	-	-	282,620
913	419103	Service Fee - Admin	-	56,400	1,710	-	-	-	-	-	-	-	-	-	-	58,110
		Total Administrative	2,052,404	2,710,163	1,271,023	37,968	141,916	-	-	-	9,000	-	1,000	51,705	-	6,275,168
Tenant Services																
921	421001	Salaries - Regular	-	118,551	-	-	-	21,632	-	-	-	241,191	-	-	270,518	651,892
921	421001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Total Tenant Services Salaries	-	118,551	-	-	-	21,632	-	-	-	241,191	-	-	270,518	651,892
923	421002	Employee Benefit Contributions- TS	-	37,937	-	-	-	-	-	-	-	-	-	-	-	37,937
924	422001	Scholarships/Educ assist	-	600	1,000	500	-	-	-	-	-	77,181	-	-	86,566	201,684
922	422003	Relocation Costs	-	2,000	-	1,000	-	-	-	-	-	-	-	-	-	2,100
924	422005	Resident Participation Funding	-	12,790	-	250	-	-	-	-	3,000	-	-	-	-	6,000
924	422006	Resident Council Funding	-	19,185	-	-	-	-	-	-	-	-	-	-	-	13,040
924	422007	Stipends	-	-	-	-	-	-	-	-	-	-	-	-	-	19,185
924	422010	Other services	5,000	18,800	1,500	200	-	-	-	-	-	-	-	-	-	26,500
924	423002	Travel - staff	-	400	600	-	-	-	-	-	-	-	-	1,000	-	1,000
924	423003	Misc Admin Costs	-	3,600	4,000	100	-	-	-	-	-	-	-	-	-	7,700
924	423004	Training - staff	-	1,000	1,200	100	-	-	-	-	-	-	-	-	-	2,300
		Total Tenant Services - Other	5,000	58,375	8,300	2,150	-	-	-	-	3,000	-	-	1,000	-	77,825

**PUBLIC HOUSING
CONSOLIDATED**

**OPERATING BUDGET
OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/26
Public Housing Consolidated

Direct Project Level

Total Units 1,283

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
REVENUES												
703	311001	Dwelling Rental Income	972,168	410,000	579,000	794,444	438,000	393,000	510,000	55,000	-	4,151,612
704	312001	Excess Utilities	40,000	-	58,000	-	20,000	-	23,000	-	-	141,000
704	34300x	Tenant Revenue - Other	70,000	10,000	26,500	9,800	25,000	4,900	31,000	-	-	177,200
		Total Tenant Revenue	1,082,168	420,000	663,500	804,244	483,000	397,900	564,000	55,000	-	4,469,812
706	341001	HUD Grants - Operating Subsidy	1,075,056	771,560	628,039	405,023	474,975	183,835	427,464	103,189	-	4,069,141
706	341003	HUD Grants - Utility Subsidy	604,719	192,890	353,272	318,233	223,517	150,411	251,051	6,587	-	2,100,680
706	341002	HUD Grants - S8 Admin Fee	-	-	-	-	-	-	-	-	-	-
708	34200x	Other Govt Grants (City & State)	-	-	-	-	-	-	-	-	-	-
715	314001	Section 8 Rental Income	-	-	-	-	-	-	-	-	-	-
		Total Govt Grants	1,679,775	964,450	981,311	723,256	698,492	334,246	678,515	109,776	-	6,169,821
		Total Revenues	2,785,183	1,392,450	1,644,811	1,579,500	1,221,492	745,646	1,342,515	164,776	-	10,876,373
ROUTINE OPERATING EXPENSES												
Administrative												
911	411001	Salaries - Regular	131,698	101,400	109,044	86,465	69,541	69,541	83,423	6,084	-	657,196
911	411001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Administrative Salaries	131,698	101,400	109,044	86,465	69,541	69,541	83,423	6,084	-	657,196
915	411002	Employee Benefit Contributions- Admin	42,143	32,448	34,894	27,669	22,253	22,253	26,695	1,947	-	210,302
916	412001	Legal Expense	15,000	11,000	-	4,000	24,000	2,500	8,000	250	-	64,750
916	412002	Training	1,500	-	-	100	500	-	100	-	-	2,200
916	412003	Travel	200	-	-	10	50	-	200	-	-	460
916	412005	Temporary Labor	-	-	-	-	-	-	-	-	-	-
916	412006	Accounting, Auditing Fees	7,500	2,575	5,000	4,200	3,600	-	4,000	400	-	27,275
916	419001	Literature (Publications)	100	500	50	-	-	-	-	-	-	650
916	419002	Dues, Fees	5,000	2,000	1,000	-	1,600	100	-	200	-	9,900
916	419003	Bank Fees	50	20	125	-	-	-	-	25	-	220
916	419004	Collection Costs	-	-	125	1,000	-	-	1,000	-	-	2,125
916	419006	Postage & Mailing	7,000	4,500	2,200	4,000	2,500	2,000	4,000	50	-	26,250
916	419007	Printing, Copying	2,000	800	1,500	100	500	1,000	100	50	-	6,050
916	419008	Paper, Office Supplies	8,654	3,000	5,000	2,000	2,000	2,500	3,000	-	-	26,154
916	419009	Phone	13,000	3,000	3,000	1,800	3,200	2,000	2,500	250	-	28,750
916	419010	Sundry - Other	6,000	2,000	1,800	400	600	500	3,000	-	-	14,300
916	419011	Computer Hardware & Software	30,000	20,000	26,000	30,000	20,000	20,000	22,500	1,000	-	169,500
916	419012	Office Equip Maintenance	2,000	1,200	2,500	750	1,500	1,100	-	50	-	9,100
916	419013	Advertising & Marketing	10,000	2,000	2,500	2,000	4,000	1,500	1,500	900	-	24,400
916	419014	Consulting Fees	650	500	400	700	300	200	-	50	-	2,800
916	419021	Internet Contracts	7,000	5,000	3,100	6,000	2,100	2,000	2,600	-	-	27,800
916	419022	Expendable Admin Equip (<\$5000)	-	300	-	3,200	250	-	-	-	-	3,750
916	419023	Credit, Criminal Reports	4,000	2,000	2,550	2,000	1,000	500	2,000	200	-	14,250
		Total Other Operating Administrative	119,654	60,395	56,850	62,260	67,700	35,900	54,500	3,425	-	460,584
913	419101	Property Management Fee	284,193	156,306	164,832	200,830	142,097	99,468	147,781	16,104	-	1,211,611
913	419102	Bookkeeping Fee	26,730	14,702	15,503	18,889	13,365	9,356	13,900	1,515	-	113,960
	419103	Service Fee - Admin	19,481	6,027	6,077	7,239	6,699	4,513	6,112	252	-	56,400
		Total Administrative	623,899	371,278	387,200	403,352	321,655	241,031	332,411	29,327	-	2,710,153
Tenant Services												
921	421001	Salaries - Regular	16,424	9,283	11,336	34,220	8,569	28,722	8,569	1,428	-	118,551
921	421001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Tenant Services Salaries	16,424	9,283	11,336	34,220	8,569	28,722	8,569	1,428	-	118,551
923	421002	Employee Benefit Contributions- TS	5,256	2,971	3,628	10,950	2,742	9,191	2,742	457	-	37,937

Roanoke Redevelopment & Housing Authority
 ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/26
 Public Housing Consolidated

Direct Project Level

Total Units 1,283

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
924	422001	Scholarships/Educ assist	500	-	100	-	-	-	-	-	-	600
922	422003	Relocation Costs	2,000	-	-	-	-	-	-	-	-	2,000
924	422005	Resident Participation Funding	3,000	1,650	1,740	2,120	1,500	1,050	1,560	170	-	12,790
924	422006	Resident Council Funding	4,500	2,475	2,610	3,180	2,250	1,575	2,340	255	-	19,185
924	422007	Stipends	-	-	-	-	-	-	-	-	-	-
924	422010	Other services	3,800	1,500	-	8,500	500	2,500	2,000	-	-	18,800
924	423002	Travel - staff	400	-	-	-	-	-	-	-	-	400
924	423003	Misc Admin Costs	800	1,000	-	1,600	-	200	-	-	-	3,600
924	423004	Training - staff	1,000	-	-	-	-	-	-	-	-	1,000
		Total Tenant Services - Other	16,000	6,625	4,450	15,400	4,250	5,325	5,900	425	-	58,375
		Total Tenant Services	37,600	18,879	19,414	60,570	15,561	43,238	17,211	2,310	-	214,863
Utilities												
931	431001	Water	141,800	93,000	103,000	61,000	62,000	28,000	73,000	700	-	562,500
936	439001	Sewer	127,000	91,000	102,000	58,000	57,000	26,000	69,000	900	-	530,900
932	432001	Electricity	210,000	40,000	95,000	165,000	80,000	80,000	115,000	1,400	-	786,400
933	433001	Gas	300,000	10,000	95,000	80,000	73,000	40,000	73,000	-	-	671,000
938	434001	Storm Water	13,000	8,000	9,100	5,000	8,000	2,500	8,100	1,100	-	54,800
		Total Utilities	791,800	242,000	404,100	369,000	280,000	176,500	338,100	4,100	-	2,605,600
Ordinary Maintenance & Operations												
941	441001	Maintenance Salaries	236,658	230,281	221,052	121,214	153,216	126,081	150,357	2,033	-	1,240,872
941	441001	Maintenance - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Maintenance Labor	236,658	230,281	221,052	121,214	153,216	126,081	150,357	2,033	-	1,240,872
945	441002	Employee Benefit Contributions - Maint	75,724	73,690	70,737	38,788	49,029	40,346	48,114	651	-	397,079
942	442001	Chemical Supplies	1,400	1,000	3,100	600	2,200	1,000	1,000	75	-	10,375
942	442002	Electrical Supplies	18,000	9,000	3,000	1,000	3,000	3,000	3,000	300	-	40,300
942	442003	Appliance Parts	1,500	1,000	2,500	1,200	1,000	2,000	1,500	500	-	11,200
942	442004	Expendable Equip < \$5,000	2,000	-	500	-	-	-	-	-	-	2,500
942	442005	Pest Control Supplies	1,000	250	200	500	-	-	-	-	-	1,950
942	442006	Gasoline	6,000	6,000	5,000	1,500	2,000	7,000	5,000	100	-	32,600
942	442007	Door & Window Parts	11,000	7,000	15,000	1,500	6,000	2,000	6,000	1,300	-	49,800
942	442008	Janitorial Supplies	9,600	11,000	6,000	9,000	8,000	3,500	5,000	100	-	52,200
942	442009	Building Materials	15,000	20,000	8,000	15,000	3,500	300	15,000	500	-	77,300
942	442010	Paint Supplies	10,000	14,000	16,000	5,000	12,000	500	4,000	500	-	62,000
942	442011	Plumbing Materials	4,000	4,000	4,000	15,000	3,000	1,000	2,000	200	-	33,200
942	442012	Safety Equipment & Materials	1,000	5,000	1,000	500	2,200	500	1,000	100	-	11,300
942	442013	HVAC Supplies	6,000	5,000	3,000	1,000	17,000	1,000	1,000	200	-	34,200
942	442014	Landscaping	-	-	-	1,000	-	-	2,000	1,000	-	4,000
942	442015	Other	1,000	2,000	300	300	-	-	500	-	-	4,100
942	442016	Auto Parts	1,000	1,000	1,000	200	250	100	-	-	-	3,550
942	442017	Power Tools & Hand Tools	1,000	2,500	3,500	500	500	200	1,500	200	-	9,900
942	442018	Grounds Equip Parts	200	-	-	500	-	100	500	-	-	1,300
942	442019	Appliances	16,000	2,500	15,000	5,000	5,000	3,500	5,000	2,000	-	54,000
		Total Materials	105,700	91,250	87,100	59,300	65,650	25,700	54,000	7,075	-	495,775
943	443001	Grounds Care Services	50,000	45,000	27,000	15,000	45,000	-	40,000	1,800	3,200	227,000
943	443002	Electrical Services	90,000	3,000	15,000	15,000	22,000	20,000	3,000	500	-	168,500
943	443003	Elevator Maintenance	1,000	2,000	-	30,000	-	20,000	-	-	-	53,000
943	443004	Ground Care Equipment	500	-	-	500	500	-	500	-	-	2,000
943	443005	Building	100,000	20,000	125,000	75,000	100,000	30,000	125,000	40,000	-	615,000
943	443006	HVAC Systems	100,000	30,000	12,500	80,000	20,000	10,000	20,000	1,000	-	273,500
943	443007	Janitorial	5,000	-	1,000	2,000	-	-	-	200	-	8,200

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/26
Public Housing Consolidated

Direct Project Level

Total Units 1,283

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
943	443008	Communications	2,000	1,000	1,000	1,000	1,000	500	600	150	-	7,250
943	443009	Painting & Cleaning	100,000	2,000	15,000	20,000	55,000	6,000	35,000	1,000	-	234,000
943	443010	Trash Removal	70,200	40,000	45,500	18,000	40,000	5,000	36,000	3,000	-	257,700
943	443011	Uniforms	4,000	1,000	4,000	2,000	2,200	1,300	1,300	-	-	15,800
943	443012	Vehicle Repair	24,000	15,000	3,500	6,500	200	2,000	5,000	-	-	56,200
943	443013	Plumbing Contractors	30,000	10,000	50,000	25,000	35,000	2,000	10,000	500	-	162,500
943	443014	Inspections	4,000	2,000	1,100	6,000	-	1,500	500	300	-	15,400
943	443015	Other	3,000	5,000	1,500	2,000	-	-	1,500	-	-	13,000
943	443016	Safety & Health	8,000	2,000	5,000	4,000	6,000	2,000	2,500	500	-	30,000
943	443019	Boiler Inspection & Certificate	1,000	-	500	-	-	100	-	-	-	1,600
943	443020	Extermination	20,000	7,000	9,000	13,500	20,000	6,500	9,400	1,000	-	86,400
943	443022	Temporary Maintenance Labor	-	-	-	-	-	-	-	-	-	-
943	443024	Floor, Carpet Replacement	-	500	6,500	2,800	500	-	2,000	1,000	-	13,300
943	443025	Appliance Repair	-	5,000	1,500	4,000	-	-	-	500	-	11,000
		Total Contract Costs	612,700	190,500	324,600	322,300	347,400	106,900	292,300	51,450	3,200	2,251,350
943	443075	Service Fee Expense - Maintenance	11,683	4,791	9,031	2,108	12,196	1,916	3,555	1,781	-	47,061
		Total Ordinary Maintenance & Operati	1,042,445	590,512	712,520	543,710	627,491	300,943	548,326	62,990	3,200	4,432,137
Protective Services												
952	44800x	Contract Costs	96,500	35,000	60,000	70,000	36,000	46,000	30,000	-	-	373,500
		Total Protective Services	96,500	35,000	60,000	70,000	36,000	46,000	30,000	-	-	373,500
General												
961	451001	Fidelity Bond Insurance	1,000	100	186	90	104	55	80	3	-	1,618
961	451002	Fire & Extended Coverage Insurance	48,000	22,000	27,200	34,000	21,000	15,000	24,865	3,200	-	195,265
961	451003	General Liability Insurance	19,000	10,000	10,285	13,800	9,300	6,000	11,500	1,200	-	81,085
961	451004	Public Officials Liability Insurance	400	270	320	300	350	-	250	3	-	1,893
961	451005	Flood Insurance	-	-	4,340	-	8,400	-	30,000	-	-	42,740
961	451006	Workman's Compensation Insurance	6,000	6,000	5,270	4,000	6,200	3,100	5,000	125	-	35,695
961	451007	Insurance - Other	-	-	-	-	-	-	-	-	-	-
961	451008	Automotive Insurance	4,850	4,000	4,070	2,400	2,725	-	3,500	-	-	21,545
		Total Insurance	79,250	42,370	51,671	54,590	48,079	24,155	75,195	4,531	-	379,841
963	452002	Payment in Lieu of Taxes (PILOT)	19,317	16,800	17,490	42,544	15,800	21,650	17,190	5,090	-	155,881
964	45700x	Collection Losses (Charge Offs)	200,000	25,000	20,000	15,000	50,000	-	25,000	-	-	335,000
962	459001	Misc General Expenses	-	-	-	-	-	-	-	-	-	-
920	459002	Asset Management Fee	36,000	19,800	20,880	25,440	18,000	12,600	18,720	2,040	-	153,480
		Total General	334,567	103,970	110,041	137,574	131,879	58,405	136,105	11,661	-	1,024,202
TOTAL ROUTINE OPERATING EXPENSES			2,926,891	1,361,639	1,693,275	1,584,206	1,412,586	866,117	1,402,153	110,388	3,200	11,360,455
OPERATING REVENUES LESS OPERATING EXPENSES			(141,708)	30,811	(48,464)	(4,706)	(191,094)	(120,471)	(59,638)	54,388	(3,200)	(484,082)
NON-ROUTINE EXPENSES												
971	461003	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-
	xxxxx	Capital Needs	-	45,000	-	-	-	-	-	-	-	45,000
TOTAL NON-ROUTINE EXPENSES			-	45,000	-	-	-	-	-	-	-	45,000
TOTAL EXPENSES			2,926,891	1,406,639	1,693,275	1,584,206	1,412,586	866,117	1,402,153	110,388	3,200	11,405,455
TOTAL REVENUES LESS TOTAL EXPENSES			(141,708)	(14,189)	(48,464)	(4,706)	(191,094)	(120,471)	(59,638)	54,388	(3,200)	(529,082)
OPERATING TRANSFERS & USE OF RESERVES												
100	711001	Transfers In	-	-	-	-	-	-	-	-	-	-
100	711002	Transfers Out	-	-	-	-	-	-	-	-	-	-
	xxxxx	Use of Reserves	141,708	14,189	48,464	4,706	191,094	120,471	59,638	-	3,200	583,470
TOTAL OPER TRANSFERS & USE OF RESERVES			141,708	14,189	48,464	4,706	191,094	120,471	59,638	-	3,200	583,470
ENDING BUDGET BALANCE			-	-	-	-	-	-	-	54,388	-	54,388