

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF SEPTEMBER 2025

OCTOBER 27, 2025



MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: October 20, 2025

Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of September 2025. The reports are as follows:

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EXECUTIVE OFFICE

Executive Director's Report

GOVERNMENT SHUTDOWN

After negotiations over a short-term funding bill did not result in an agreement for the new fiscal year, the federal government entered a shutdown at midnight on October 1, 2025.

During the shutdown, US Department of Housing and Urban Development (HUD) - and US Department of Agriculture (USDA)-assisted households will continue to receive their rent payment on time, through November. These households retain their rights, which must be upheld and enforced regardless of the government's operating status.

This shutdown brings additional uncertainty to an already precarious housing ecosystem. A recent Office of Management and Budget memo instructs federal agencies to furlough non-essential staff and consider permanent layoffs. Since January, an estimated 2,300 HUD employees, or 23% of the agency's workforce, have left. These reductions are straining the remaining staff's ability to perform core functions efficiently.

Threatening additional layoffs during the government shutdown reflects a concerning trend from this White House. Since taking office, the Trump administration has consistently sought to weaken federal programs, particularly anti-poverty initiatives such as rental assistance, public housing, and civil rights enforcement.

Earlier this year, President Trump's budget request proposed significant reductions to rental and homelessness assistance. The administration has taken steps that weaken Fair Housing Act protections, limit housing access for immigrants and LGBTQ individuals, and disregard research supporting low-barrier housing with supportive services as the most effective solution to homelessness. Additionally, the

White House has withheld funding for congressionally approved programs, disrupting the balance of power between the Executive and Legislative branches.

The uncertainty of whether the White House can be trusted to abide by the terms of a negotiated agreement to fund the government greatly complicates the prospect of a timely resolution to this devastating shutdown.

Audit

Auditors from Jump, Perry and Company, L.L.P., will be discussing a site visit at RRHA. This is the annual independent audit for year ending September 30, 2025.

HUMAN RESOURCES & ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
SEPTEMBER 2025

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

September 2025

HUMAN RESOURCES REPORT

EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	68
Regular Part-Time	4
<u>TOTAL</u>	<u>72</u>
Temp Agency Employee	13
<u>TOTAL</u>	<u>85</u>

NEW HIRES

Job Title	Division	Employee Name
HCV Specialist	HCV	Tia Allen
Asst. Property Mgr. I – Jamestown	Housing	Alicia Martin
Maintenance Tech I – Jamestown	Housing	Marcus Anderson

SEPARATIONS

Job Title	Division
Maintenance Tech II	Housing
Maintenance Lead – Lansdowne	Housing
Jobs Plus Case Manager	Jobs Plus

TURNOVER

		Current Month
Turnover	Voluntary	3.03%
	Involuntary	1.52%
	Total Turnover	4.55%
Turnover by Job Category	Maintenance	67%
	Other NE	100%

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**September 2025****RECRUITING REPORT****OPEN POSITIONS**

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
HCV Specialist (2 openings)	HCV	Sourcing
HCV Clerical Assistant	HCV	Filled
Asst. Property Manager I – Morningside	Housing	Filled
Director of Housing	Housing	Sourcing
Maintenance Tech I – Lansdowne	Housing	Filled
Recruiter/HR Assistant	Human Resources	Filled
Jobs Plus Case Manager	Jobs Plus	Sourcing
Maintenance Tech I – Lansdowne	Housing	Interviewed candidate extend offer

TRAINING REPORT

Name	Course	Date Completed
Castaneda, Meghan	HR 130-Drug Free Workplace	9/11/25
Brush, Heather	HR 130 – Drug Free Workplace	9/15/25
Allen, Tia	Welcome to ELearning	9/18/25
Allen, Tia	HR 130 –Drug Free Workplace	9/18/25
Allen, Tia	FH100 – Federal Fair Housing	9/18/25
Anderson, Marcus	FH 100 0 Federal Fair Hsg.	9/18/25
Philpott, Shauna	Recert Packets in Rent Café	9/19/25
Philpott, Shauna	Scheduling Appointments	9/19/25
Philpott, Shauna	Earned Income Parti.	9/19/25
Philpott, Shauna	End of Participation	9/19/25
Philpott, Shauna	Tenancy Approval in Rent Café	9/19/25
Philpott, Shauna	Processing/Approving RFTA	9/19/25
Philpott, Shauna	Generating HAP Contract	9/19/25
Philpott, Shauna	PHA Inspections	9/19/25
Martin, Alicia	Welcome to Learning	9/29/25
Martin, Alicia	Drug Free Workplace	9/29/25
Martin, Alicia	Federal Fair Housing.	9/29/25

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**September 2025****WORK COMP CLAIMS FY 2025**

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM ONLY</u>
January 2025	0	0
February 2025	0	0
March 2025	0	0
April 2025	15 hours	1
May 2025	0	0
June 2025	0	0
July 2025	0	1
August 2025	0	0
September 2025	0	0
October 2025		
November 2025		
December 2025		
Fiscal Year Total	15 hours	2

FINANCE DIVISION

DEPARTMENT OF FINANCE

SEPTEMBER 30, 2025

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 26

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$1,000,000 due to dwelling rental, operating and utility subsidies and other income exceeding the amount budgeted for the year.

Dwelling Rental is reporting a favorable variance of \$55,000 due to actual rent charges exceeding the amount budgeted at several AMP's.

Excess Utilities unfavorable variance is due to lower charges than amount budgeted at several sites.

Other Income is showing a favorable balance of \$403,000 due to grant funds received from the City for unit rehab and to construct a basketball court and due to Jobs Plus Income was not included in the budget.

Operating and Utility Subsidies are showing a favorable variance due to receiving HOTMA funds due to the completion of capital items that were completed during the year.

Administrative Expenses are under budget approximately \$161,000 mainly due to most all expense categories being under the amount that was budgeted.

Tenant Services are under budget due to less spending than was budgeted.

Utilities Expense is over budget due to utility costs being over the amount budgeted mostly in electricity and gas.

Ordinary Maintenance has an unfavorable variance of \$1,500,000 due to material costs for electrical, HVAC, and appliances exceeding the budget and contract costs for building repairs, painting and cleaning, temp labor, safety, and exterminating all being over budget.

Protective Services is over budget due to costs for fire systems and security patrols higher than budgeted.

General Expenses are under budget mainly due to bad debt write-offs.

Casualty Repairs are reporting an unfavorable variance of \$43,000 due to a fire at Jamestown and Melrose Towers caused by vandalism and is offset with insurance proceeds for losses that occurred in 2024.

Reserve Used has an unfavorable variance due to total expenses exceeding the amount of total revenues at several sites.

Central Office – page 37

The central office cost center is reporting a favorable variance in Property Management Income of \$43,000 related to the increase in management fee rates for Public Housing and HCV programs.

Service fee income is reporting an unfavorable variance of \$72,000 due to less need for services than was budgeted.

Asset Management and Bookkeeping Income is reporting an unfavorable variance of \$6,100 due to reduced occupancy in the public housing program (96% occupied vs 99% budgeted) and the HCV program leased less units than was budgeted (1845 leased vs 1876 budgeted).

Other Income has a favorable balance of \$7,300 due to FSS Forfeitures and the annual rebate received for the Bank of America credit card program.

Administrative expenses are under budget approximately \$282,000 due to open positions during the fiscal year and due to legal, training, and travel incurring less expense than was budgeted. Dues and fees reported favorable balances due to no hiring fees paid to recruiting agencies and computer hardware and software reported less in expenses than the amount budgeted.

Tenant Services is reporting a favorable variance of \$34,000 due to grant funds being used to fund the Envision Center Manager salary is being funded thru the grant program rather than a central office expense.

Maintenance is reporting a favorable variance of \$63,000 due to salaries and benefits for Capital activities have been posted to Capital Fund Grants rather than as a central office expense due to ongoing construction jobs. Grounds care and Janitorial are under budget due to less mowing needed and a cost saving from switching vendors for office cleaning.

Section 8 – page 38

Other Income is reporting a favorable balance of \$2,000 due to Fraud Recovery collections.

Admin Subsidy is reporting a favorable variance of \$80,000 due to RRHA receiving \$49,000 of 2024 Admin Income in fiscal year 2025 due to the HUD reconciliation process and in September HUD paid \$58,000 as a proration increase for 2025.

Administration Expenses are reporting an unfavorable variance of approximately \$150,000 due to salaries and benefits being under budget due to open positions in the Section 8 department and due to Other Admin and Credit Criminal Reports being under budget related to shortfall status of both HCV and Mainstream programs.

Hackley – page 42

Other Income is reporting a favorable variance of \$40,000 due to receiving grant funding from the City for unit repairs.

Operating Subsidy is reporting an unfavorable variance due to three units being vacant for several months during the year.

Ordinary Maintenance is reporting an unfavorable variance due to building repairs being over budget \$48,000 and plumbing repairs over budget \$45,000 due to repairs made to several units for multiple door replacements, plaster repairs, bathroom tile and tub repairs, and floor and kitchen repair work as well as faucet and water heater leak repairs.

CASH ACTIVITY

AS OF SEPTEMBER 30, 2025

CASH ACTIVITY AS OF 09/30/25

UNRESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	BALANCE
Truist	Checking	23,692,687.29
Less:	Outstanding checks	(772,777.63)
		22,919,909.66

RESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	YIELD	BALANCE
Truist	Public Housing FSS Escrow	0.01%	166,751.14
Truist	Section 8 FSS Escrow	0.10%	213,467.48
Truist	SRAP Operating Fund	0.02%	147,671.48
Truist	SRAP Operating Reserve Fund	0.04%	1,316,760.52
			1,844,650.62

BALANCE SHEETS

AS OF SEPTEMBER 30, 2025

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING CONSOLIDATED**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	9,660,420	9,223,219
Cash - restricted	136,643	166,748
Investments	0	0
Accounts Receivable	594,918	635,012
Notes & Mortgage Receivable	460,565	506,265
Due from other governments	0	0
Other Assets	438,455	436,618
Interprogram-due from	0	0
Total Current Assets	11,291,001	10,967,862
Fixed Assets, net of depreciation	25,014,227	25,213,415
Total Noncurrent Assets	25,014,227	25,213,415
Total Assets	36,305,228	36,181,277
LIABILITIES		
Accounts Payable	4,461	4,926
Accrued Liabilities	0	0
Due to other governments	308,513	161,387
Other Liabilities	358,973	369,108
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	671,947	535,421
EQUITY		
Investment in general fixed assets	24,788,866	24,788,866
Retained Earnings - current	355,879	822,669
Operating Reserve	10,709,412	10,709,412
Operating Reserve Used	(220,876)	(675,091)
Total Fund Equity	35,633,281	35,645,856
Total Liabilities and Fund Equity	36,305,228	36,181,277

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LANSDOWNE PARK**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	2,228,769	2,175,767
Cash - restricted	24,391	30,999
Investments	0	0
Accounts Receivable	220,103	239,343
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	120,343	113,231
Interprogram-due from	0	0
Total Current Assets	2,593,606	2,559,340
Fixed Assets, net of depreciation	1,725,874	1,736,918
Total Noncurrent Assets	1,725,874	1,736,918
Total Assets	4,319,480	4,296,258
LIABILITIES		
Accounts Payable	117	25
Accrued Liabilities	0	0
Due to other governments	53,128	25,842
Other Liabilities	77,130	79,785
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	130,375	105,652
EQUITY		
Investment in general fixed assets	1,725,874	1,725,874
Retained Earnings - current	80,695	82,196
Operating Reserve	2,382,536	2,382,536
Operating Reserve Used	0	0
Total Fund Equity	4,189,105	4,190,606
Total Liabilities and Fund Equity	4,319,480	4,296,258

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH VILLAGES AT LINCOLN**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	1,212,296	1,168,604
Cash - restricted	79,946	101,319
Investments	0	0
Accounts Receivable	50,659	52,330
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	76,462	69,501
Interprogram-due from	0	0
Total Current Assets	1,419,363	1,391,754
Fixed Assets, net of depreciation	6,235,517	6,317,719
Total Noncurrent Assets	6,235,517	6,317,719
Total Assets	7,654,880	7,709,473
LIABILITIES		
Accounts Payable	2,620	2,620
Accrued Liabilities	0	0
Due to other governments	33,247	18,897
Other Liabilities	116,078	123,905
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	151,945	145,422
EQUITY		
Investment in general fixed assets	6,225,817	6,225,817
Retained Earnings - current	23,580	84,694
Operating Reserve	1,253,538	1,253,540
Operating Reserve Used	0	0
Total Fund Equity	7,502,935	7,564,051
Total Liabilities and Fund Equity	7,654,880	7,709,473

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HURT PARK**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	399,926	399,926
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	316,000	316,000
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	715,926	715,926
Fixed Assets, net of depreciation	541,693	541,693
Total Noncurrent Assets	541,693	541,693
Total Assets	1,257,619	1,257,619
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	716,766	716,766
Operating Reserve Used	(840)	(840)
Total Fund Equity	1,257,619	1,257,619
Total Liabilities and Fund Equity	1,257,619	1,257,619

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HUNT MANOR AND BLUESTONE PARK**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	330,963	248,853
Cash - restricted	9,467	11,591
Investments	0	0
Accounts Receivable	87,856	95,991
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	55,721	91,415
Interprogram-due from	0	0
Total Current Assets	484,007	447,850
Fixed Assets, net of depreciation	2,617,900	2,667,735
Total Noncurrent Assets	2,617,900	2,667,735
Total Assets	3,101,907	3,115,585
LIABILITIES		
Accounts Payable	601	601
Accrued Liabilities	0	0
Due to other governments	26,543	14,684
Other Liabilities	37,852	40,580
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	64,996	55,865
EQUITY		
Investment in general fixed assets	2,541,679	2,541,679
Retained Earnings - current	0	274,775
Operating Reserve	544,712	544,712
Operating Reserve Used	(49,480)	(301,446)
Total Fund Equity	3,036,911	3,059,720
Total Liabilities and Fund Equity	3,101,907	3,115,585

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MELROSE TOWERS**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	2,110,670	2,068,867
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	48,063	49,397
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	47,814	43,455
Interprogram-due from	0	0
Total Current Assets	2,206,547	2,161,719
Fixed Assets, net of depreciation	3,767,336	3,767,336
Total Noncurrent Assets	3,767,336	3,767,336
Total Assets	5,973,883	5,929,055
LIABILITIES		
Accounts Payable	619	619
Accrued Liabilities	0	0
Due to other governments	80,299	39,813
Other Liabilities	41,071	38,765
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	121,989	79,197
EQUITY		
Investment in general fixed assets	3,767,336	3,767,336
Retained Earnings - current	229,102	227,066
Operating Reserve	1,855,456	1,855,456
Operating Reserve Used	0	0
Total Fund Equity	5,851,894	5,849,858
Total Liabilities and Fund Equity	5,973,883	5,929,055

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	568,569	357,974
Cash - restricted	21,123	21,123
Investments	0	0
Accounts Receivable	109,122	113,968
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	51,506	43,342
Interprogram-due from	0	0
Total Current Assets	750,320	536,407
Fixed Assets, net of depreciation	1,875,463	1,962,897
Total Noncurrent Assets	1,875,463	1,962,897
Total Assets	2,625,783	2,499,304
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	27,428	15,546
Other Liabilities	43,370	42,595
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	70,798	58,141
EQUITY		
Investment in general fixed assets	1,826,957	1,826,957
Retained Earnings - current	0	0
Operating Reserve	752,144	752,144
Operating Reserve Used	(24,116)	(137,938)
Total Fund Equity	2,554,985	2,441,163
Total Liabilities and Fund Equity	2,625,783	2,499,304

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MORNINGSIDE MANOR**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	829,386	799,046
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	23,179	25,587
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	26,332	24,023
Interprogram-due from	0	0
Total Current Assets	878,897	848,656
Fixed Assets, net of depreciation	1,225,103	1,225,103
Total Noncurrent Assets	1,225,103	1,225,103
Total Assets	2,104,000	2,073,759
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	41,299	22,265
Other Liabilities	13,606	13,778
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	54,905	36,043
EQUITY		
Investment in general fixed assets	1,225,103	1,225,103
Retained Earnings - current	0	0
Operating Reserve	895,729	895,729
Operating Reserve Used	(71,737)	(83,116)
Total Fund Equity	2,049,095	2,037,716
Total Liabilities and Fund Equity	2,104,000	2,073,759

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	594,045	505,419
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	52,439	53,999
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	57,034	48,712
Interprogram-due from	0	0
Total Current Assets	703,518	608,130
Fixed Assets, net of depreciation	5,973,422	5,973,422
Total Noncurrent Assets	5,973,422	5,973,422
Total Assets	6,676,940	6,581,552
LIABILITIES		
Accounts Payable	503	503
Accrued Liabilities	0	0
Due to other governments	35,591	16,690
Other Liabilities	23,386	23,946
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	59,480	41,139
EQUITY		
Investment in general fixed assets	5,882,489	5,882,489
Retained Earnings - current	0	0
Operating Reserve	809,675	809,675
Operating Reserve Used	(74,704)	(151,751)
Total Fund Equity	6,617,460	6,540,413
Total Liabilities and Fund Equity	6,676,940	6,581,552

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	1,372,995	1,485,294
Cash - restricted	1,716	1,716
Investments	0	0
Accounts Receivable	3,021	4,083
Notes & Mortgage Receivable	144,565	190,265
Due from other governments	0	0
Other Assets	3,242	2,938
Interprogram-due from	0	0
Total Current Assets	1,525,539	1,684,296
Fixed Assets, net of depreciation	656,312	624,985
Total Noncurrent Assets	656,312	624,985
Total Assets	2,181,851	2,309,281
LIABILITIES		
Accounts Payable	0	558
Accrued Liabilities	0	0
Due to other governments	9,779	6,621
Other Liabilities	6,280	5,547
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	16,059	12,726
EQUITY		
Investment in general fixed assets	656,312	656,312
Retained Earnings - current	12,917	143,680
Operating Reserve	1,496,563	1,496,563
Operating Reserve Used	0	0
Total Fund Equity	2,165,792	2,296,555
Total Liabilities and Fund Equity	2,181,851	2,309,281

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH NEW CONSTRUCTION BLUESTONE**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS

	Aug-25	Sep-25
Cash - unrestricted	12,802	13,470
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	477	314
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>13,279</u>	<u>13,784</u>
Fixed Assets, net of depreciation	395,607	395,607
Total Noncurrent Assets	<u>395,607</u>	<u>395,607</u>
Total Assets	<u><u>408,886</u></u>	<u><u>409,391</u></u>

LIABILITIES

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	1,199	1,030
Other Liabilities	201	203
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>1,400</u>	<u>1,233</u>

EQUITY

Investment in general fixed assets	395,607	395,607
Retained Earnings - current	9,587	10,259
Operating Reserve	0	0
Operating Reserve Used	2,292	2,292
Total Fund Equity	<u>407,486</u>	<u>408,158</u>
Total Liabilities and Fund Equity	<u><u>408,886</u></u>	<u><u>409,391</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	7,100,666	7,173,612
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	306,340	306,290
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	42,681	43,919
Interprogram-due from	0	0
Total Current Assets	7,449,687	7,523,821
Fixed Assets, net of depreciation	278,478	278,478
Total Noncurrent Assets	278,478	278,478
Total Assets	7,728,165	7,802,299
LIABILITIES		
Accounts Payable	0	424
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	43,461	2,624
Total Liabilities	401,889	361,476
EQUITY		
Investment in general fixed assets	278,478	278,478
Retained Earnings - current	568,309	682,856
Operating Reserve	6,479,489	6,479,489
Total Fund Equity	7,326,276	7,440,823
Total Liabilities and Fund Equity	7,728,165	7,802,299

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	3,853,411	3,927,680
Cash - restricted	1,560,116	1,677,900
Investments	0	0
Accounts receivable	12,706	6,974
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	24,563	24,684
Interprogram due from	0	0
Fixed assets net of depreciation	14,345	14,345
Total Assets	5,465,141	5,651,583
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	207,569	213,449
Due to other governments	0	0
Other liabilities	202,591	196,870
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	410,160	410,319
EQUITY		
Investment in general fixed assets	14,345	14,345
Retained Earnings - current	495,126	620,799
Operating Reserve	2,823,376	2,823,376
HAP Reserve	1,722,134	1,782,744
Total fund equity	5,054,981	5,241,264
Total Liabilities and Equity	5,465,141	5,651,583

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY BLOCK GRANT / HOME INVESTMENT PARTNERSHIP**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	153,113	152,389
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
Due from other governments	5,880	5,880
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	1,119,886	1,119,886
Total Assets	1,278,879	1,278,155
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	160,536	159,812
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	160,536	159,812
EQUITY		
Investment in general fixed assets	1,119,886	1,119,886
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
Total Fund Equity	1,118,343	1,118,343
Total Liabilities and Fund Equity	1,278,879	1,278,155

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ACTIVITIES PROGRAM**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	696,219	696,219
Cash - restricted	0	0
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	406,180	406,180
Total Assets	1,102,399	1,102,399
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,328	336,328
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	336,328	336,328
EQUITY		
Investment in general fixed assets	406,180	406,180
Retained Earnings - current	(635)	(635)
Operating Reserve	360,526	360,526
Total Fund Equity	766,071	766,071
Total Liabilities and Fund Equity	1,102,399	1,102,399

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HOMEOWNERSHIP OPPORTUNITIES PROGRAM**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	890,329	890,629
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	117,600	117,600
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	177,418	177,418
Total Assets	1,185,347	1,185,647
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	177,418	177,418
Retained Earnings - current	(38,669)	(38,369)
Operating Reserve	1,046,598	1,046,598
Total Fund Equity	1,185,347	1,185,647
Total Liabilities and Fund Equity	1,185,347	1,185,647

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	1,070,833	1,086,600
Investments	0	0
Accounts Receivable	(177)	(711)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	4,477	4,083
Interprogram due from	0	0
Fixed assets net of depreciation	68,204	68,204
Total Assets	1,143,337	1,158,176
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	6,000	6,000
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	6,000	6,000
EQUITY		
Investment in general fixed assets	68,204	68,204
Retained Earnings - current	12,603	27,442
Operating Reserve	1,056,530	1,056,530
Total Fund Equity	1,137,337	1,152,176
Total Liabilities and Equity	1,143,337	1,158,176

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	(46,685)	(51,267)
Investments	0	0
Accounts receivable	41,505	46,181
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	933	839
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(4,247)	(4,247)
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(4,247)	(4,247)
Total Fund Equity	(4,247)	(4,247)
Total Liabilities and Equity	(4,247)	(4,247)

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (570-576)**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	(4,093)	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	<u>(4,093)</u>	<u>0</u>
Fixed assets net of depreciation	21,008,944	21,620,569
Total Noncurrent Assets	<u>21,008,944</u>	<u>21,620,569</u>
Total Assets	<u>21,004,851</u>	<u>21,620,569</u>
LIABILITIES		
Accounts Payable	0	25,974
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	<u>0</u>	<u>0</u>
Total Liabilities	0	25,974
EQUITY		
Investment in general fixed assets	19,296,604	21,620,569
Retained Earnings - current	(5,260)	(25,974)
Operating Reserve	<u>0</u>	<u>0</u>
Total Fund Equity	19,291,344	21,594,595
Total Liabilities and Fund Equity	<u>19,291,344</u>	<u>21,620,569</u>

* Due to timing

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JOBS PLUS GRANT 602**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	(30,151)	(2,337)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	30,151	2,337
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>0</u></u>	<u><u>0</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u><u>0</u></u>	<u><u>0</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS GRANTS**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	(51,377)	(33,215)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	51,377	33,215
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>0</u></u>	<u><u>0</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u><u>0</u></u>	<u><u>0</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA PUBLIC HOUSING REVITALIZATION GRANT**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	(46,312)	(112,819)
Investments	0	0
Accounts Receivable	46,312	112,819
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	3,449,785	3,516,293
Total Noncurrent Assets	<u>3,449,785</u>	<u>3,516,293</u>
Total Assets	<u><u>3,449,785</u></u>	<u><u>3,516,293</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	3,449,785	3,516,293
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>3,449,785</u>	<u>3,516,293</u>
Total Liabilities and Fund Equity	<u><u>3,449,785</u></u>	<u><u>3,516,293</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING RADON GRANT**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

ASSETS	Aug-25	Sep-25
Cash - unrestricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	14,550	14,550
Total Noncurrent Assets	<u>14,550</u>	<u>14,550</u>
Total Assets	<u><u>14,550</u></u>	<u><u>14,550</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	14,550	14,550
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>14,550</u>	<u>14,550</u>
Total Liabilities and Fund Equity	<u><u>14,550</u></u>	<u><u>14,550</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ROANOKE GUN VIOLENCE GRANT**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2025

	Aug-25	Sep-25
ASSETS		
Cash - unrestricted	6,000	6,000
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>6,000</u>	<u>6,000</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>6,000</u></u>	<u><u>6,000</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	6,000	6,000
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>6,000</u>	<u>6,000</u>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u><u>6,000</u></u>	<u><u>6,000</u></u>

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2024 – SEPTEMBER 30, 2025

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ALL PUBLIC HOUSING SITES**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	3,977,188.00	3,977,188.00	4,107,039.55	129,851.55
Excess Utilities	121,900.00	121,900.00	100,071.73	(21,828.27)
Interest Income	-	-	-	-
Other Income	286,267.00	286,267.00	689,455.62	403,188.62
Operating Subsidy	4,293,163.00	4,293,163.00	4,758,099.94	464,936.94
Utilities Subsidy	2,346,755.00	2,346,755.00	2,384,218.00	37,463.00
Total Revenues	11,025,273.00	11,025,273.00	12,038,884.84	1,013,611.84
EXPENSES				
Administration	1,406,244.00	1,406,244.00	1,244,563.89	161,680.11
Central Office Property Management Fees	1,168,308.00	1,168,308.00	1,174,484.64	(6,176.64)
Central Office Bookkeeping Fees	113,960.00	113,960.00	110,465.00	3,495.00
Tenant Services	211,194.00	211,194.00	189,452.75	21,741.25
Utilities Expense	2,406,300.00	2,406,300.00	2,503,382.26	(97,082.26)
Ordinary Maintenance	4,184,331.00	4,184,331.00	5,675,120.99	(1,490,789.99)
Protective Services	355,870.00	355,870.00	452,679.48	(96,809.48)
General	1,004,065.00	1,004,065.00	544,182.05	459,882.95
P.I.L.O.T.	159,819.00	159,819.00	161,387.39	(1,568.39)
Casualty Repairs	-	-	(42,812.61)	(42,812.61)
Replacement of Equipment	-	-	-	-
Capital Replacements	15,000.00	15,000.00	-	15,000.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	11,025,091.00	11,025,091.00	12,012,905.84	(1,073,440.06)
Diff In Oper Revenues & Expenses	182.00	182.00	25,979.00	(59,828.22)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	260,442.00	260,442.00	675,090.91	(414,648.91)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	150,000.00	150,000.00
Interest Expense - Deposits	-	-	(105.36)	-
Cost of Assets Disposed	-	-	(28,303.68)	(28,303.68)
	260,442.00	260,442.00	796,681.87	(292,952.59)
Difference in Revenue & Expense	260,624.00	260,624.00	822,660.87	(352,780.81)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LANSDOWNE PARK**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	888,900.00	888,900.00	955,311.52	66,411.52
Excess Utilities	26,000.00	26,000.00	36,724.48	10,724.48
Interest Income	-	-	-	-
Other Income	39,000.00	39,000.00	105,695.54	66,695.54
Operating Subsidy	1,100,949.00	1,100,949.00	1,205,799.00	104,850.00
Utilities Subsidy	703,885.00	703,885.00	699,549.00	(4,336.00)
Total Revenues	2,758,734.00	2,758,734.00	3,003,079.54	244,345.54
EXPENSES				
Administration	317,733.00	317,733.00	283,714.90	34,018.10
Central Office Property Management Fees	274,036.00	274,036.00	276,139.24	(2,103.24)
Central Office Bookkeeping Fees	26,730.00	26,730.00	25,972.00	758.00
Tenant Services	40,691.00	40,691.00	27,106.34	13,584.66
Utilities Expense	621,300.00	621,300.00	707,154.28	(85,854.28)
Ordinary Maintenance	992,213.00	992,213.00	1,304,140.47	(311,927.47)
Protective Services	95,870.00	95,870.00	107,707.40	(11,837.40)
General	329,680.00	329,680.00	114,459.09	215,220.91
P.I.L.O.T.	27,690.00	27,690.00	25,841.51	1,848.49
Casualty Repairs	-	-	48,649.89	(48,649.89)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,725,943.00	2,725,943.00	2,920,885.12	(194,942.12)
Diff In Oper Revenues & Expenses	32,791.00	32,791.00	82,194.42	49,403.42
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	32,791.00	32,791.00	82,194.42	49,403.42

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH VILLAGES AT LINCOLN**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	410,000.00	410,000.00	392,541.35	(17,458.65)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	19,200.00	19,200.00	21,044.39	1,844.39
Operating Subsidy	775,955.00	775,955.00	952,388.84	176,433.84
Utilities Subsidy	182,014.00	182,014.00	213,410.00	31,396.00
Total Revenues	1,387,169.00	1,387,169.00	1,579,384.58	192,215.58
EXPENSES				
Administration	189,576.00	189,576.00	180,834.34	8,741.66
Central Office Property Management Fees	150,720.00	150,720.00	154,615.44	(3,895.44)
Central Office Bookkeeping Fees	14,702.00	14,702.00	14,542.00	160.00
Tenant Services	18,715.00	18,715.00	22,101.70	(3,386.70)
Utilities Expense	213,000.00	213,000.00	203,569.35	9,430.65
Ordinary Maintenance	591,830.00	591,830.00	790,704.89	(198,874.89)
Protective Services	35,000.00	35,000.00	48,788.00	(13,788.00)
General	95,470.00	95,470.00	65,402.98	30,067.02
P.I.L.O.T.	19,700.00	19,700.00	18,897.20	802.80
Casualty Repairs	-	-	(4,760.40)	4,760.40
Replacement of Equipment	-	-	-	-
Capital Replacements	15,000.00	15,000.00	-	15,000.00
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,343,713.00	1,343,713.00	1,494,695.50	(150,982.50)
Diff In Oper Revenues & Expenses	43,456.00	43,456.00	84,689.08	41,233.08
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	43,456.00	43,456.00	84,689.08	41,233.08

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HURT PARK**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,200.00	3,200.00	840.00	2,360.00
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	3,200.00	3,200.00	840.00	2,360.00
Diff In Oper Revenues & Expenses	(3,200.00)	(3,200.00)	(840.00)	2,360.00
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,200.00	2,100.00	840.00	1,260.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	3,200.00	2,100.00	840.00	1,260.00
Difference in Revenue & Expense	-	(1,100.00)	-	1,100.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HUNT MANOR AND BLUESTONE PARK**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	515,000.00	515,000.00	525,277.38	10,277.38
Excess Utilities	35,000.00	35,000.00	25,486.68	(9,513.32)
Interest Income	-	-	-	-
Other Income	20,000.00	20,000.00	100,157.58	80,157.58
Operating Subsidy	690,564.00	690,564.00	758,161.10	67,597.10
Utilities Subsidy	340,129.00	340,129.00	391,650.00	51,521.00
Total Revenues	1,600,693.00	1,600,693.00	1,800,732.74	200,039.74
EXPENSES				
Administration	219,462.00	219,462.00	207,773.40	11,688.60
Central Office Property Management Fees	157,114.00	157,114.00	153,020.26	4,093.74
Central Office Bookkeeping Fees	15,325.00	15,325.00	14,392.50	932.50
Tenant Services	20,507.00	20,507.00	17,475.89	3,031.11
Utilities Expense	436,000.00	436,000.00	378,437.46	57,562.54
Ordinary Maintenance	624,173.00	624,173.00	919,284.48	(295,111.48)
Protective Services	50,000.00	50,000.00	54,861.12	(4,861.12)
General	97,661.00	97,661.00	71,425.44	26,235.56
P.I.L.O.T.	7,900.00	7,900.00	14,683.99	(6,783.99)
Casualty Repairs	-	-	(3,949.68)	3,949.68
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,628,142.00	1,628,142.00	1,827,404.86	(199,262.86)
Diff In Oper Revenues & Expenses	(27,449.00)	(27,449.00)	(26,672.12)	776.88
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	27,449.00	27,449.00	26,672.12	776.88
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	27,449.00	27,449.00	26,672.12	776.88
Difference in Revenue & Expense	-	-	-	1,553.76

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MELROSE TOWERS**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	750,000.00	750,000.00	786,706.00	36,706.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	72,800.00	72,800.00	71,122.69	(1,677.31)
Operating Subsidy	434,397.00	434,397.00	457,710.00	23,313.00
Utilities Subsidy	355,415.00	355,415.00	366,105.00	10,690.00
Total Revenues	1,612,612.00	1,612,612.00	1,681,643.69	69,031.69
EXPENSES				
Administration	181,058.00	181,058.00	164,267.20	16,790.80
Central Office Property Management Fees	193,652.00	193,652.00	199,907.48	(6,255.48)
Central Office Bookkeeping Fees	18,889.00	18,889.00	18,802.00	87.00
Tenant Services	57,859.00	57,859.00	56,099.19	1,759.81
Utilities Expense	357,200.00	357,200.00	388,573.42	(31,373.42)
Ordinary Maintenance	484,131.00	484,131.00	421,327.98	62,803.02
Protective Services	45,000.00	45,000.00	105,489.14	(60,489.14)
General	87,520.00	87,520.00	77,956.10	9,563.90
P.I.L.O.T.	39,280.00	39,280.00	39,813.26	(533.26)
Casualty Repairs	-	-	(17,691.43)	17,691.43
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,464,589.00	1,464,589.00	1,454,544.34	10,044.66
Diff In Oper Revenues & Expenses	148,023.00	148,023.00	227,099.35	79,076.35
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(33.44)	(33.44)
Cost of Assets Disposed	-	-	-	-
	-	-	(33.44)	-
Difference in Revenue & Expense	148,023.00	148,023.00	227,065.91	79,076.35

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	421,000.00	421,000.00	465,952.73	44,952.73
Excess Utilities	20,000.00	20,000.00	18,076.08	(1,923.92)
Interest Income	-	-	-	-
Other Income	79,000.00	79,000.00	156,626.50	77,626.50
Operating Subsidy	535,136.00	535,136.00	568,405.00	33,269.00
Utilities Subsidy	263,574.00	263,574.00	232,697.00	(30,877.00)
Total Revenues	1,318,710.00	1,318,710.00	1,441,757.31	123,047.31
EXPENSES				
Administration	172,133.00	172,133.00	154,247.61	17,885.39
Central Office Property Management Fees	137,018.00	137,018.00	130,533.68	6,484.32
Central Office Bookkeeping Fees	13,365.00	13,365.00	12,277.00	1,088.00
Tenant Services	17,810.00	17,810.00	12,775.04	5,034.96
Utilities Expense	259,500.00	259,500.00	310,496.86	(50,996.86)
Ordinary Maintenance	565,081.00	565,081.00	874,979.96	(309,898.96)
Protective Services	36,000.00	36,000.00	36,518.88	(518.88)
General	126,079.00	126,079.00	72,207.78	53,871.22
P.I.L.O.T.	16,150.00	16,150.00	15,545.59	604.41
Casualty Repairs	-	-	(39,885.48)	(39,885.48)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,343,136.00	1,343,136.00	1,579,696.92	(316,331.88)
Diff In Oper Revenues & Expenses	(24,426.00)	(24,426.00)	(137,939.61)	(193,284.57)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	24,426.00	24,426.00	137,939.61	(113,513.61)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	24,426.00	24,426.00	137,939.61	(113,513.61)
Difference in Revenue & Expense	-	-	-	(306,798.18)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MORNINGSIDE MANOR**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	393,000.00	393,000.00	395,473.68	2,473.68
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	18,267.00	18,267.00	21,769.61	3,502.61
Operating Subsidy	199,932.00	199,932.00	210,067.00	10,135.00
Utilities Subsidy	170,312.00	170,312.00	172,034.00	1,722.00
Total Revenues	781,511.00	781,511.00	799,344.29	17,833.29
EXPENSES				
Administration	143,422.00	143,422.00	99,379.58	44,042.42
Central Office Property Management Fees	95,913.00	95,913.00	96,484.52	(571.52)
Central Office Bookkeeping Fees	9,356.00	9,356.00	9,075.00	281.00
Tenant Services	36,092.00	36,092.00	36,894.07	(802.07)
Utilities Expense	188,500.00	188,500.00	172,826.97	15,673.03
Ordinary Maintenance	250,333.00	250,333.00	320,209.60	(69,876.60)
Protective Services	45,000.00	45,000.00	69,819.02	(24,819.02)
General	44,555.00	44,555.00	41,182.13	3,372.87
P.I.L.O.T.	20,450.00	20,450.00	22,264.67	(1,814.67)
Casualty Repairs	-	-	14,312.01	(14,312.01)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	833,621.00	833,621.00	882,447.57	(48,826.57)
Diff In Oper Revenues & Expenses	(52,110.00)	(52,110.00)	(83,103.28)	(30,993.28)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	52,110.00	52,110.00	83,103.28	(30,993.28)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(12.50)	(12.50)
Cost of Assets Disposed	-	-	-	-
	52,110.00	52,110.00	83,090.78	(31,005.78)
Difference in Revenue & Expense	-	-	(12.50)	(61,999.06)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	537,288.00	537,288.00	503,616.89	(33,671.11)
Excess Utilities	22,900.00	22,900.00	19,784.49	(3,115.51)
Interest Income	-	-	-	-
Other Income	35,700.00	35,700.00	212,065.73	176,365.73
Operating Subsidy	448,866.00	448,866.00	486,080.00	37,214.00
Utilities Subsidy	325,041.00	325,041.00	302,015.00	(23,026.00)
Total Revenues	1,369,795.00	1,369,795.00	1,523,562.11	153,767.11
EXPENSES				
Administration	171,431.00	171,431.00	149,401.56	22,029.44
Central Office Property Management Fees	142,499.00	142,499.00	146,162.70	(3,663.70)
Central Office Bookkeeping Fees	13,900.00	13,900.00	13,747.50	152.50
Tenant Services	17,060.00	17,060.00	14,335.60	2,724.40
Utilities Expense	319,000.00	319,000.00	336,675.75	(17,675.75)
Ordinary Maintenance	588,663.00	588,663.00	876,446.77	(287,783.77)
Protective Services	29,000.00	29,000.00	29,495.92	(495.92)
General	219,670.00	219,670.00	92,297.63	127,372.37
P.I.L.O.T.	21,829.00	21,829.00	16,689.99	5,139.01
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,523,052.00	1,523,052.00	1,675,253.42	(152,201.42)
Diff In Oper Revenues & Expenses	(153,257.00)	(153,257.00)	(151,691.31)	1,565.69
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	153,257.00	153,257.00	-	153,257.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(59.42)	(59.42)
Cost of Assets Disposed	-	-	-	-
	153,257.00	153,257.00	(59.42)	153,197.58
Difference in Revenue & Expense	-	-	(151,750.73)	154,763.27

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	38,000.00	38,000.00	70,016.00	32,016.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	943.58	943.58
Operating Subsidy	106,122.00	106,122.00	116,161.00	10,039.00
Utilities Subsidy	5,585.00	5,585.00	6,758.00	1,173.00
Total Revenues	149,707.00	149,707.00	193,878.58	44,171.58
EXPENSES				
Administration	8,669.00	8,669.00	4,945.30	3,723.70
Central Office Property Management Fees	15,529.00	15,529.00	15,707.84	(178.84)
Central Office Bookkeeping Fees	1,515.00	1,515.00	1,477.00	38.00
Tenant Services	2,410.00	2,410.00	2,634.92	(224.92)
Utilities Expense	2,000.00	2,000.00	3,803.38	(1,803.38)
Ordinary Maintenance	78,847.00	78,847.00	167,182.24	(88,335.24)
Protective Services	-	-	-	-
General	2,040.00	2,040.00	9,010.90	(6,970.90)
P.I.L.O.T.	3,600.00	3,600.00	6,621.26	(3,021.26)
Casualty Repairs	-	-	(39,487.52)	39,487.52
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	114,610.00	114,610.00	171,895.32	(57,285.32)
Diff In Oper Revenues & Expenses	35,097.00	35,097.00	21,983.26	(13,113.74)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	150,000.00	150,000.00
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	(28,303.68)	(28,303.68)
	-	-	121,696.32	121,696.32
Difference in Revenue & Expense	35,097.00	35,097.00	143,679.58	108,582.58

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH NEW CONSTRUCTION BLUESTONE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	24,000.00	24,000.00	12,144.00	(11,856.00)
Excess Utilities	18,000.00	18,000.00	-	(18,000.00)
Interest Income	-	-	-	-
Other Income	2,300.00	2,300.00	30.00	(2,270.00)
Operating Subsidy	1,242.00	1,242.00	3,328.00	2,086.00
Utilities Subsidy	800.00	800.00	-	(800.00)
Total Revenues	46,342.00	46,342.00	15,502.00	(30,840.00)
EXPENSES				
Administration	2,760.00	2,760.00	-	2,760.00
Central Office Property Management Fees	1,827.00	1,827.00	1,913.48	(86.48)
Central Office Bookkeeping Fees	178.00	178.00	180.00	(2.00)
Tenant Services	50.00	50.00	30.00	20.00
Utilities Expense	9,800.00	9,800.00	1,844.79	7,955.21
Ordinary Maintenance	5,860.00	5,860.00	4.60	5,855.40
Protective Services	20,000.00	20,000.00	-	20,000.00
General	1,390.00	1,390.00	240.00	1,150.00
P.I.L.O.T.	3,220.00	3,220.00	1,029.92	2,190.08
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	45,085.00	45,085.00	5,242.79	39,842.21
Diff In Oper Revenues & Expenses	1,257.00	1,257.00	10,259.21	9,002.21
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	1,257.00	1,257.00	10,259.21	9,002.21

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	2,024,250.00	2,024,250.00	2,067,520.46	43,270.46
Service Fee Income	189,179.00	189,179.00	117,098.76	(72,080.24)
Asset Management & Bookkeeping Income	436,040.00	436,040.00	429,935.00	(6,105.00)
Interest Income		-	260.10	260.10
Other Income	5,600.00	5,600.00	12,942.86	7,342.86
Total Revenues	2,655,069.00	2,655,069.00	2,627,757.18	(27,311.82)
EXPENSES				
Administration	2,069,445.00	2,069,445.00	1,787,849.39	281,595.61
Tenant Services	40,207.00	40,207.00	6,312.29	33,894.71
Utilities Expense	33,800.00	33,800.00	35,667.90	(1,867.90)
Ordinary Maintenance	156,093.00	156,093.00	92,692.85	63,400.15
General	20,475.00	20,475.00	22,378.81	(1,903.81)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,320,020.00	2,320,020.00	1,944,901.24	375,118.76
Difference in Revenue & Expense	335,049.00	335,049.00	682,855.94	347,806.94
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	335,049.00	335,049.00	682,855.94	347,806.94

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	9.29	9.29
Other Income	4,600.00	4,600.00	6,482.92	1,882.92
Adm Subsidy	1,653,791.00	1,653,791.00	1,734,257.00	80,466.00
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,658,391.00	1,658,391.00	1,740,749.21	82,358.21
EXPENSES				
Administration	1,238,364.00	1,238,364.00	1,088,549.85	149,814.15
Tenant Services	6,500.00	6,500.00	6,518.70	(18.70)
Utilities	7,400.00	7,400.00	7,128.35	271.65
Ordinary Maintenance	10,200.00	10,200.00	5,548.26	4,651.74
General	12,300.00	12,300.00	12,205.26	94.74
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,274,764.00	1,274,764.00	1,119,950.42	154,813.58
Diff In Oper Revenue & Expense	383,627.00	383,627.00	620,798.79	237,171.79
Non-Oper. Revenue				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	19,200,000.00	19,200,000.00	20,076,034.15	876,034.15
HAP Payments	19,200,000.00	19,200,000.00	20,076,034.15	(876,034.15)
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	383,627.00	383,627.00	620,798.79	237,171.79

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY DEVELOPMENT BLOCK GRANT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2025 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
City of Roanoke CD Grants	0.00	0.00	0.00	0.00
City of Roanoke Other Grants	0.00	0.00	0.00	0.00
Other Revenue	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	0.00	0.00	0.00	0.00
Property Expenses	0.00	0.00	0.00	0.00
Other Expenses	0.00	0.00	0.00	0.00
Land Transfers	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	0.00	0.00
Diff in Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 3 months.

**YTD Actual is Revenue or Expense from 7/1/25 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ACTIVITIES PROGRAM**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	373.50	373.50
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	373.50	373.50
EXPENSES				
Administration	1,000.00	1,000.00	838.50	161.50
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	50.00	50.00	64.80	(14.80)
Maintenance Expense	1,600.00	1,600.00	105.00	1,495.00
General Expense	15.00	15.00	0.00	15.00
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	2,665.00	2,665.00	1,008.30	1,656.70
Diff in Oper. Revenues & Expenses	(2,665.00)	(2,665.00)	(634.80)	2,030.20
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Difference in Ttl Revenues & Expenses	(2,665.00)	(2,665.00)	(634.80)	2,030.20

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HOMEOWNERSHIP OPPORTUNITIES PROGRAM**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Proceeds on Sale of Property	0.00	0.00	59,931.03	59,931.03
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	68,357.00	68,357.00
Total Revenue	0.00	0.00	128,288.03	128,288.03
EXPENSES				
Administration	10,200.00	10,200.00	1,775.80	8,424.20
Tenant Services	6,000.00	6,000.00	0.00	6,000.00
Utilities	0.00	0.00	(7.01)	7.01
Ordinary & Contract Maintenance	5,125.00	5,125.00	1,363.80	3,761.20
General	0.00	0.00	9.03	(9.03)
Capital Expenditures	800,000.00	800,000.00	85,538.04	714,461.96
Total Expenses	821,325.00	821,325.00	88,679.66	732,645.34
Diff in Oper. Revenues & Expenses	(821,325.00)	(821,325.00)	39,608.37	(604,357.31)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	77,976.97	(77,976.97)
Total Non-Oper. Revenues & Expenses	0.00	0.00	77,976.97	(77,976.97)
Use of Reserves	821,325.00	821,325.00	38,368.60	604,357.31
Difference in Ttl Revenues & Expenses	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	49,884.00	49,884.00	52,729.00	2,845.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	860.00	860.00	40,360.36	39,500.36
Operating Subsidy	161,892.00	161,892.00	151,149.00	(10,743.00)
Total Revenues	212,636.00	212,636.00	244,238.36	31,602.36
EXPENSES				
Administration	36,752.00	36,752.00	36,246.23	505.77
Tenant Services	3,350.00	3,350.00	261.50	3,088.50
Utilities	6,900.00	6,900.00	2,949.32	3,950.68
Ordinary Maintenance	91,162.00	91,162.00	172,270.96	(81,108.96)
Protective Services	0.00	0.00	0.00	0.00
General	7,455.00	7,455.00	5,068.06	2,386.94
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Total Expenses	145,619.00	145,619.00	216,796.07	(71,177.07)
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	67,017.00	67,017.00	27,442.29	(39,574.71)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	61,098.00	61,098.00	66,286.02	5,188.02
Other income	61,691.00	61,691.00	93,551.40	31,860.40
Total Revenues	122,789.00	122,789.00	159,837.42	37,048.42
EXPENSES				
Administration	46,655.00	46,655.00	53,135.58	(6,480.58)
Management Fees	61,098.00	61,098.00	66,286.02	(5,188.02)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	200.00	200.00	167.30	32.70
Ordinary Maintenance	12,646.00	12,646.00	39,044.87	(26,398.87)
General	2,190.00	2,190.00	1,203.65	986.35
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	122,789.00	122,789.00	159,837.42	(37,048.42)
Difference in Revenue & Expense	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (574)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,840,100.00</u>	<u>4,707,869.20</u>	<u>1,088,135.19</u>	<u>(132,230.80)</u>
Total Revenues	4,840,100.00	4,707,869.20	1,088,135.19	(132,230.80)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	10,000.00	10,000.00	0.00
Administration	480,000.00	480,000.00	0.00	0.00
General Capital Activity	4,350,100.00	4,217,869.20	1,078,135.19	132,230.80
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,840,100.00	4,707,869.20	1,088,135.19	132,230.80
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates February 17, 2023 to February 16, 2027

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (575)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,317,269.00</u>	<u>260,240.35</u>	<u>236,965.35</u>	<u>(2,057,028.65)</u>
Total Revenues	2,317,269.00	260,240.35	236,965.35	(2,057,028.65)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	2,317,269.00	260,240.35	236,965.35	2,057,028.65
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	2,317,269.00	260,240.35	236,965.35	2,057,028.65
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates September 8, 2023 to September 8, 2027

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (576)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,936,100.00</u>	<u>2,982,828.94</u>	<u>2,748,178.36</u>	<u>(1,953,271.06)</u>
Total Revenues	4,936,100.00	2,982,828.94	2,748,178.36	(1,953,271.06)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	5,016.70	5,016.70	4,983.30
Administration	490,000.00	490,000.00	490,000.00	(0.00)
General Capital Activity	4,436,100.00	2,487,812.24	2,253,161.66	1,948,287.76
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,936,100.00	2,982,828.94	2,748,178.36	1,953,271.06
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates May 6, 2024 to May 5, 2028

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JOBS PLUS GRANT 602**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,300,000.00</u>	<u>1,594,899.20</u>	<u>495,889.94</u>	<u>(705,100.80)</u>
Total Revenues	2,300,000.00	1,594,899.20	495,889.94	(705,100.80)
EXPENSES				
Salaries	1,319,598.00	773,760.68	231,358.96	545,837.32
Staff Travel Costs	2,000.00	769.09	35.21	1,230.91
Administrative/Other Costs	83,360.00	31,136.06	9,851.24	52,223.94
Staff Training Costs	12,000.00	5,200.34	550.00	6,799.66
Supportive Services	35,120.00	29,676.05	20,098.92	5,443.95
Case Management	116,642.00	127,405.29	29,154.23	(10,763.29)
Computers/Software	42,780.00	44,204.69	11,300.38	(1,424.69)
Rent Incentives	<u>688,500.00</u>	<u>582,747.00</u>	<u>193,541.00</u>	<u>105,753.00</u>
Total Expenses	2,300,000.00	1,594,899.20	495,889.94	705,100.80
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates are June 1, 2021 to September 30, 2025.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS FY 2024 SERVICE COORDINATOR GRANT (692)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>361,645.00</u>	<u>155,858.64</u>	<u>118,718.87</u>	<u>(205,786.36)</u>
Total Revenues	361,645.00	155,858.64	118,718.87	(205,786.36)
EXPENSES				
Project Coordinator	361,645.00	140,992.79	111,147.04	220,652.21
Administrative Costs	0.00	14,650.85	7,356.83	(14,650.85)
Training Costs	<u>0.00</u>	<u>215.00</u>	<u>215.00</u>	<u>(215.00)</u>
Total Expenses	361,645.00	155,858.64	118,718.87	205,786.36
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates are June 01, 2024 to May 31, 2027.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
FY 2024 FSS GRANT (693)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>165,000.00</u>	<u>90,632.49</u>	<u>119,082.49</u>	<u>(74,367.51)</u>
Total Revenues	165,000.00	90,632.49	119,082.49	(74,367.51)
EXPENSES				
Project Coordinator	<u>165,000.00</u>	<u>90,632.49</u>	<u>119,082.49</u>	<u>74,367.51</u>
Total Expenses	165,000.00	90,632.49	119,082.49	74,367.51
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates are January 01, 2025 to December 31, 2025.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA PUBLIC HOUSING REVITALIZATION GRANT (225)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,836,496.00</u>	<u>3,516,292.60</u>	<u>1,188,727.85</u>	<u>(320,203.40)</u>
Total Revenues	3,836,496.00	3,516,292.60	1,188,727.85	(320,203.40)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	3,836,496.00	3,516,292.60	1,188,727.85	320,203.40
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,836,496.00	3,516,292.60	1,188,727.85	320,203.40
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates July 1, 2022 to June 30, 2026
This grant is reimbursed on a quarterly basis.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING RADON GRANT (226)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	449,000.00	14,550.00	0.00	(434,450.00)
Total Revenues	449,000.00	14,550.00	0.00	(434,450.00)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	449,000.00	14,550.00	0.00	434,450.00
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	449,000.00	14,550.00	0.00	434,450.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.
Grant effective dates May 15, 2023 to May 15, 2026

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY OF ROANOKE GUN VIOLENCE GRANT (227)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	164,000.00	158,000.00	0.00	(6,000.00)
Total Revenues	164,000.00	158,000.00	0.00	(6,000.00)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	164,000.00	158,000.00	0.00	6,000.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	0.00	0.00	0.00	0.00
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	164,000.00	158,000.00	0.00	6,000.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 09/30/25.

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
SEPTEMBER 2025

PROCUREMENT SEPTEMBER 2025 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

None

B. Solicitations Pending

RED-25-08-19

Open-End Contract for Architectural and Engineering Services for RRHA was issued August 31, 2025. Comments were received by September 19, 2025. Statement of Qualifications are due October 1, 2025.

II. Operating Budget

A. Contracts Awarded

B. Solicitations Pending

REM-25-05-21

Invitation for Bids for Curbside Toter and Back Door Service for Villages At Lincoln was issued July 27, 2025. Comments were received by August 13, 2025. Two (2) responsive bids were received by August 20, 2025. GFL Environmental, Inc. submitted the low responsive bid with an amount of \$231,745.60 (amended to \$249,145.00 due to mathematical error). Commissioners approved Resolution 4261 on September 22, 2025 accepting the amended bid submitted by GFL Environmental, Inc. A contract with a fixed amount of \$249,145.00 is scheduled to be executed in October, 2025.

REM-25-07-08

Invitation for Bids for Curbside Toter and Back Door Service for Lansdowne Park was issued August 10, 2025. Comments were received by August 27, 2025. One (1) responsive bid was received by September 3, 2025. GFL Environmental, Inc. submitted the only responsive bid with an amount of \$396,541.60 (amended to \$416,052.00 due to mathematical error). Commissioner approved Resolution 4262

on September 22, 2025 accepting the amended bid submitted by GFL Environmental, Inc. A contract with a fixed amount of \$416,052.00 is scheduled to be executed in October, 2025.

REM-25-09-15

Invitation for Bids for Security Guard Services for Melrose Towers and Morningside Manor was issued September 21, 2025. Comments are due October 15, 2025. Bids are due October 22, 2025.

III. Other Grants and Projects

A. Contracts Awarded

None

B. Solicitations Pending

RED-24-03-19

Invitation for Bids for Installation of Passive Radon Vent Systems for Jamestown Place, AMP 207 and Indian Rock Village, AMP 210 was issued March 31, 2024. A pre-bid meeting was held April 9, 2024. Comments were received by April 23, 2024. One (1) responsive bid was received by April 30, 2024. Russell's Remodeling, LLC submitted the only responsive bid with an amount of \$316,000.00. As a result of negotiations, Russell's Remodeling, LLC revised the amount of the bid to \$280,000.00. Commissioners approved Resolution 4205 on May 20, 2024 accepting the revised bid submitted by Russell's Remodeling, LLC. A contract with a fixed amount of \$280,000.00 is scheduled to be executed once environmental review process for the grant funding the work is complete.

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
SEPTEMBER 2025

Redevelopment and Revitalization Department

September 2025 MONTHLY ACTIVITY REPORT

Homeownership Programs

RRHA has completed working with two (2) first-time homebuyers per Board Resolution 4064. The properties are 938 Peck Street, NW and 1606 Grayson Avenue, NW. The properties were sold to first-time buyers on terms consistent with the other homeownership programs. Both buyers made deposits and signed letters of intent with RRHA to purchase the properties in 2022. The Board of Commissioners passed a resolution in October 2022 to approve the sale of 938 Peck Street, and passed a resolution to sell 1606 Grayson Avenue in November 2022.

RRHA closed on the sale of 938 Peck Street, NW, on December 29, 2023. The buyer has a Housing Choice Voucher which will now be used to pay a portion of her mortgage for up to 15 years. The buyer was also able to receive down payment assistance from the Federal Home Loan Bank (FHLB) through Truist bank after additional funds were made available. RRHA holds a 20% forgivable second mortgage on the property.

RRHA closed on the sale of 1606 Grayson Avenue, NW, on January 17, 2024. The buyer was a public housing resident who'd completed the Family Self Sufficiency program at the Villages at Lincoln and was once named resident of the month.

RRHA was notified in 2022 that it will be awarded \$111,629 from the Roanoke Valley Alleghany Regional Commission (RVARC). The funds were made available by Virginia Housing and will be used on two (2) new homeownership units for first-time buyers of low-to-moderate income. The RVARC and RRHA amended the scope of the grant in August 2024 to allow RRHA to use the funds towards the renovation of existing homes rather than build new as originally planned. The RVARC grant expired on June 30, 2025.

The RRHA Board of Commissioners approved a resolution in March 2024 to allow for the purchase and renovation of two (2) properties for first-time home buyers. One applicant has completed the program, while another is in process. RRHA closed on the purchase of 4947 Showalter on May 31, 2024 after the Board of Commissioners approved a resolution on May 20, 2024. In July 2024 the Board approved a resolution of the sale to a qualified first time homebuyer. On September 13, 2024 RRHA closed on the sale of the property to a first-time homebuyer. RRHA presented a resolution to the Board in June 2024 for the acquisition of 2024 Top Hill Drive, NW, for the other applicant in this program. RRHA closed on the sale of the property on July 23, 2024. Renovations are ongoing. The initial applicant moved out on September 5, 2025 as she could not qualify for a mortgage. Another applicant that is pre-approved for a loan signed a contract and put down a deposit with RRHA last month.

Section 32

RRHA's Section 32 Program allows RRHA to sell certain public housing units to qualified low to moderate income first-time homebuyers. HUD gave approval for the five (5) single family homes that are included in the program several years ago. All five (5) of the single family homes were constructed during the time that the HOPE 6 Program was active. The Section 32 Program replaced the former 5(h) Homeownership Program that was in effect at that time.

Once a home is under contract for sale, RRHA makes improvements and repairs to the home so that the new homeowner should not have to make any significant repairs to the home for seven (7) years. Improvements or repairs may include such items as roof replacement (depending on the age and type of the roof), HVAC system upgrades, replacement of floor coverings, installation of new appliances and repairs to decks and porches. The improvements are funded by proceeds from previous sale of homes in RRHA's lease purchase and 5(h) Homeownership Programs. These funds may also be used to acquire existing homes in the City of Roanoke and make improvements and repairs to homes for qualified first-time homebuyers.

In February 2025, RRHA closed on the sale of 2004 Melrose Avenue, NW. Since October, 2020, RRHA has sold four (4) of the five (5) Section 32 homes. For all of the sales RRHA took out a second mortgage for 20% of the loan, which is forgivable after ten years if the owner maintains it as their primary residence. In addition, buyers benefitted from a forgivable down payment assistance (DPA) loan from the FHLB, and in once case DPA from the City of Roanoke.

The only remaining property in the Section 32 program is 1922 Melrose Avenue, NW. On July 25, 2025 this property caught on fire while the tenant was there. The tenant got out safely and the fire resulted in damage primarily to the kitchen/dining area. An insurance claim was made and a settlement issued for \$44,487.52 of damages with RRHA's deductible accounting for \$5,000 out of that amount. RRHA advised the tenant that she could not live in the unit and ideally should not be living alone. The tenant moved out her personal items last month and RRHA did an inspection to determine a scope of work for renovation of the unit. A Request for Quotations for Repairs, Painting and Cleaning was sent out to 11 contractors on September 30, 2025. RRHA expects to have a purchase order awarded to a contractor in October for the project.

Lease-Purchase

In the lease-purchase program, tenants must lease the property for at least six (6) months prior to signing a contract to purchase. There are four (4) single-family homes left in the program, with all of them now occupied by program participants under lease. Thus, at present there are no lease-purchase properties available to new applicants.

The tenant that had been leasing 1203 Melrose Avenue, NW since August, 2023, closed on the sale of the property on September 5, 2025. The buyer was able to obtain down payment assistance through the FHLB with Freedom First Credit Union, and RRHA has a forgivable second mortgage on the property to reduce her borrowing costs.

In March 2024, 1924 Melrose Avenue was leased and an option to purchase was signed by the tenant. In April 2024, 2008 Melrose Avenue was also leased with an option to purchase signed by the tenant. In September 2024, an applicant was accepted to the program to begin leasing 1219 Melrose Avenue. The previous tenant at 1219 Melrose Avenue has been relocated and renovation of the unit was completed July 2025. The new participant is now under lease. In August 2025 renovation of the 1207 Melrose Avenue, NW, was completed and the new tenants moved in and signed an option to purchase.

RRHA closed on the sale of 1720 Dupree Street, NW in August 2022, which was the first sale in the Lease-Purchase program since 2016. RRHA closed on the sale of 1809 Downing Street, NW on October 30, 2023. The buyer was a lease-purchase applicant that had leased the house for over two (2) years. After leasing the house, the buyer's income increased over the 80% average median income threshold the program requires. However, RRHA was able to make the sale to her as an existing public housing tenant per HUD regulations.

Work was completed at 505 21st Street, NW and the sale closed on April 3, 2024 after the tenant had leased the property for over two (2) years in the program. On May 22, 2023 the Board of Commissioners passed a resolution to sell the properties at 1809 Downing Street and 505 21st Street.

Loan Consolidation Program & Surplus Real Estate

The loans serviced by Truist (formerly Sun Trust) have been paid in full and certificates of satisfaction recorded. Thus, the service arrangement with Truist has ended.

There is presumably only one (1) second mortgage loan in the program that RRHA has a lien on. The second mortgages in this program were with City HUD funds and were typically forgiven once the first loans were paid and all grant obligations were met.

RRHA currently owns 84 vacant parcels in the City. Of these, 77 are part of the Cherry Hill property between Gainsboro Road, 5th Street, and Orange and McDowell Avenues, NW, known as "Cherry Hill." Recently, RRHA has been contacted about some of these properties by interested parties. RRHA has advertised that the Cherry Hill and Shenandoah Avenue lots are available for proposals.

Over the last few years RRHA has been in discussion with several potential developers for the Cherry Hill properties, though none has submitted a proposal. RRHA is currently working on a request for proposal (RFP) to ensure fair competition to facilitate development of the property. The RFP should be advertised during fall of 2025.

The property currently has an issue with homeless people setting up a camp on the site, and the City has notified RRHA that it will have to be cleaned up due to complaints from nearby residents. RRHA has reached out to the City Manager and City staff about the future of the site and the RRHA Board of Commissioners has brought it to City Council's attention in the last two (2) joint meetings. RRHA hopes to meet with City staff on the matter soon.

RRHA also has three (3) lots adjacent to the Park Street Square development on 5th Street, NW, that are used for utility connections. These three (3) lots are essentially undevelopable. There is one (1) lot in the Hackley development, two (2) on the 2500 block of Shenandoah Avenue, one (1) on Centre Avenue and one (1) at 1805 Rorer Ave, SW.

Repositioning and Faircloth to RAD

Repositioning public housing is the conversion and transfer of ownership of public housing properties to housing that is subsidized with a long-term contract under the Section 8 Program. The properties go through a HUD authorized process and in the end are owned or controlled by a PHA or a PHA's non-profit affiliate after HUD releases the declaration of trust. The most

common conversion method is the Rental Assistance Demonstration (RAD) Program, though there are several other methods of conversion, such as Section 18 demolition/disposition or RAD/section 18 blends.

In late 2021, RRHA procured Dominion Due Diligence Group (D3G) to conduct a repositioning study of RRHA's public housing portfolio. The study was finished in June 2022 and presented to the Board of Commissioners in July. It provides RRHA with an evaluation of each property and a repositioning plan with a potential order and repositioning method for each property.

One action included in the study is using the *Faircloth to RAD* process as a means to create new affordable housing units in Roanoke. This method entails building new public housing units and converting them to the Section 8 Program with a long-term contract before occupancy through the RAD process. RRHA initially decided to pursue a Faircloth to RAD project to build 85-90 new units but has since amended that plan to apply for low-income housing tax credits (LIHTC) and use project-based vouchers as a means of financing the development.

On February 27 the Board of Commissioners approved a resolution to allow the Executive Director to submit a proposal to Virginia Housing (VH) for property at 4301 Old Spanish Trail, NW, and set a price cap in executive session. RRHA proposed a Faircloth to RAD development (which has since been amended as noted above) of 86 units at the site and a purchase price of \$750,000. A subsequent additional phase of housing to be developed in the future was also referenced in the proposal.

RRHA was notified by VH in April that it would be awarded the project at the property at the price proposed. VH advised that it would send a contract to RRHA soon and also coordinate a press release for the sale. In the May 2023 Board Meeting the Board of Commissioners approved Resolution 4158 to authorizing the Executive Director to execute a contract for the purchase of the property. The sale will officially be for the assessed amount, \$1,040,000, but RRHA will only pay \$750,000 as VH will cover the difference with grant funds. The contract was executed on August 29, after which RRHA has a 45 day due diligence period. Closing must be scheduled within 30 days thereafter. RRHA received a Phase 1 environmental site assessment last month that states there are no recognized environmental conditions on the property. RRHA closed on the purchase of the property on December 1, 2023.

A Request for Proposals (RFP) for the Consulting Services was advertised November 12, 2023. One (1) responsive proposal was received by the December 12, 2023 deadline. The Board of Commissioners passed a resolution in January to allow the Executive Director to enter into a contract with Dominion Due Diligence (D3G) for these services. A contract for Repositioning and Rental Assistance Demonstration Consulting Services was executed January 31, 2024. RRHA met with D3G staff several times and discussed the first steps of the process to finance and develop the site at 4301 Old Spanish Trail. D3G submitted an application to HUD on behalf of RRHA for a Notice of Anticipated RAD Rents (NARR). The NARR was received in June; rent rates for the development were deemed too low by RRHA to continue with the Faircloth to RAD application.

RRHA issued a Request for Qualifications for architectural and engineering services to design the project in March. RRHA Evaluation Panel ranked the five (5) responsive Statements of Qualifications that were received. During the April 2024 meeting, the Board of Commissioners

approved a resolution for awarding a contract with CJMW Architecture, a design firm with an office in Lynchburg.

CJMW submitted a preliminary site plan to the City in January, and RRHA submitted the LIHTC application to Virginia Housing (VH) on March 13, 2025 through its consultant. In April 2025 RRHA received a notice of “cure period” items from VH. The items were all relatively minor and RRHA, with help from its consultants, submitted the requested items by the 48 hour deadline.

Virginia Housing released its final LIHTC scores in June 2025 and RRHA’s project was 5th out of 5 projects in the public housing authority pool. Prior to the final scores being released RRHA submitted questions to Virginia Housing and met with their staff to get clarity on several items that scored low.

RRHA staff met to discuss the future of the site and for various reasons decided that the best course of action at this point is to submit a site acquisition proposal to HUD and discuss an extension of our grant agreement with Virginia Housing. That would almost certainly mean that a LIHTC application would not be submitted next year but would allow for more options long-term. The site acquisition proposal is now awaiting the City’s approval of an environmental review. Further discussions of the property will take place after HUD’s review of the site acquisition proposal.

City of Roanoke Redevelopment and Housing Authority
Capital Fund Summaries
Open Capital Fund

9/30/2025

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	90% Obligation End Date	Expenditure End Date
VA36R01150212	\$266,474.00	\$266,474.00	\$0.00	\$266,474.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150213	\$150,166.00	\$150,166.00	\$0.00	\$150,166.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150214	\$157,624.00	\$157,624.00	\$0.00	\$157,624.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150215	\$172,897.00	\$172,897.00	\$0.00	\$172,897.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150216	\$179,479.00	\$179,479.00	\$0.00	\$179,479.00	\$0.00	29-Oct-2018	29-Oct-2020
VA3F011CNP112	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	\$0.00	30-Sep-2019	30-Sep-2021
VA36P01150115	\$1,921,376.00	\$1,921,376.00	\$0.00	\$1,921,376.00	\$0.00	12-Apr-2017	12-Apr-2019
VA36P01150116	\$1,996,769.00	\$1,996,769.00	\$0.00	\$1,996,769.00	\$0.00	12-Apr-2018	12-Apr-2020
VA36P01150117	\$2,066,639.00	\$2,066,639.00	\$0.00	\$2,066,639.00	\$0.00	15-Aug-2020	15-Aug-2022
VA36E01150117	\$250,000.00	\$250,000.00	\$0.00	\$250,000.00	\$0.00	13-Aug-2018	13-Aug-2019
VA36P01150118	\$3,302,705.00	\$3,302,705.00	\$0.00	\$3,302,705.00	\$0.00	28-May-2021	28-May-2023
VA36P01150119	\$3,444,054.00	\$3,444,054.00	\$0.00	\$3,444,054.00	\$0.00	15-Apr-2022	15-Apr-2024
VA36P01150120	\$3,729,394.00	\$3,729,394.00	\$0.00	\$3,729,394.00	\$0.00	25-Mar-2024	25-Mar-2026
VA36E01150120	\$275,000.00	\$275,000.00	\$0.00	\$275,000.00	\$0.00	21-Sep-2021	21-Sep-2022
VA36P01150121	\$3,853,905.00	\$3,853,905.00	\$0.00	\$3,853,905.00	\$0.00	22-Feb-2023	22-Feb-2025
VA36P01150122	\$4,757,703.00	\$4,757,703.00	\$0.00	\$4,757,703.00	\$0.00	11-May-2024	11-May-2026
VA36P01150123	\$4,840,100.00	\$4,818,536.47	\$21,563.53	\$4,707,869.20	\$132,230.80	16-Feb-2025	16-Feb-2027
VALRT0010-23	\$449,000.00	\$184,400.00	\$264,600.00	\$14,550.00	\$434,450.00	15-May-2025	15-May-2026
VA36H01150122	\$2,317,269.00	\$2,314,269.00	\$3,000.00	\$260,240.35	\$2,057,028.65	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,885,210.89	\$50,889.11	\$2,982,828.94	\$1,953,271.06	5-May-2026	5-May-2028
VA36P01150125	\$4,702,682.00	\$0.00	\$4,702,682.00	\$0.00	\$4,702,682.00	12-May-2027	12-May-2029
Totals	\$43,969,336.00	\$38,926,601.36	\$5,042,734.64	\$34,689,673.49	\$9,279,662.51		
		88.5%		78.9%			

VA36P01150119 (Closing Documentation Submitted to HUD for Approval 6/18/2024)

VA36P01150121 (Closing Documentation Submitted to HUD for Approval 6/14/2024)

City of Roanoke Redevelopment and Housing Authority
Contracts Administered by the Operations Division
Status Report as of 9/30/25

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 574-2304-1-5 (project 230901)	Open End A & E Services Original Contract Amount \$175,000.00	Hughes Associates Architects & Engineers	N/A	12/1/23	#1 (\$75,000.00)	\$250,000.00	92%	90%	Design work for security improvements for Villages At Lincoln Administration Building is continuing.
contract 575-2401-1-7 (project 230701)	Installation of Passive Radon Vent Systems for Bluestone Park Original Contract Amount \$601,860.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$601,860.00	0%	0%	Work is delayed due to environmental review process delays.
contract 574-2402-1-5 (project 231102)	Repositioning and Rental Assistance Demonstration Consulting Services Original Contract Amount \$250,000.00	Dominion Due Diligence Group	N/A	2/1/24		\$250,000.00	52%	54%	Preparing for section 18 process for 24 units at Indian Rock Village located in floodway.
contract 225-2401-1-7 (project 240301)	Bathroom Renovations for Bluestone Park Original Contract Amount \$544,000.00	Russell's Remodeling, LLC	N/A	8/11/25		\$544,000.00	33%	21%	Work is complete in 20 units. Work is underway in three (3) units.
contract 574-2406-1-5 (project 240201)	A/E Services New Construction 86 Units Original Contract Amount \$985,000.00	CJMW Architecture	N/A	5/29/24	#1 (\$20,000.00)	\$1,005,000.00	52%	38%	LIHTC application was unsuccessful. Design work paused.
contract 575-2402-1-7 (project 240501)	Installation of Range Hoods for Lansdowne Park Original Contract Amount \$1,510,151.00	Central Builders, Inc.	Hughes Associates Architects & Engineers	TBD	#1 (\$44,642.00) #2 (\$563,302.00) #3 (\$33,376.00) #4 (\$19,774.00)	\$2,171,245.00	0%	0%	Some kitchen cabinets has been manufactured. Build America, Buy America (BABA) requirements has delayed purchase of materials.
contract 576-2503-1-7 (project 250201)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park Original Contract Amount \$649,975.00	Control Maintenance, Inc.	Hughes Associates Architects & Engineers	TBD	#1 (\$6,000.00) #2 (\$159,299.00)	\$815,274.00	0%	0%	Build America, Buy America (BABA) requirements are delaying material approval process. Some materials have been delivered.
contract 207-2501-1-7 (project 250101)	Repairs due to Fire and Smoke Damage for 1509/1511 Queen Anne Drive at Jamestown Place Original Contract Amount \$350,000.00	Corell Electrical Contractors, Inc. DBA Atlantic Design Builders, LLC	N/A	7/21/25		\$350,000.00	50%	49%	Framing repairs and plumbing rough in are complete. Electrical work is underway. Exterior repairs are complete and windows have been replaced.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
SEPTEMBER 2025

**Monthly Management Report
Occupancy Comparison
(1st of the Month)**

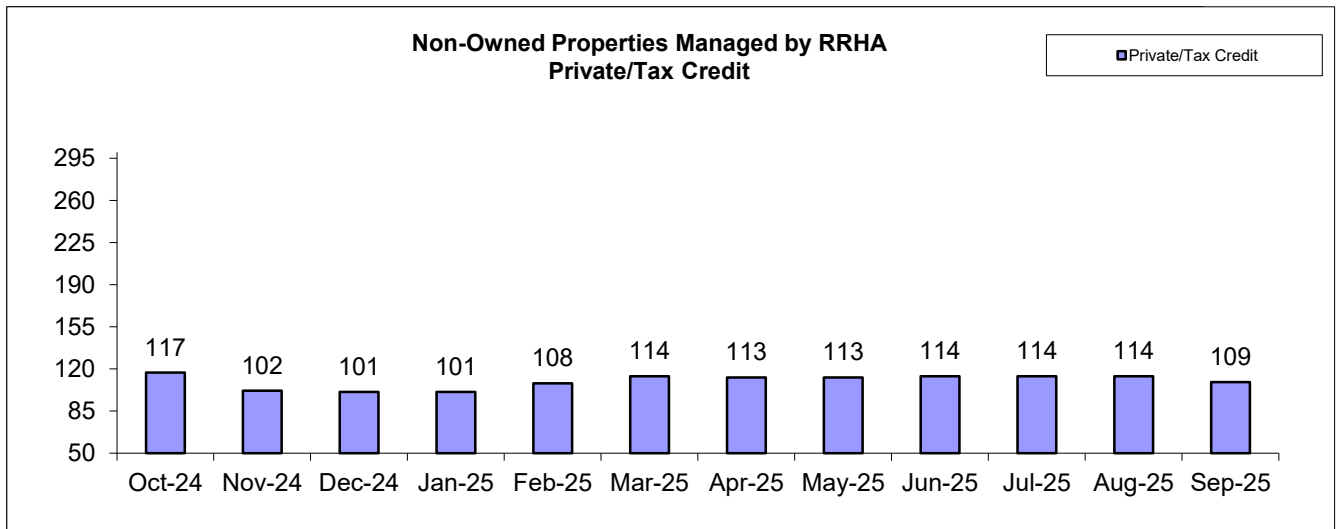
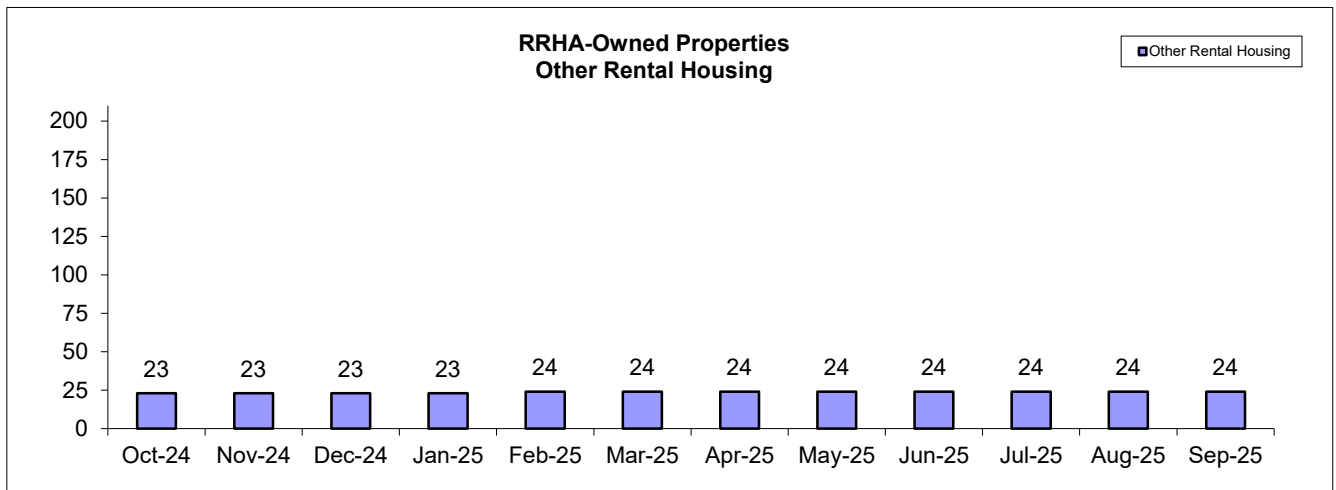
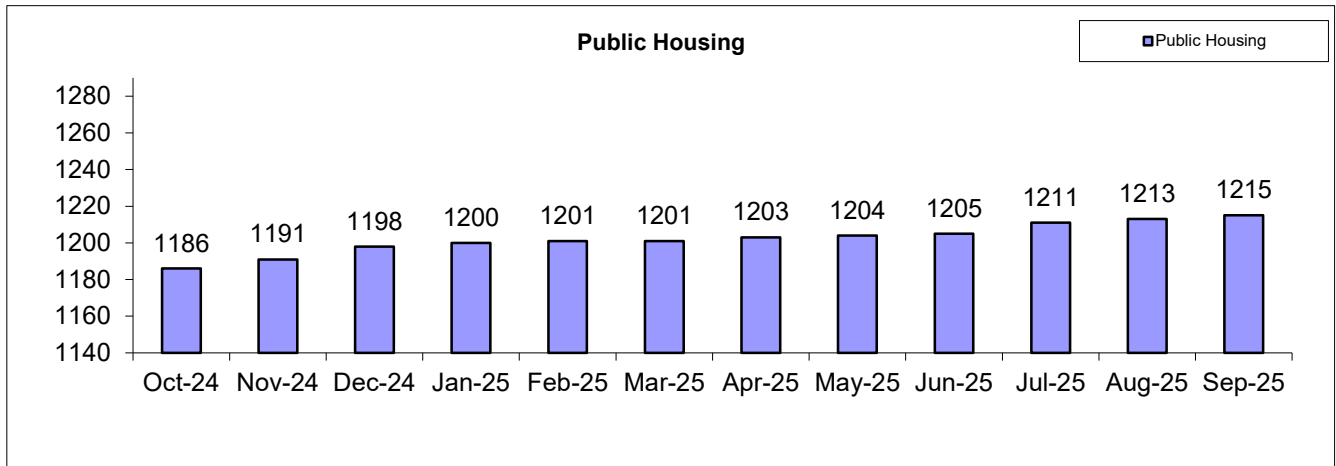
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	3	283	9000	690	8310	92.33%	7.67%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	0	160	4950	79	4871	98.40%	1.60%
Hunt Manor/Bluestone Park	259	174	11	158	5220	478	4742	90.84%	9.16%
Melrose Towers	206	212	6	205	6360	29	6331	99.54%	0.46%
Jamestown Place	207	150	6	136	4500	589	3911	86.91%	13.09%
Morningside	208	105	1	102	3150	120	3030	96.19%	3.81%
Indian Rock Village/53 Scattered	210	156	1	154	4680	8	4672	99.83%	0.17%
The Villages at Lincoln- 24 Transitional/Homeownership	215	17	0	17	510	0	510	100.00%	0.00%
Portfolio Total:		1279	28	1215	38370	1993	36377	94.81%	5.19%

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	24	720	0	720	100.00%	0.00%
Portfolio Total:		24	24	720	0	720	100.00%	0.00%

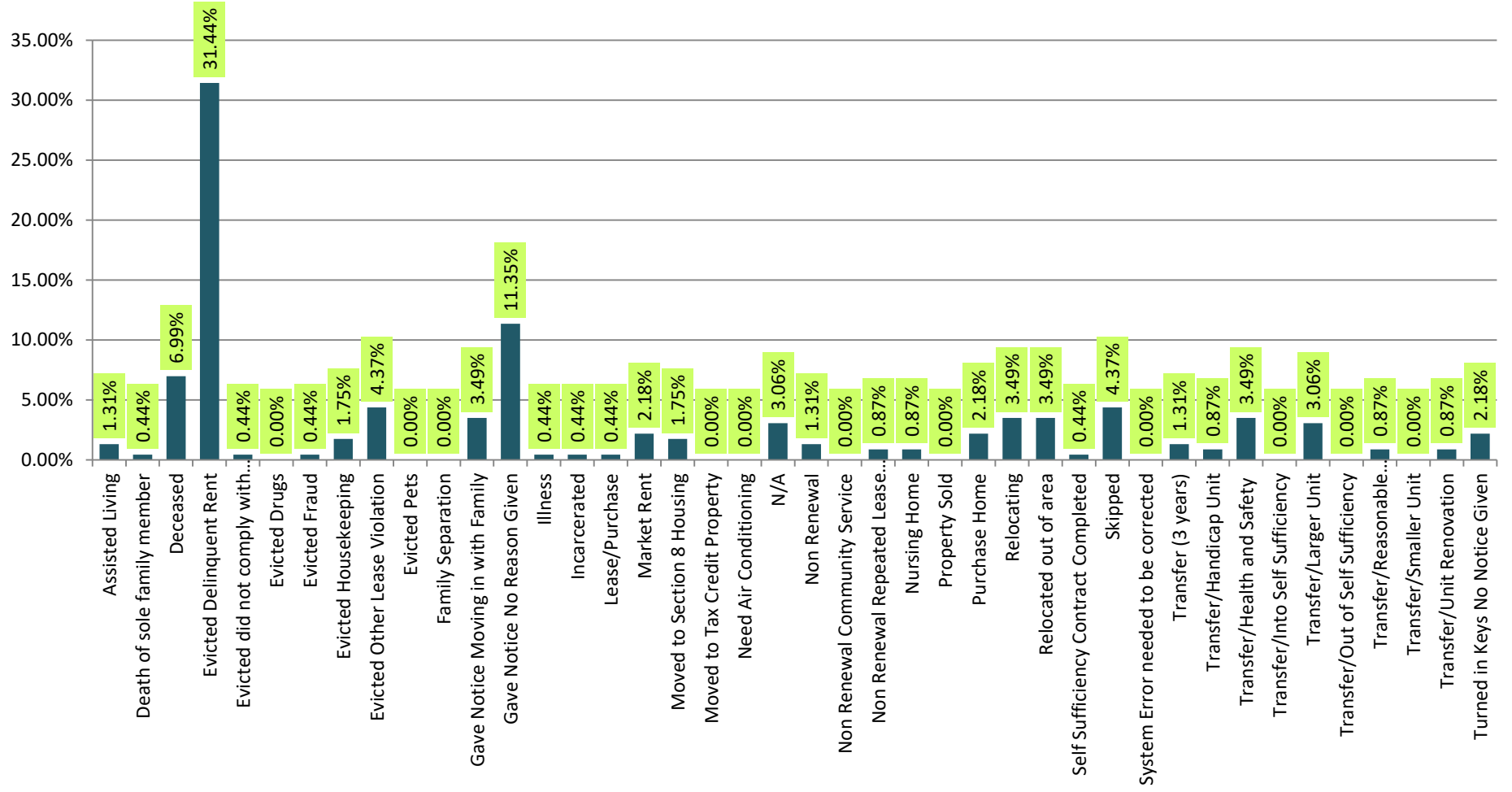
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	900	30	870	96.67%	3.33%
Hillcrest Heights (LIHTC)	456	24	22	720	0	720	100.00%	0.00%
Park Street Square (LIHTC)	457	25	25	750	0	750	100.00%	0.00%
Hurt Park LP (LIHTC)	459	40	35	1200	30	1170	97.50%	2.50%
Portfolio Total:		119	109	3570	60	3510	98.32%	1.68%

PHAS Scoring	
Occupancy	Points
≥ 98%	16
< 98% but ≥ 96%	12
< 96% but ≥ 94%	8
< 94% but ≥ 92%	4
< 92% but ≥ 90%	1
< 90%	0

**Monthly Management Report
Occupancy Comparison
(1st of the Month)**



Public Housing Move-out Analysis 10/1/2024-9/30/2025



**Monthly
Management Report
Charges vs. Receipts
September 2025**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 9/01/2025	Vacated Unit Cumulative Charge- Offs as of 9/30/2025
<i>Non-Public Housing Tax Credit</i>		\$263.66	\$71,624.62
Lansdowne Park	201	\$24,676.28	\$234,898.64
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$4,302.66	\$43,267.72
Hunt Manor/Bluestone Park	259	\$15,605.53	\$68,810.99
Melrose Towers	206	\$1,701.35	\$29,612.91
Jamestown Place	207	\$14,061.18	\$46,491.64
Morningside Manor	208	\$498.19	\$6,486.08
Indian Rock Village / 53 Scattered	210	\$16,948.74	\$24,308.11
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$0.00	\$0.00
Public Housing	TOTAL	\$78,057.59	\$525,500.71

**Fiscal Year to Date
Public Housing Inspections
10/01/24 - 9/30/2025**

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300	300	0	100%
202	Villages at Lincoln	165	165	0	100%
259	Hunt Manor/Bluestone Park	172	172	0	100%
206	Melrose Towers	212	212	0	100%
207	Jamestown Place	150	150	0	100%
208	Morningside Manor	105	105	0	100%
210	Indian Rock Village/68 Scattered	156	156	0	100%
215	Villages at Lincoln - Scattered	17	17	0	100%
219	New Units at Bluestone	2	2	0	100%
	Total	1279	1279	0	100%

A Property is identified as a Performing Property if an annual inspection has occurred on 100% of units and systems.

Utility Consumption Report

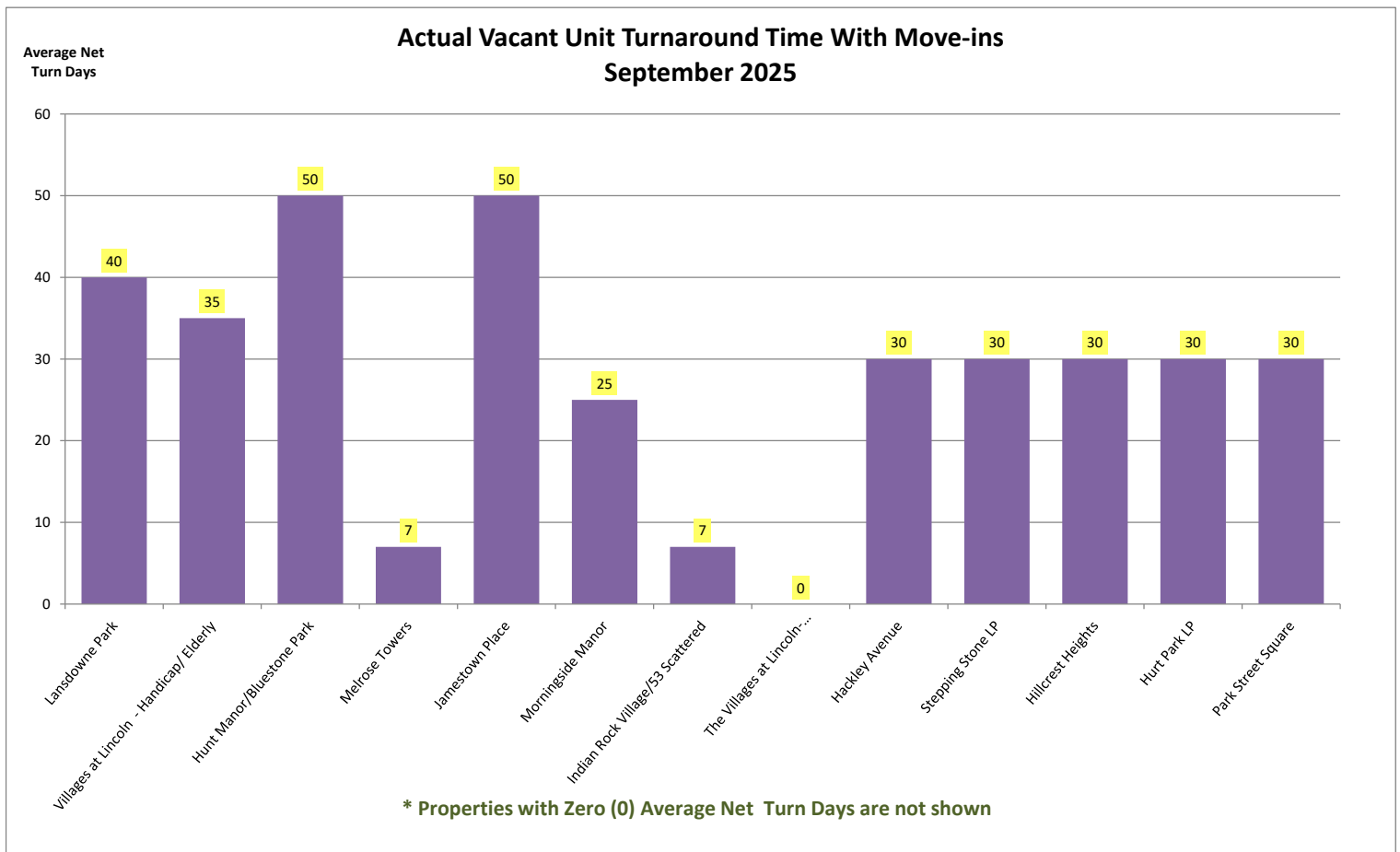
October 2024 - September 2025

Consumption and Costs as of August 31, 2025

Utility Costs							
AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	61.18	76.94	69.54	207.66	181.36	114.50%
202	165	107.46	4.09	68.28	179.83	181.36	99.16%
259	174	49.50	53.76	82.37	185.63	181.36	102.35%
206	212	70.32	43.18	39.67	153.17	181.36	84.46%
207	150	55.03	56.58	65.00	176.61	181.36	97.38%
208	105	63.43	36.60	37.56	137.59	181.36	75.87%
210	156	81.33	56.62	83.71	221.66	181.36	122.22%
215	16	N/A	N/A	N/A	N/A	181.36	N/A
Total Units: 1278							
Average Cost PUM:		56.90	60.22	64.24		181.36	

Consumption										
AMP	Gas			Percent Difference	Electric			Percent Difference	Water	
	Number of Units	THERMS PUM	RRHA PUM Average		KWH PUM	RRHA PUM Average	Usage PUM		RRHA PUM Average	Percent Difference
201	300	70.03	49.22	142.28%	539	636	84.75%	5.69	5.33	106.75%
202	165	N/A	49.22	N/A	895	636	140.72%	4.46	5.33	83.68%
259	174	42.45	49.22	86.25%	417	636	65.57%	6.32	5.33	118.57%
206	212	38.04	49.22	77.29%	617	636	97.01%	3.32	5.33	62.29%
207	150	40.73	49.22	82.75%	494	636	77.67%	6.54	5.33	122.70%
208	105	36.74	49.22	74.64%	524	636	82.39%	3.51	5.33	65.85%
210	156	41.72	49.22	84.76%	613	636	96.38%	7.00	5.33	131.33%
215	16	N/A	49.22	N/A	N/A	636	N/A	N/A	5.33	N/A
Total Units:		1278								
Average THERM PUM:		49.22			Average KWH PUM:		636	Average water usage PUM: 5.33		
Note: AMP 202 - Residential units do not use gas utility - HVAC is total electric (heat pumps).										
Note: AMP 202 - Administration building and maintenance shop use gas utility.										
Note: AMP 208 - Residential units have central air conditioning.										
Note: AMP 210 - Includes 29 scattered sites - residents pay utilities - no utility data available.										
Note: AMP 215 - Transitional/Homeownership - residents pay utilities - no utility data available.										
Note: Stormwater Utility Fee for RRHA public housing properties for FY 2025 = \$58,752.00										

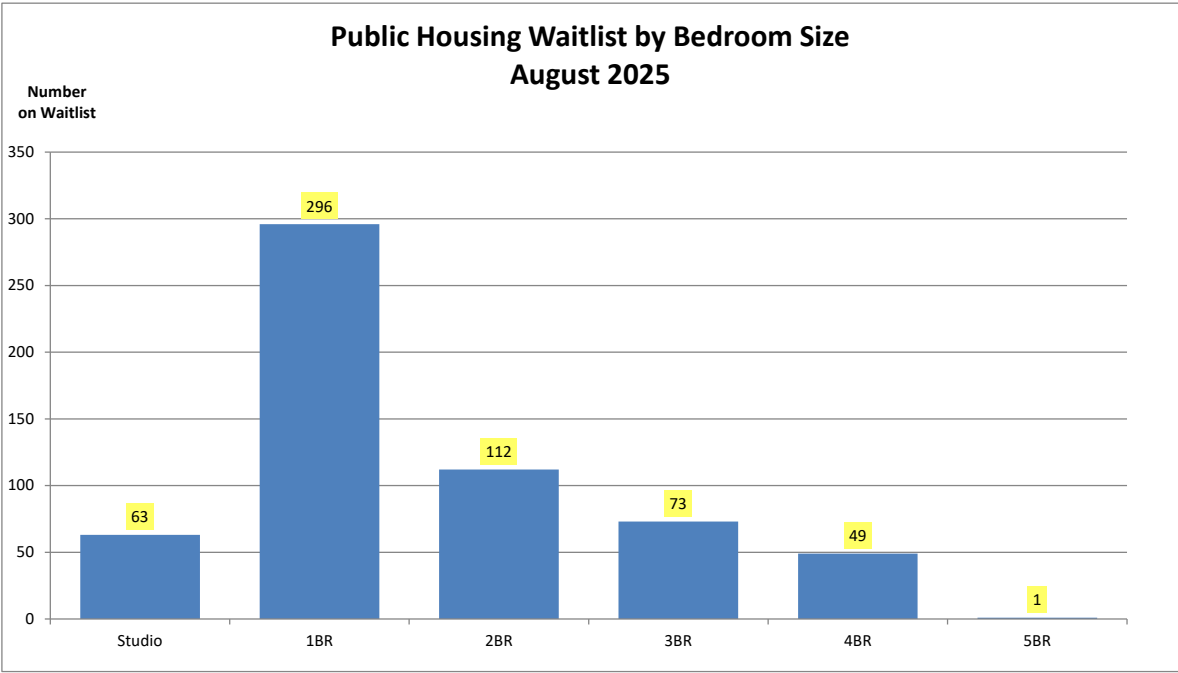
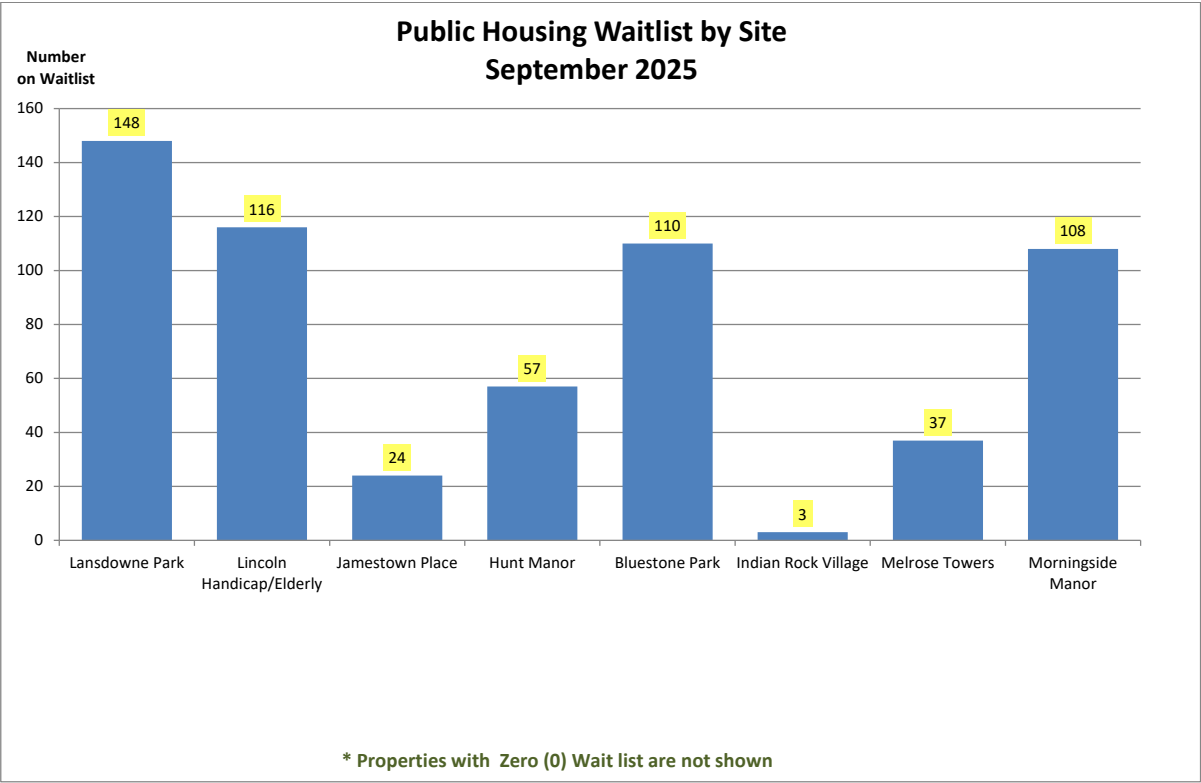
A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.



Work Order Report from 9/01/2025 - 9/30/2025

Development	Number Emergency Work Orders	Number Emergency Work Orders completed within 24 hours	% of Emergency Work Orders completed within 24 hours	Total Non-Emergency Work Orders	Total Number of calendar days to complete Non-Emergency Work Orders	Average Completion Days
Lansdowne Park	15	14	93%	115	15	0
Village at Lincoln/Handicapped/ Elderly Cottages	9	9	100%	57	10	0
Hunt Manor/Bluestone Park	26	25	96%	71	12	0
Melrose Towers	12	12	100%	36	5	0
Jamestown Place	33	31	94%	41	7	0
Morningside Manor	8	8	100%	19	3	0
Indian Rock Village/53 Scattered	9	9	100%	27	7	0
Total	112	108	96%	366	59	0

A Property is identified as a PERFORMING Property if 98% of the Emergency Work Orders are completed within 24 hours or less and Non-Emergency Work Orders are completed in less than 25 days.



SECURITY ACTIVITIES
MONTHLY REPORT
SEPTEMBER 2025

Public Housing Criminal Activity for the Month of September 2025 and the Fiscal Year 10/01/24 - 09/30/25

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park		Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	1	3	0	0	0	1	0	0	0	5	1	2	0	6	0	0
Arson	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0
Auto Theft	1	3	0	1	0	1	0	0	0	4	0	1	0	0	0	1
Burglary	1	2	0	0	0	0	0	0	0	1	0	0	0	2	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0
Larceny	2	16	2	9	2	4	0	4	1	23	0	8	1	5	1	5
Rape	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	1
Robbery	0	0	0	0	0	1	0	0	0	0	1	1	0	0	0	0
Part 1 Crime Total	5	24	2	10	2	7	0	4	1	35	2	16	1	14	1	7
Destruction of Property	2	15	0	1	0	6	0	5	1	18	2	9	0	3	1	3
Disorderly Persons	0	4	0	0	0	1	0	2	0	3	0	1	0	1	0	0
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Disorder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Simple Assault	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Drug Offense	0	0	0	0	0	2	0	0	0	10	1	4	0	2	0	0
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Fraud	0	0	0	1	0	4	0	1	0	10	0	1	0	0	0	1
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	4	0	0	1	5	0	1	1	19	0	9	0	4	1	1
Liquor Law	0	2	0	0	0	0	0	2	1	6	0	2	0	1	0	2
Loitering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
Simple Assault	1	16	0	3	1	2	1	6	2	21	1	5	1	7	0	4
Suicide/Attempt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Towed Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trespassing	1	2	0	0	0	0	0	0	1	3	0	1	0	1	0	1
Weapons	0	0	0	0	0	2	1	1	0	3	1	3	1	2	0	0
Part II Crime Total	4	43	0	5	2	22	2	18	6	94	5	36	2	21	2	13
Auto Accident	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area Total	9	67	2	15	4	29	2	22	7	129	7	52	3	35	3	20

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - September 2025

	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD
	No. Per Household			No. Per Household						
	Community	Site		Community	Site					
Part I Crime	Community	Site		Community	Site					
Jamestown Place	0.0111	0.0333	299.40%	0.1265	0.1600	126.51%	0.0867	84.54% ↑	0.0522	142.29% ↓
Morningside Manor	0.0111	0.0190	171.09%	0.1265	0.0952	75.30%	0.0095	902.51% ↑	0.0772	63.83% ↓
Indian Rock Village	0.0111	0.0250	224.55%	0.1265	0.0875	69.18%	0.0625	40.00% ↓	0.0772	63.83% ↓
Bluestone	0.0060	0.0000	0.00%	0.0819	0.0526	64.29%	0.0395	33.24% ↓	0.0776	5.49% ↓
Lansdowne Park	0.0043	0.0033	77.59%	0.0597	0.1167	195.49%	0.1433	18.59% ↑	0.0576	3.61% ↓
Villages at Lincoln	0.0043	0.0121	282.16%	0.0597	0.0970	162.49%	0.0909	6.68% ↓	0.0576	3.61% ↓
Hunt Manor	0.0043	0.0104	242.48%	0.0597	0.1458	244.36%	0.0729	100.05% ↑	0.0576	3.61% ↓
Melrose Towers	0.0043	0.0047	109.80%	0.0597	0.0330	55.33%	0.0236	39.91% ↑	0.0576	3.61% ↓

	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD
	No. Per Household			No. Per Household						
	Community	Site		Community	Site					
Part II Crime	Community	Site		Community	Site					
Jamestown Place	0.0177	0.0267	150.64%	0.1996	0.2867	143.61%	0.5067	43.42% ↑	0.2103	5.08% ↑
Morningside Manor	0.0177	0.0000	0.00%	0.1996	0.0476	23.85%	0.0762	37.51% ↑	0.2103	5.08% ↑
Indian Rock Village	0.0177	0.0250	141.23%	0.1996	0.2750	137.76%	0.3625	24.14% ↑	0.2103	5.08% ↑
Bluestone	0.0083	0.0263	316.79%	0.0957	0.2368	247.53%	0.3421	30.77% ↑	0.1411	32.19% ↓
Lansdowne Park	0.0076	0.0200	263.15%	0.1094	0.3133	286.47%	0.5467	42.69% ↑	0.1870	41.51% ↓
Villages at Lincoln	0.0076	0.0303	398.71%	0.1094	0.2182	199.47%	0.4000	45.45% ↓	0.1870	41.51% ↓
Hunt Manor	0.0076	0.0208	274.11%	0.1094	0.2188	199.99%	0.3021	27.59% ↑	0.1870	41.51% ↓
Melrose Towers	0.0076	0.0094	124.13%	0.1094	0.0613	56.06%	0.0425	44.28% ↑	0.1870	41.51% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
SEPTEMBER 2025

**Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
September 2025**

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of September 2025, reported at 84%. Currently, there are twenty three (23) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2025, is 101%.

Inspections

During the month of September 2025 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and seventy (170) inspections. This includes one hundred and fourteen (114) biennials and thirty two (32) initial inspections processed for moving families, in the HCV Program. Five (5) special inspection(s) and eighteen (18) re-inspections were also conducted. There was one (1) HQS Quality Control Inspections that were conducted during the month of September 2025.

Housing Choice Voucher Waiting List

For the month of September 2025 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There were zero (0) port-ins and one (1) port out(s) recorded for the month of September 2025.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of eight hundred and two (802) clients; including seven hundred and thirty three (733) tenants/applicants and sixty nine (69) landlords during the month of September 2025. This number represents scheduled appointments and walk-in participants, such as landlords and HCV clients to sign leases, contracts or to drop off recertification paperwork, etc.

Landlord Briefings

The HCV staff has daily contact with current and prospective landlords with regard to explaining and answering various questions concerning the HCV Program and compliance. Daily landlord recruitment has been successful and is a strong suit for the HCV Team. In addition, RRHA continues to offer support to our HCV Landlords with any inquiries regarding the Landlord Portal, etc.

Homeownership

The program currently has ten (10) HCV participants in the Homeownership Program with zero (0) in the process of becoming a new homeowner. The Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. Funding through the HCV program is used to assist with the mortgage payments.

Veteran Affairs Supportive Housing (VASH)

The Veterans Affairs Supportive Housing (VASH) program was created by a partnership between HUD and the Veterans Administration for the sole purpose of providing housing for homeless veterans. HUD's total allocation of vouchers to RRHA for this program, is two hundred and forty two (242) vouchers. For the month of September 2025, this program has one hundred and ninety five (195) leased vouchers. There are fourteen (14) veterans searching for housing and two (2) pending pass HQS inspections. Referrals are steadily being received from our community partner, The Department of Veterans Affairs-Salem VA Medical Center.

Mainstream Vouchers

The Mainstream Voucher program was awarded an additional thirty (30) Vouchers for the FY 2023, increasing the total allocation of vouchers for this program, to two hundred and seventeen (217) vouchers. For the month of September 2025, this program has one hundred and eighty six (186) leased participants. There are zero (0) Mainstream applicants searching for housing and zero (0) pending pass HQS inspections. Referrals for Mainstream vouchers are currently open and our community partners will refer any applicants at this time since the number of searching families is less than the total allocation of vouchers.

Family Unification Program (FUP)

HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty one (81) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority to serve this population. For the month of September 2025, this program has seventy one (72) leased participants. Ten (09) referrals will be accepted from our community partners, the Roanoke City and Roanoke County Departments of Social Services (DSS).

Emergency Housing Voucher Program (EHV)

The Emergency Housing Voucher program is specifically designed for households who are homeless; at risk of homelessness; recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. Effective July 1, 2021 a total of twenty two (22) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority. For the month of September 2025, this program has nineteen (19) leased participants. Zero (0) referrals will be accepted from our Continuum of Care (CoC) community partner.

**HCV HQS Inspection Department
Monthly Activity Report
September 2025**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	114	80	70.18%	34	29.82%
INITIALS	32	25	78.13%	7	21.88%
COMPLAINT	5	0	0.00%	5	100.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	18	7	38.89%	11	61.11%
HQS QUALITY CONTROL	1	1	100.00%	0	0.00%

TOTAL INSPECTIONS SCHEDULED			170
AVERAGE INSPECTIONS PER INSPECTOR PER DAY			4.05
AVERAGE INSPECTIONS PER FIELD DAY			8.10
NUMBER OF INSPECTORS			2
TOTAL WORKING DAYS			21

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
HOUSING CHOICE VOUCHERS	ALLOCATED	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903
	LEASED	1,645	1,638	1,641	1,653	1,637	1,636	1,627	1,623	1,596			
MAINSTREAM Fund 310, 321, 322, 324, 327	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	194	192	194	193	191	189	187	187	186			
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	33	33	34	34	35	35	35	35	31			
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	24	24	23	23	23	24	22	23	22			
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	30	30	30	30	30	30	29	29	28			
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	37	38	40	41	41	41	41	42	44			
VASH (48) Fund 315	ALLOCATED	43	43	48	48	48	48	48	48	48	48	48	48
	LEASED	32	32	32	35	37	38	39	40	44			
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	7	7	7	7	7	7	7	7	6			
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	5	5	5	5	5	4	4	4	5			
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	6	6	6	7	6	6	7			
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	4	4	4	4	4	4	4			
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	2	2	3	3	3	3	3	3	3			
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	1	1	1	1	1	1	1	1	1			
VASH (5) D Fund 326	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-			
VASH (5) E Fund 328	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-			
EMERGENCY HOUSING VOUCHER Fund 360	ALLOCATED	22	22	22	22	22	22	22	22	22	22	22	22
	LEASED	19	19	19	19	19	19	19	19	19			

VOUCHER UNITS LEASED
CY 2025

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION	
					MOVE - IN	MOVE - OUT
JANUARY	2,140	1,831	309	67	7	1
FEBRUARY	2,140	1,827	313	54	12	5
MARCH	2,145	1,826	319	42	10	1
APRIL	2,145	1,842	303	41	6	5
MAY	2,145	1,829	316	36	2	3
JUNE	2,145	1,830	315	49	-	6
JULY	2,145	1,818	327	31	3	3
AUGUST	2,145	1,817	328	41	6	4
SEPTEMBER	2,145	1,791	354	23	6	33
OCTOBER			-			
NOVEMBER			-			
DECEMBER			-			

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD
FUNDING RECEIVED	\$ 1,400,082	\$ 1,067,505	\$ 1,450,113	\$ 1,465,624	\$ 1,465,624	\$ 1,512,818	\$ 1,512,808	\$ 1,460,846	\$ 1,804,978	\$ 1,554,969	\$ 1,542,448	\$ 1,565,173	\$ 17,802,988
ACTUAL HAP EXPENSE	\$ 1,481,234	\$ 1,486,368	\$ 1,505,102	\$ 1,462,377	\$ 1,431,323	\$ 1,558,710	\$ 1,497,881	\$ 1,583,554	\$ 1,472,165	\$ 1,549,616	\$ 1,544,172	\$ 1,493,489	\$ 18,065,992
VARIANCE	\$ (81,152)	\$ (418,863)	\$ (54,989)	\$ 3,247	\$ 34,301	\$ (45,892)	\$ 14,927	\$ (122,708)	\$ 332,813	\$ 5,353	\$ (1,724)	\$ 71,684	\$ (263,004)
PERCENT VARIANCE	-5.80%	-39.24%	-3.79%	0.22%	2.34%	-3.03%	0.99%	-8.40%	18.44%	0.34%	-0.11%	4.58%	-1.48%
YTD VARIANCE	\$ (81,152)	\$ (500,016)	\$ (555,005)	\$ (551,758)	\$ (517,456)	\$ (563,348)	\$ (548,421)	\$ (671,130)	\$ (338,317)	\$ (332,964)	\$ (334,688)	\$ (263,004)	\$ (263,004)
PUC													
HUD FUNDED PUC	\$ 654.24	\$ 498.83	\$ 677.62	\$ 684.87	\$ 684.87	\$ 705.28	\$ 705.27	\$ 681.05	\$ 841.48	\$ 724.93	\$ 719.09	\$ 729.68	\$ 692.32
ACTUAL PUC	\$ 805.02	\$ 808.25	\$ 820.67	\$ 800.86	\$ 786.44	\$ 853.62	\$ 813.18	\$ 865.80	\$ 804.46	\$ 852.37	\$ 849.85	\$ 833.89	\$ 824.48
VARIANCE	\$ (150.77)	\$ (309.41)	\$ (143.04)	\$ (115.99)	\$ (101.57)	\$ (148.34)	\$ (107.91)	\$ (184.76)	\$ 37.02	\$ (127.45)	\$ (130.76)	\$ (104.20)	\$ (132.16)
PERCENT VARIANCE	-18.73%	-38.28%	-17.43%	-14.48%	-12.92%	-17.38%	-13.27%	-21.34%	4.60%	-14.95%	-15.39%	-12.50%	-16.03%
UNITS													
HUD BASELINE UNITS	2,140	2,140	2,140	2,140	2,140	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,715
HUD FUNDED UNITS	2,140	2,140	2,140	2,140	2,140	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,715
FUNDED UNITS BASED ON ACTUAL HAP	1,739	1,321	1,767	1,830	1,864	1,772	1,860	1,687	2,244	1,824	1,815	1,877	21,600
ACTUAL UNITS LEASED	1,840	1,839	1,834	1,826	1,820	1,826	1,842	1,829	1,830	1,818	1,817	1,791	21,912
VARIANCE TO BUDGET	(101)	(518)	(67)	4	44	(54)	18	(142)	414	6	(2)	86	(312)
VARIANCE TO BASELINE	401	819	373	310	276	373	285	458	(99)	321	330	268	4,115
YTD VAR TO BASELINE	401	1,220	1,593	1,903	2,179	2,552	2,837	3,295	3,196	3,517	3,847	4,115	4,115
VARIANCE FUNDED	300	301	306	314	320	319	303	316	315	327	328	354	3,803
YTD VAR TO FUNDED	300	601	907	1,221	1,541	1,860	2,163	2,479	2,794	3,121	3,449	3,803	3,803
ADMIN FEES													
HUD FUNDS	\$ 114,890	\$ 135,871	\$ 118,842	\$ 120,542	\$ 138,544	\$ 120,542	\$ 120,542	\$ 119,218	\$ 123,242	\$ 118,404	\$ 126,104	\$ 202,234	\$ 1,558,975
ACTUAL EXPENSE	\$ 88,307	\$ 136,508	\$ 81,233	\$ 83,429	\$ 82,216	\$ 83,453	\$ 79,306	\$ 97,371	\$ 77,270	\$ 69,865	\$ 82,040	\$ 86,353	\$ 1,047,351
VARIANCE	\$ 26,583	\$ (637)	\$ 37,609	\$ 37,113	\$ 56,328	\$ 37,089	\$ 41,236	\$ 21,847	\$ 45,972	\$ 48,539	\$ 44,064	\$ 115,881	\$ 511,624
PERCENT	76.86%	100.47%	68.35%	69.21%	59.34%	69.23%	65.79%	81.67%	62.70%	59.01%	65.06%	42.70%	67.18%
CUMULATIVE VARIANCE	\$ 26,583	\$ 25,946	\$ 63,555	\$ 100,668	\$ 156,996	\$ 194,084	\$ 235,321	\$ 257,168	\$ 303,140	\$ 351,680	\$ 395,743	\$ 511,624	\$ 511,624

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD
FUNDING BUDGET	\$ 1,465,177	\$ 1,465,177	\$ 1,471,248	\$ 1,471,248	\$ 1,481,151	\$ 1,515,420	\$ 1,515,420	\$ 1,515,420	\$ 1,609,896	\$ -	\$ -	\$ -	\$ 13,510,155
FUNDING RECEIVED	\$ 1,465,624	\$ 1,465,624	\$ 1,512,818	\$ 1,512,808	\$ 1,460,846	\$ 1,804,978	\$ 1,554,969	\$ 1,542,448	\$ 1,565,173	\$ -	\$ -	\$ -	\$ 13,885,288
VARIANCE	\$ (447)	\$ (447)	\$ (41,570)	\$ (41,560)	\$ 20,305	\$ (289,559)	\$ (39,550)	\$ (27,029)	\$ 44,723	\$ -	\$ -	\$ -	\$ (375,133)
PERCENT VARIANCE	-0.03%	-0.03%	-2.83%	-2.82%	1.37%	-19.11%	-2.61%	-1.78%	2.78%	#DIV/0!	#DIV/0!	#DIV/0!	-2.78%
YTD VARIANCE	\$ (447)	\$ (894)	\$ (42,464)	\$ (84,024)	\$ (63,719)	\$ (353,278)	\$ (392,827)	\$ (419,856)	\$ (375,133)	\$ (375,133)	\$ (375,133)	\$ (375,133)	\$ (750,266)
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,465,624	\$ 1,465,624	\$ 1,512,818	\$ 1,512,808	\$ 1,460,846	\$ 1,804,978	\$ 1,554,969	\$ 1,542,448	\$ 1,565,173	\$ -	\$ -	\$ -	\$ 13,885,288
ACTUAL HAP EXPENSE	\$ 1,462,377	\$ 1,431,323	\$ 1,558,710	\$ 1,497,881	\$ 1,583,554	\$ 1,472,165	\$ 1,549,616	\$ 1,544,172	\$ 1,493,489				\$ 13,593,287
VARIANCE	\$ 3,247	\$ 34,301	\$ (45,892)	\$ 14,927	\$ (122,708)	\$ 332,813	\$ 5,353	\$ (1,724)	\$ 71,684	\$ -	\$ -	\$ -	\$ 292,001
PERCENT VARIANCE	0.22%	2.34%	-3.03%	0.99%	-8.40%	18.44%	0.34%	-0.11%	4.58%	#DIV/0!	#DIV/0!	#DIV/0!	2.10%
YTD VARIANCE	\$ 3,247	\$ 37,548	\$ (8,343)	\$ 6,583	\$ (116,125)	\$ 216,688	\$ 222,041	\$ 220,317	\$ 292,001	\$ 292,001	\$ 292,001	\$ 292,001	\$ 292,001
PUC													
HUD FUNDED PUC	\$ 684.87	\$ 684.87	\$ 705.28	\$ 705.27	\$ 681.05	\$ 841.48	\$ 724.93	\$ 719.09	\$ 729.68	\$ -	\$ -	\$ -	\$ 539.65
ACTUAL PUC	\$ 800.86	\$ 786.44	\$ 853.62	\$ 813.18	\$ 865.80	\$ 804.46	\$ 852.37	\$ 849.85	\$ 833.89	#DIV/0!	#DIV/0!	#DIV/0!	\$ 828.91
VARIANCE	\$ (115.99)	\$ (101.57)	\$ (148.34)	\$ (107.91)	\$ (184.76)	\$ 37.02	\$ (127.45)	\$ (130.76)	\$ (104.20)	#DIV/0!	#DIV/0!	#DIV/0!	\$ (289.26)
PERCENT VARIANCE	-14.48%	-12.92%	-17.38%	-13.27%	-21.34%	4.60%	-14.95%	-15.39%	-12.50%	#DIV/0!	#DIV/0!	#DIV/0!	-34.90%
UNITS													
HUD BASELINE UNITS	2,140	2,140	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,730
HUD FUNDED UNITS	2,140	2,140	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,730
FUNDED UNITS BASED ON ACTUAL HAP	1,830	1,864	1,772	1,860	1,687	2,244	1,824	1,815	1,877	#DIV/0!	#DIV/0!	#DIV/0!	16,751
ACTUAL UNITS LEASED	1,826	1,820	1,826	1,842	1,829	1,830	1,818	1,817	1,791				16,399
VARIANCE TO BUDGET	4	44	(54)	18	(142)	414	6	(2)	86	#DIV/0!	#DIV/0!	#DIV/0!	352
VARIANCE TO BASELINE	310	276	373	285	458	(99)	321	330	268	#DIV/0!	#DIV/0!	#DIV/0!	8,979
YTD VAR TO BASELINE	310	586	959	1,244	1,701	1,603	1,923	2,254	2,522	#DIV/0!	#DIV/0!	#DIV/0!	8,979
VARIANCE FUNDED	314	320	319	303	316	315	327	328	354	2,145	2,145	2,145	9,331
YTD VAR TO FUNDED	314	634	953	1,256	1,572	1,887	2,214	2,542	2,896	5,041	7,186	9,331	9,331
ADMIN													
HUD FUNDED FEES	120,542	138,544	120,542	120,542	119,218	123,242	118,404	126,104	202,234				1,189,372
ACTUAL EXPENSE	83,429	82,216	83,453	79,306	97,371	77,270	69,865	82,040	86,353				\$ 741,303
VARIANCE	\$ 37,113	\$ 56,328	\$ 37,089	\$ 41,236	\$ 21,847	\$ 45,972	\$ 48,539	\$ 44,064	\$ 115,881	\$ -	\$ -	\$ -	\$ 448,069
PERCENT	69.21%	59.34%	69.23%	65.79%	81.67%	62.70%	59.01%	65.06%	42.70%	#DIV/0!	#DIV/0!	#DIV/0!	62.33%
CUMULATIVE VARIANCE	\$ 37,113	\$ 93,441	\$ 130,529	\$ 171,766	\$ 193,613	\$ 239,585	\$ 288,125	\$ 332,188	\$ 448,069	\$ 448,069	\$ 448,069	\$ 448,069	\$ 448,069

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
SEPTEMBER 2025

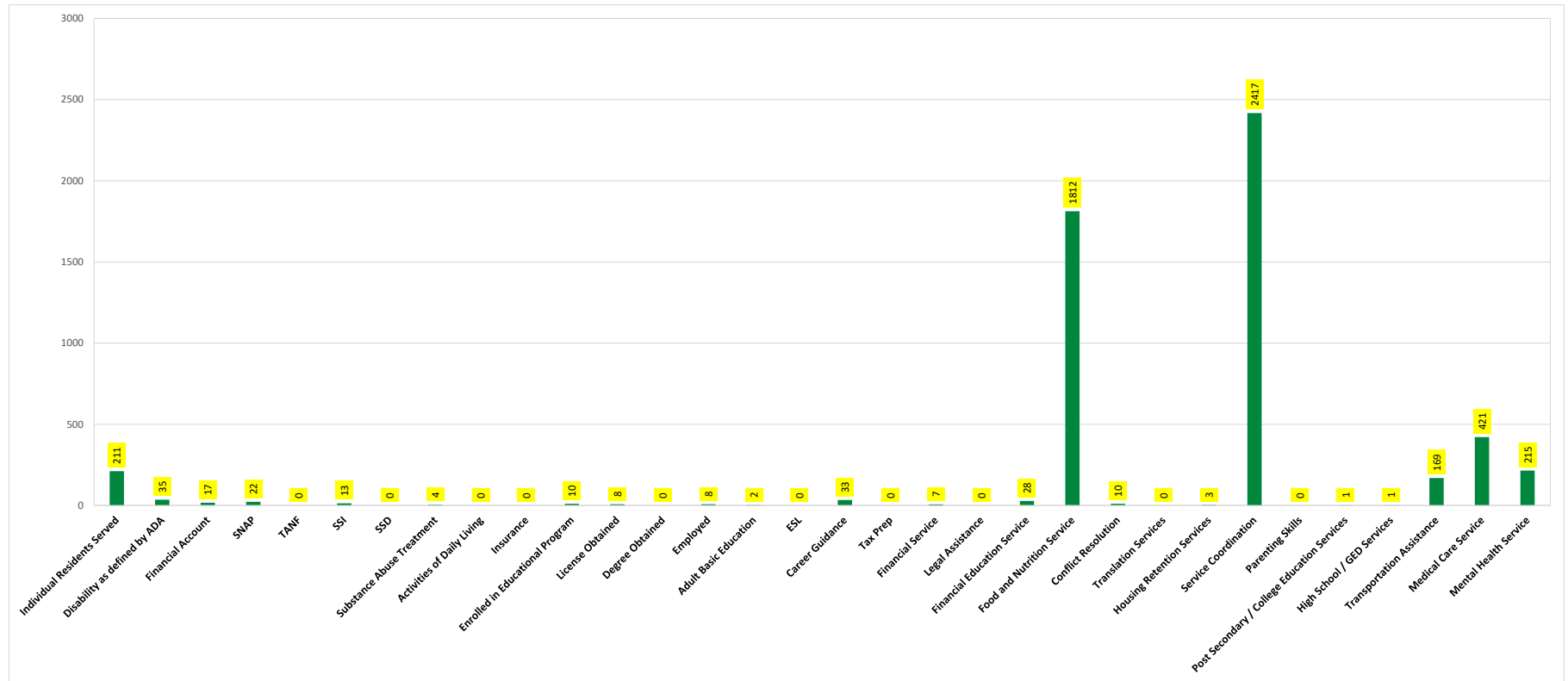
2025 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

1-Aug

Grant Period: 6/1/2024 - 5/30/2027

Reporting Period: Aug-25

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan

*GED - General Education Development

2025 Family Self-Sufficiency (Grant Funded)

Grant Period - 01/01/25-12/31/25

August 2025

Coordinators: Heather Brush, Lynelle Lewis, Natalie Kline, Tiffany Lambert

Current Number of Participants 161

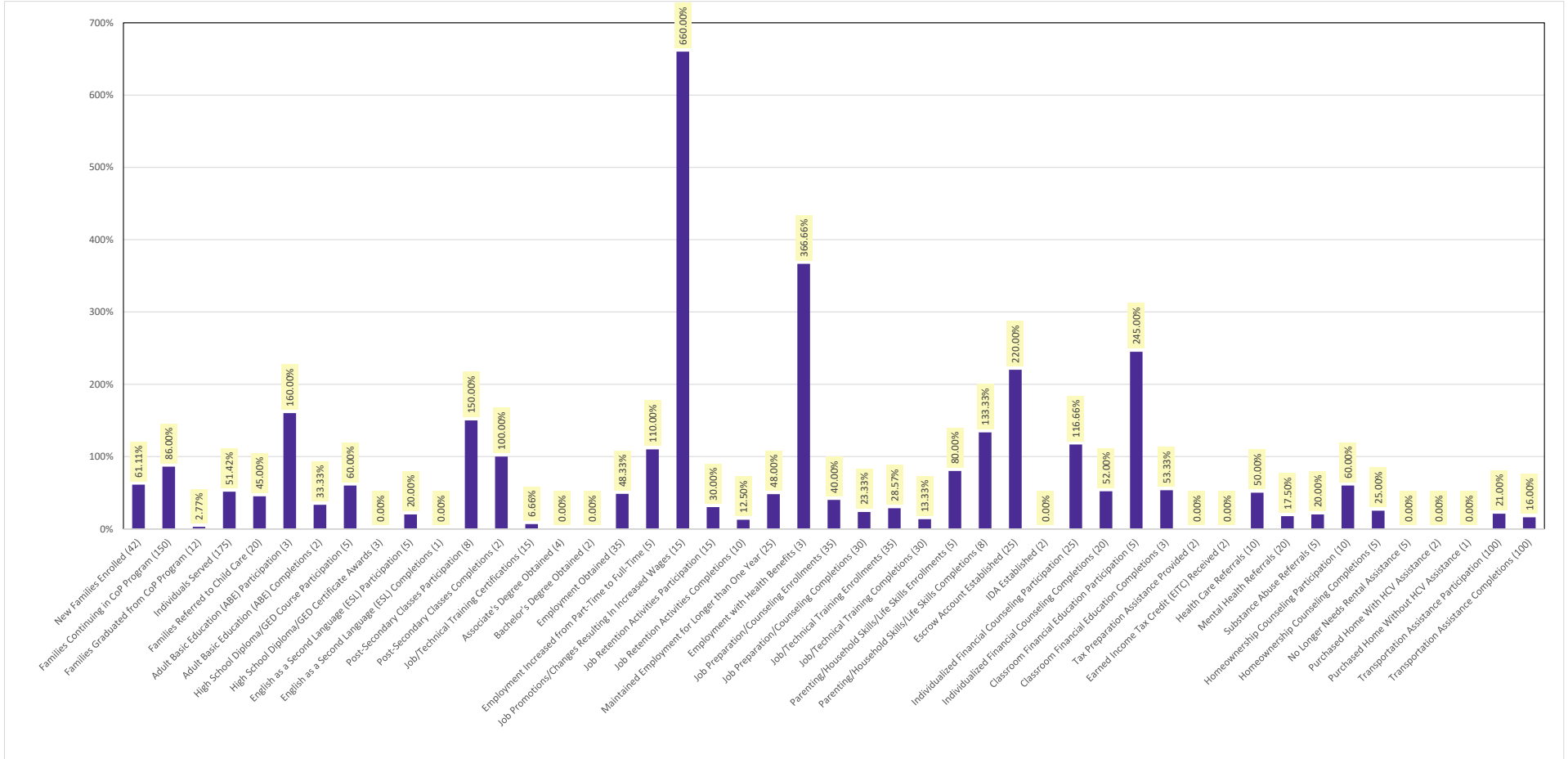
Total Number of Participants With Escrow Accounts 85

Total Amount in Escrow 353,574.90

FSS Terminations: 13
35 in 2024

FSS Graduations: 1
12 in 2024

FSS Enrollments: 44
37 in 2024



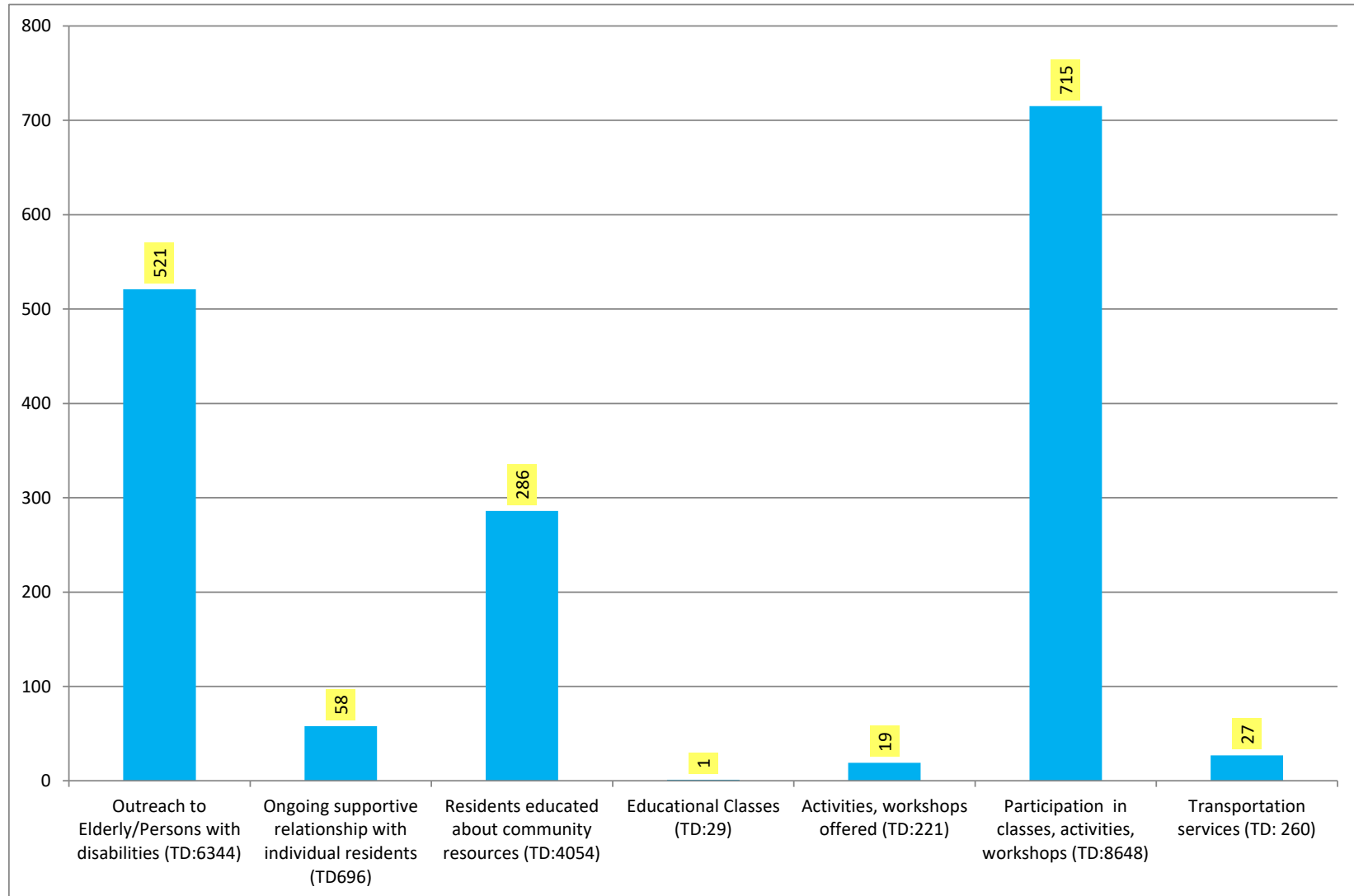
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

August 2025

Outcome Goals:

- Improved Living Conditions / Quality of Life
- Live Independently and/or Age in Place and Avoid Long-Term Care Placement



Jobs Plus Report

Sept, 2025 3rd Quarter

Grant Period: 4/26/20-6/30/2026

Program Manager Sylvia Williams

Case Managers Salome Sheff, Victoria Croy, Carday Taylor

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		297
2	Current Residents with Jobs Plus Assessment (CM)		151
3	Percent of Work-able Residents Who Are Employed (PIC)		37.04% Data: 110/297
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		45.03% Data: 68/151
5	Percent of Work-able Residents Employed at Living Wage (PIC)		1.35% Data: 4/297
6	Number of Youth 14-17 Years Old (PIC)		84
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 22
8	Number of Jobs Plus Events	15	Quarter: 2 Total: 65
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 8
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 2 Total: 180
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 13 Total: 139
12	Participants Who Met with a Case Manager	20	Quarter: 95 Total: 175
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 0 Total: 12
14	Participants Enrolled in Training/Certification Program	0	Quarter: 4 Total: 29
15	Participants Who Completed a Training/Certification Program	0	Quarter: 4 Total: 12
16	Participants Provided with Job Search Assistance	15	Quarter: 1 Total: 39
17	Participants Beginning New Part-Time Employment	5	Quarter: 2 Total: 56
18	Participants Beginning New Full-Time Employment	5	Quarter: 2 Total: 56
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 4 Total: 31
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 20
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 28

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 33 Need: 24
23	Participants Enrolled in a High School Equivalency Program	2	Quarter: 0 Total: 10
24	Participants Who Received a High School Equivalency Credential	0	Quarter: 0 Total: 0
25	Participants Enrolled in a College Degree Program	1	Need: 5 Quarter: 0 Total: 0
26	Participants Who Graduated from a College Degree Program	0	Quarter: 0 Total: 0
27	Participants Receiving Financial Coaching or Education	4	Need: 42 Quarter: 1 Total: 47
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 23 Quarter: 0 Total: 0
30	Participants Receiving Legal Assistance	0	Need: 2 Quarter: 0 Total: 0
31	Participants with Access to Physical Health Care	1	Need: 3 Quarter: 0 Total: 8
32	Participants with Access to Behavioral Health Care	1	Need: 9 Quarter: 7 Total: 31
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 7
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 2 Total: 35
35	Youth Employed in Jobs/Internships	0	Quarter: 0 Total: 0
36	Youth Receiving Financial Literacy Information	0	Quarter: 0 Total: 0
37	Youth Enrolled in Job Training Opportunities	0	Quarter: 0 Total: 0
38	Youth Enrolled in Extracurricular Educational Opportunities	0	Quarter: 0 Total: 0
39	Individuals Enrolled in JPEID	20	Quarter: 0 Total: 149
40	Households Enrolled in JPEID	20	Quarter: 0 Total: 0
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 1