

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF JUNE 2026

JULY 27, 2026



MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: July 17, 2026

Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of June 2026. The reports are as follows:

Executive Office.....	Section 1
Executive Director's Report	
Human Resources and Administration.....	Section 2
Human Resources	
Workers' Compensation	
Finance Division	Section 3
Financial Narrative Report	
Financial Statements and Activity	
Operations Division.....	Section 4
Procurement	
Redevelopment and Revitalization	
Housing Division	Section 5
Public Housing Operations	
Security Activities	
Section 8 Operations	
Resident Services	

EXECUTIVE OFFICE

Executive Director's Report

Federal Budget

The FY 27 budget process is underway as the House and Senate appropriations panels hosted HUD Secretary Scott Turner for two hearings in mid-June. Meanwhile, PHADA and the other industry organizations issued our joint budget priorities for the coming fiscal year, which begins in about 3 months.

The Trump Administration's proposed budget would slash non-defense domestic discretionary spending by roughly 22 percent. The White House plan proposes both dramatic cuts to, and a major restructuring of, federal housing assistance. Overall, HUD funding would total \$43.5 billion—*one-third less than the amount appropriated for the Department in this fiscal year.*

As PHADA has previously reported, the President is proposing major changes in the way housing assistance is delivered. Specifically, the budget proposes creating a block grant—a “State Rental Assistance Program” that would replace virtually all housing assistance funding. Programs that would be replaced include Housing Choice Voucher renewals and administrative fees, public housing operating and capital funds, Project-based Rental Assistance, Housing for the Elderly (Section 202), and Housing for Persons with Disabilities (Section 811). Compared to the funding allocated this year to these programs, there would be a \$26.7 billion cut.

This is not the first time a block grant model has been proposed for federal housing programs. The George W. Bush Administration proposed a similar plan for the HCV program more than 20 years ago. Then and now, PHADA raised deep concerns regarding a block-grant approach. For example, it could weaken long-term support for affordable housing programs, allow states to divert housing funding to non-housing uses, and create inconsistencies in subsidy levels and service delivery across the fifty states. Not to mention that many states simply do not possess the capacity to devise and oversee such complex programs.

During the recent congressional hearings, lawmakers on both sides of the aisle raised questions and concerns about how HUD's plan could be implemented without inflicting pain on assisted families. Members of both parties also said the Department would need to get approval from the congressional authorizing committees because they set federal housing policy—not the appropriations committees. It is highly unlikely the authorizing committees could consider and adopt such changes that could clear Congress just a few months before the start of the new fiscal year.

There are many other concerns with HUD's proposed budget. For example, it zeroes out funding for Community Development Block Grants (CDBG), HOME Investment Partnerships, and the Pathways to Removing Obstacles to Housing (PRO Housing) programs.

Timing on FY 27 Appropriations Bills

Both the House and Senate will work to develop their respective funding bills over the summer, and the House has tentatively scheduled a mark-up of its Transportation and HUD (T-HUD) appropriations bill for July 10. Given that FY 27 is just three months away, the prospects for another Continuing Resolution are growing more likely. While the Trump Administration's spending plan is unlikely to advance, we are concerned about the possibility of inadequate “topline” spending targets Congress may set for domestic programs, including housing.

RRHA Agency Plan

Following approval by Commissioners at the May 18, 2026, meeting, the 2027 Annual Plan, was submitted to HUD on June 18, 2026.

FY 2027 Operating Budget

Management staff has completed the first draft of RRHA operating budgets for FY 2027. Budgets are under review by the Finance Department and senior management staff. In the absence of an approved federal budget, funding amounts projected for budgeting purposes are estimates based on amounts included in the budget proposal.

A public hearing will be scheduled for August 24, 2026, to occur immediately preceding the regular Board meeting for Commissioners to receive public comments on the proposed operating budgets. Proposed budgets will be provided to Commissioners for review prior to that meeting. A presentation providing explanation of the proposed budget will be provided at the beginning of the public hearing.

HUMAN RESOURCES & ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
JUNE 2026

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**June 2026****HUMAN RESOURCES REPORT
EMPLOYEE CENSUS AS OF MONTH END**

Regular Full-Time	75
Regular Part-Time	5
<u>TOTAL</u>	<u>80</u>
Temp Agency Employee	5
<u>TOTAL</u>	<u>85</u>

NEW HIRES

Job Title	Division	Employee Name
Maintenance Tech II	Housing – Lansdowne	Dave Als
HCV Specialist	HCV	Ayana Brown

SEPARATIONS

Job Title	Division
Property Manager II	Housing – Hunt/Bluestone
Jobs Plus Case Manager – 2 jobs ended	Community Support Services – Jobs Plus
Maintenance Tech I	Housing – Lansdowne
Maintenance Worker	Housing – Jamestown
HCV Specialist	HCV/Central

TURNOVER

		Current Month
Turnover	Voluntary	1.32%
	Involuntary	6.62%
	Total Turnover	7.95%
Turnover by Job Category	Maintenance	33%
	Other NE	83%

**RECRUITING REPORT
OPEN POSITIONS**

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
HCV Clerical	HCV	Sourcing
Maintenance Worker	Lansdowne	Sourcing
Maintenance Worker	Jamestown	Sourcing

TRAINING REPORT

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

June 2026

Name	Course	Completed
Ariel O'Heeron	LS 180 - Difficult Conversations: Introduction	6/23/2026
Ariel O'Heeron	LS 181 - Difficult Conversations Module 1: The Basics	6/23/2026
Chris Hicks	SP 305 - PPE: Face and Eye Protection	6/26/2026
Chris Hicks	SP 307 - PPE: Foot Protection	6/26/2026
Chris Hicks	SP 308 - PPE: Head Protection	6/26/2026
Chris Hicks	SP 309 - PPE: Hearing Safety and Protective Clothing	6/26/2026
Chris Hicks	SP 315 - Fire Extinguishers	6/26/2026
Chris Hicks	SP 325 - Introduction to Hand and Power Tool Safety	6/26/2026
Chris Hicks	SP 326 - Using Hand and Power Tools Safely	6/26/2026
Chris Hicks	SP 330 - Introduction to Lockout/Tagout	6/26/2026
Chris Hicks	SP 335 - Communicating Chemical Hazards	6/26/2026
Chris Hicks	SP 336 - Avoiding Chemical Hazards	6/26/2026
Dave Als	eL 100 - Welcome to eLearning	6/8/2026
Dave Als	FH 110 - Federal Fair Housing Compliance for Maintenance	6/8/2026
Dave Als	HR 130 - Drug-Free Workplace	6/8/2026
Dave Als	SP 135 - Bloodborne Pathogen Awareness: Introduction	6/8/2026
Dave Als	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention	6/8/2026
Denise White	HR 130 - Drug-Free Workplace	6/25/2026
Latisha Deacon	HR 130 - Drug-Free Workplace	6/15/2026
Letia Harris	HR 130 - Drug-Free Workplace	6/23/2026
Quahir Williams	SEC8 105 - Types of Income, Eligibility, and Rent Calculations: Gross, Net, and Adjusted Income	6/9/2026
Quahir Williams	SEC8 106 - Types of Income, Eligibility, and Rent Calculations: Gross Rent, Contract Rent, and Utility Allowance	6/9/2026
Quahir Williams	SEC8 107 - Types of Income, Eligibility, and Rent Calculations: Income Eligibility	6/9/2026
Quahir Williams	SEC8 108 - Types of Income, Eligibility, and Rent Calculations: Calculating Tenant Rent	6/9/2026
Tamisha Trent	HR 130 - Drug-Free Workplace	6/23/2026

WORK COMP CLAIMS FY 2026

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM</u>
January 2026	0	1
February 2026	0	0
March 2026	7.50 hours	1
April 2026	23 days	1
May 2026	31 days	0
June 2026	2 months – one employee	0

FINANCE DIVISION

DEPARTMENT OF FINANCE

JUNE 30, 2026

FINANCIAL NARRATIVE REPORT

DEPARTMENT OF FINANCE

June 30, 2026

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 27

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$600,000 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 \$246,000 due to actual rent charges exceeding the amount budgeted at several AMP's.

Other Income is showing a favorable balance of \$505,000 due to \$287,000 in grant funds received from the City for unit rehab that was not included in the 2026 budgets due to the expenses that are being reimbursed for these expenses was incurred during the 2025 fiscal year and the City was delayed in reimbursing these costs until the 2026 fiscal year; \$29,000 in office rent that was not budgeted due to no lease agreement in place at the time budgets were being prepared. Bad Debt collections exceeded amount budgeted by \$86,000. JPEID income exceeded budget by \$54,000

Operating and Utility Subsidies are showing a favorable variance \$71,000.

Administrative Expenses are under budget approximately \$67,000 mainly due to most all expense categories being under the amount that was budgeted.

Tenant Services are slightly over budget due to computer expenditures.

Utilities Expense is over budget due to utility costs exceeding the amount budgeted due to the colder winter weather.

Ordinary Maintenance has an unfavorable variance of \$715,000 due to contract costs for building repairs, painting and cleaning, temp labor, safety, and plumbing all being over budget.

Protective Services is over budget due to increasing costs for fire systems and security guards.

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

Casualty Replacements are reporting an unfavorable variance of \$108,000 due to repairs for fire and smoke damage Jamestown

Replacement of Equipment Melrose and Jamestown purchased new snow blowers that were not budgeted.

Capital Replacements has a favorable variance due to a truck that was purchased to replace vehicle damaged at Lincoln in 2024.

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

Central Office – page 38

The central office cost center is reporting a favorable variance in Property Management Income of \$5,404 due to an increase of 5.83% in the rate released by HUD in June. The increase offsets the unfavorable impact of the actual occupancy rate of the public housing program is lower 96.5% than the actual amount budgeted 99% and the HCV program is lower 1,946 unit months leased than the amount budgeted 2,096.

Service fee income is reporting an unfavorable variance of 16,000 due to less need for services than was budgeted.

Asset Management and Bookkeeping Income is reporting an unfavorable variance of \$11,000 due to reduced occupancy in the public housing program (96% occupied vs 99% budgeted) and the HCV program leased less units than was budgeted (1744 leased vs 1874 budgeted).

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

Administrative expenses are under budget approximately \$146,000 due to open positions during the first nine months of the fiscal year and due to legal, training, and travel incurring less expense than was budgeted. Consultant fees are less than the amount budgeted.

Tenant Services is reporting an unfavorable variance of \$9,000 due to higher FSS forfeiture expenses.

Maintenance is reporting a favorable variance of \$47,000 due to salaries and benefits for the Inspector positions posted to Capital Fund Grants rather than as a central office expense due to ongoing construction jobs. Grounds care is under budget due to a lack of grounds maintenance needed at Ashton Hill Property.

Replacement of Equipment is reporting an unfavorable variance of \$29,000 due to an unbudgeted expense for a used vehicle for the construction inspector.

Section 8 – page 39

Admin Subsidy is reporting a favorable variance of \$(77,000) due to lower unit months leased than the amount budgeted largely due to recommendations from the shortfall prevention team for the first three months of the fiscal year.

Administration Expenses are reporting a favorable variance of approximately \$92,000 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 so less need for credit and criminal report expenses.

CASH ACTIVITY

AS OF JUNE 30, 2026

CASH ACTIVITY AS OF 06/30/26

UNRESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	BALANCE
Truist	Checking	23,327,456.60
Less:	Outstanding checks	(376,405.86)
		22,951,050.74

RESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	YIELD	BALANCE
Truist	Public Housing FSS Escrow	0.01%	166,763.63
Truist	Section 8 FSS Escrow	0.10%	273,913.11
Truist	SRAP Operating Fund	0.02%	79,727.64
Truist	SRAP Operating Reserve Fund	0.04%	1,380,189.26
			1,900,593.64

BALANCE SHEETS

AS OF JUNE 30, 2026

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	8,915,948	8,536,274
Cash - restricted	166,751	166,751
Investments	0	0
Accounts Receivable	426,800	506,431
Notes & Mortgage Receivable	506,265	506,265
Due from other governments	0	0
Other Assets	204,871	534,749
Interprogram-due from	0	0
Total Current Assets	<u>10,220,635</u>	<u>10,250,470</u>
Fixed Assets, net of depreciation	29,673,089	29,673,089
Total Noncurrent Assets	<u>29,673,089</u>	<u>29,673,089</u>
Total Assets	<u><u>39,893,724</u></u>	<u><u>39,923,559</u></u>

LIABILITIES

Accounts Payable	3,888	25
Accrued Liabilities	0	0
Due to other governments	263,883	286,864
Other Liabilities	432,570	471,952
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>700,341</u>	<u>758,841</u>

EQUITY

Investment in general fixed assets	29,587,441	29,587,441
Retained Earnings - current	460,004	552,144
Operating Reserve	9,939,214	9,939,214
Operating Reserve Used	(793,276)	(914,081)
Total Fund Equity	<u>39,193,383</u>	<u>39,164,718</u>
Total Liabilities and Fund Equity	<u><u>39,893,724</u></u>	<u><u>39,923,559</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	2,312,542	2,285,984
Cash - restricted	31,000	31,000
Investments	0	0
Accounts Receivable	146,924	190,917
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	84,236	157,487
Interprogram-due from	0	0
Total Current Assets	<u>2,574,702</u>	<u>2,665,388</u>
Fixed Assets, net of depreciation	3,085,402	3,085,402
Total Noncurrent Assets	<u>3,085,402</u>	<u>3,085,402</u>
Total Assets	<u><u>5,660,104</u></u>	<u><u>5,750,790</u></u>

LIABILITIES

Accounts Payable	3,480	87
Accrued Liabilities	0	0
Due to other governments	33,621	39,039
Other Liabilities	105,198	133,859
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>142,299</u>	<u>172,985</u>

EQUITY

Investment in general fixed assets	3,085,402	3,085,402
Retained Earnings - current	179,018	239,018
Operating Reserve	2,253,385	2,253,385
Operating Reserve Used	0	0
Total Fund Equity	<u>5,517,805</u>	<u>5,577,805</u>
Total Liabilities and Fund Equity	<u><u>5,660,104</u></u>	<u><u>5,750,790</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	1,095,610	1,057,646
Cash - restricted	101,321	101,321
Investments	0	0
Accounts Receivable	30,165	22,107
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	35,024	59,971
Interprogram-due from	0	0
Total Current Assets	<u>1,262,120</u>	<u>1,241,045</u>
Fixed Assets, net of depreciation	6,253,233	6,253,233
Total Noncurrent Assets	<u>6,253,233</u>	<u>6,253,233</u>
Total Assets	<u><u>7,515,353</u></u>	<u><u>7,494,278</u></u>

LIABILITIES

Accounts Payable	0	-15
Accrued Liabilities	0	0
Due to other governments	29,410	36,015
Other Liabilities	140,287	148,869
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>169,697</u>	<u>184,869</u>

EQUITY

Investment in general fixed assets	6,253,233	6,253,233
Retained Earnings - current	-	-
Operating Reserve	1,159,572	1,159,572
Operating Reserve Used	(67,149)	(103,396)
Total Fund Equity	<u>7,345,656</u>	<u>7,309,409</u>
Total Liabilities and Fund Equity	<u><u>7,515,353</u></u>	<u><u>7,494,278</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	397,826	397,826
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	<u>713,826</u>	<u>713,826</u>
Fixed Assets, net of depreciation	541,693	541,693
Total Noncurrent Assets	<u>541,693</u>	<u>541,693</u>
Total Assets	<u><u>1,255,519</u></u>	<u><u>1,255,519</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	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	714,246	714,246
Operating Reserve Used	(420)	(420)
Total Fund Equity	<u>1,255,519</u>	<u>1,255,519</u>
Total Liabilities and Fund Equity	<u><u>1,255,519</u></u>	<u><u>1,255,519</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	330,748	272,524
Cash - restricted	11,591	11,591
Investments	0	0
Accounts Receivable	68,656	80,888
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	22,551	65,485
Interprogram-due from	0	0
Total Current Assets	<u>433,546</u>	<u>430,488</u>
Fixed Assets, net of depreciation	3,144,273	3,144,273
Total Noncurrent Assets	<u>3,144,273</u>	<u>3,144,273</u>
Total Assets	<u><u>3,577,819</u></u>	<u><u>3,574,761</u></u>

LIABILITIES

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	28,836	32,684
Other Liabilities	48,780	51,167
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>77,616</u>	<u>83,851</u>

EQUITY

Investment in general fixed assets	3,059,693	3,059,693
Retained Earnings - current	222,296	253,667
Operating Reserve	347,507	347,507
Operating Reserve Used	(129,293)	(169,957)
Total Fund Equity	<u>3,500,203</u>	<u>3,490,910</u>
Total Liabilities and Fund Equity	<u><u>3,577,819</u></u>	<u><u>3,574,761</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	2,077,895	2,025,075
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	28,692	29,098
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	7,418	62,003
Interprogram-due from	0	0
Total Current Assets	<u>2,114,005</u>	<u>2,116,176</u>
Fixed Assets, net of depreciation	4,689,437	4,689,437
Total Noncurrent Assets	<u>4,689,437</u>	<u>4,689,437</u>
Total Assets	<u><u>6,803,442</u></u>	<u><u>6,805,613</u></u>

LIABILITIES

Accounts Payable	470	0
Accrued Liabilities	0	0
Due to other governments	62,955	66,314
Other Liabilities	46,151	44,191
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>109,576</u>	<u>110,505</u>

EQUITY

Investment in general fixed assets	4,689,437	4,689,437
Retained Earnings - current	0	0
Operating Reserve	2,022,221	2,022,221
Operating Reserve Used	(17,792)	(16,550)
Total Fund Equity	<u>6,693,866</u>	<u>6,695,108</u>
Total Liabilities and Fund Equity	<u><u>6,803,442</u></u>	<u><u>6,805,613</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	121,485	42,978
Cash - restricted	21,123	21,123
Investments	0	0
Accounts Receivable	61,963	73,500
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	30,714	71,317
Interprogram-due from	0	0
Total Current Assets	<u>235,285</u>	<u>208,918</u>
Fixed Assets, net of depreciation	2,015,718	2,015,718
Total Noncurrent Assets	<u>2,015,718</u>	<u>2,015,718</u>
Total Assets	<u><u>2,251,003</u></u>	<u><u>2,224,636</u></u>

LIABILITIES

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	23,828	26,869
Other Liabilities	42,640	44,915
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>66,468</u>	<u>71,784</u>

EQUITY

Investment in general fixed assets	2,015,718	2,015,718
Retained Earnings - current	0	0
Operating Reserve	452,882	452,882
Operating Reserve Used	(284,065)	(315,748)
Total Fund Equity	<u>2,184,535</u>	<u>2,152,852</u>
Total Liabilities and Fund Equity	<u><u>2,251,003</u></u>	<u><u>2,224,636</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	640,424	610,589
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	12,611	14,391
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	3,403	33,093
Interprogram-due from	0	0
Total Current Assets	<u>656,438</u>	<u>658,073</u>
Fixed Assets, net of depreciation	2,334,447	2,334,447
Total Noncurrent Assets	<u>2,334,447</u>	<u>2,334,447</u>
Total Assets	<u><u>2,990,885</u></u>	<u><u>2,992,520</u></u>

LIABILITIES

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	36,752	39,775
Other Liabilities	13,081	12,757
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>49,833</u>	<u>52,532</u>

EQUITY

Investment in general fixed assets	2,334,447	2,334,447
Retained Earnings - current	0	0
Operating Reserve	730,026	730,026
Operating Reserve Used	(123,421)	(124,485)
Total Fund Equity	<u>2,941,052</u>	<u>2,939,988</u>
Total Liabilities and Fund Equity	<u><u>2,990,885</u></u>	<u><u>2,992,520</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	373,314	287,245
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	69,655	76,024
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	41,403	81,340
Interprogram-due from	0	0
Total Current Assets	<u>484,372</u>	<u>444,609</u>
Fixed Assets, net of depreciation	6,611,656	6,611,656
Total Noncurrent Assets	<u>6,611,656</u>	<u>6,611,656</u>
Total Assets	<u><u>7,096,028</u></u>	<u><u>7,056,265</u></u>

LIABILITIES

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	31,442	32,536
Other Liabilities	21,370	21,912
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>52,812</u>	<u>54,448</u>

EQUITY

Investment in general fixed assets	6,611,656	6,611,656
Retained Earnings - current	0	0
Operating Reserve	573,687	573,687
Operating Reserve Used	(142,127)	(183,526)
Total Fund Equity	<u>7,043,216</u>	<u>7,001,817</u>
Total Liabilities and Fund Equity	<u><u>7,096,028</u></u>	<u><u>7,056,265</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	1,541,641	1,534,778
Cash - restricted	1,716	1,716
Investments	0	0
Accounts Receivable	14,119	18,799
Notes & Mortgage Receivable	190,265	190,265
Due from other governments	0	0
Other Assets	635	4,052
Interprogram-due from	0	0
Total Current Assets	<u>1,748,376</u>	<u>1,749,610</u>
Fixed Assets, net of depreciation	610,112	610,112
Total Noncurrent Assets	<u>610,112</u>	<u>610,112</u>
Total Assets	<u><u>2,358,488</u></u>	<u><u>2,359,722</u></u>

LIABILITIES

Accounts Payable	(47)	(47)
Accrued Liabilities	0	0
Due to other governments	11,202	11,794
Other Liabilities	13,270	14,084
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>24,425</u>	<u>25,831</u>

EQUITY

Investment in general fixed assets	609,043	609,043
Retained Earnings - current	51,764	51,592
Operating Reserve	1,673,256	1,673,256
Operating Reserve Used	0	0
Total Fund Equity	<u>2,334,063</u>	<u>2,333,891</u>
Total Liabilities and Fund Equity	<u><u>2,358,488</u></u>	<u><u>2,359,722</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	20,625	21,631
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	709	708
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>21,334</u>	<u>22,339</u>
Fixed Assets, net of depreciation	387,119	387,119
Total Noncurrent Assets	<u>387,119</u>	<u>387,119</u>
Total Assets	<u><u>408,453</u></u>	<u><u>409,458</u></u>

LIABILITIES

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	1,745	1,839
Other Liabilities	232	201
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>1,977</u>	<u>2,040</u>

EQUITY

Investment in general fixed assets	387,119	387,119
Retained Earnings - current	6,925	7,867
Operating Reserve	12,432	12,432
Operating Reserve Used	0	0
Total Fund Equity	<u>406,476</u>	<u>407,418</u>
Total Liabilities and Fund Equity	<u><u>408,453</u></u>	<u><u>409,458</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	7,638,775	7,690,683
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	311,690	311,690
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	34,103	50,229
Interprogram-due from	0	0
Total Current Assets	<u>7,984,568</u>	<u>8,052,602</u>
Fixed Assets, net of depreciation	248,481	248,481
Total Noncurrent Assets	<u>248,481</u>	<u>248,481</u>
Total Assets	<u><u>8,233,049</u></u>	<u><u>8,301,083</u></u>

LIABILITIES

Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	154,477	116,144
Total Liabilities	<u>512,905</u>	<u>474,572</u>

EQUITY

Investment in general fixed assets	248,481	248,481
Retained Earnings - current	320,750	427,117
Operating Reserve	7,150,913	7,150,913
Total Fund Equity	<u>7,720,144</u>	<u>7,826,511</u>
Total Liabilities and Fund Equity	<u><u>8,233,049</u></u>	<u><u>8,301,083</u></u>

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

BALANCE SHEET
(unaudited)

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	4,091,114	4,065,274
Cash - restricted	1,746,582	1,733,830
Investments	0	0
Accounts receivable	6,573	1,933
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	22,396	29,659
Interprogram due from	0	0
Fixed assets net of depreciation	9,634	9,634
Total Assets	5,876,299	5,840,330

LIABILITIES

Accounts Payable	0	0
Accrued liabilities	270,867	279,294
Due to other governments	0	0
Other liabilities	191,600	191,612
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	462,467	470,906

EQUITY

Investment in general fixed assets	9,634	9,634
Retained Earnings - current	308,810	351,046
Operating Reserve	4,097,607	4,097,607
HAP Reserve	997,781	911,137
Total fund equity	5,413,832	5,369,424
Total Liabilities and Equity	5,876,299	5,840,330

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS	May-26	Jun-26
Cash - unrestricted	159,432	159,432
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	1,059,437	1,059,437
Total Assets	1,224,749	1,224,749
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	166,855	166,855
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	166,855	166,855
EQUITY		
Investment in general fixed assets	1,059,437	1,059,437
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
Total Fund Equity	1,057,894	1,057,894
Total Liabilities and Fund Equity	1,224,749	1,224,749

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	696,149	696,149
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	363,281	363,281
Total Assets	1,059,430	1,059,430

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	363,281	363,281
Retained Earnings - current	(70)	(70)
Operating Reserve	359,891	359,891
Total Fund Equity	723,102	723,102
Total Liabilities and Fund Equity	1,059,430	1,059,430

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	818,668	913,724
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	117,600	155,300
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Assets Held for Sale	236,378	0
Fixed assets, net of depreciation	23,603	23,603
Total Assets	1,196,249	1,092,627

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	23,603	23,603
Retained Earnings - current	(71,955)	60,801
Operating Reserve	1,244,601	1,008,223
Total Fund Equity	1,196,249	1,092,627
Total Liabilities and Fund Equity	1,196,249	1,092,627

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	1,195,817	1,205,606
Investments	0	0
Accounts Receivable	1,109	1,605
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	768	6,083
Interprogram due from	0	0
Fixed assets net of depreciation	68,204	68,204

Total Assets

1,265,898	1,281,498
-----------	-----------

LIABILITIES

Accounts Payable	0	0
Accrued liabilities	6,032	6,273
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0

Total Liabilities

6,032	6,273
-------	-------

EQUITY

Investment in general fixed assets	68,204	68,204
Retained Earnings - current	109,902	125,261
Operating Reserve	1,081,760	1,081,760

Total Fund Equity

1,259,866	1,275,225
-----------	-----------

Total Liabilities and Equity

1,265,898	1,281,498
-----------	-----------

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS	May-26	Jun-26
Cash - unrestricted	(93,695)	(96,268)
Investments	0	0
Accounts receivable	85,539	90,843
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	93	1,178
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(8,063)	(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	(3,816)	0
Operating Reserve	(4,247)	(4,247)
Total Fund Equity	(8,063)	(4,247)
Total Liabilities and Equity	(8,063)	(4,247)

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (574-577)**

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	(5,626)	(4,504)
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>(5,626)</u>	<u>(4,504)</u>
Fixed assets net of depreciation	18,223,873	18,596,951
Total Noncurrent Assets	<u>18,223,873</u>	<u>18,596,951</u>
Total Assets	<u><u>18,218,247</u></u>	<u><u>18,592,447</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	<u>0</u>	<u>0</u>
Total Liabilities	0	0

EQUITY

Investment in general fixed assets	18,223,873	18,596,951
Retained Earnings - current	(5,626)	(4,504)
Operating Reserve	<u>0</u>	<u>0</u>
Total Fund Equity	18,218,247	18,592,447
Total Liabilities and Fund Equity	<u><u>18,218,247</u></u>	<u><u>18,592,447</u></u>

* Due to timing

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS	May-26	Jun-26
Cash - unrestricted	(156,503)	(180,136)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	156,503	180,136
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)**

JUNE 30, 2026

ASSETS	May-26	Jun-26
Cash - unrestricted	(45,079)	(16,952)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	45,079	16,952
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 225

BALANCE SHEET
(unaudited)

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	(53,865)	(98,305)
Investments	0	0
Accounts Receivable	53,865	98,305
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

	3,811,996	3,758,131
Total Noncurrent Assets	<u>3,811,996</u>	<u>3,758,131</u>

Total Assets	<u><u>3,811,996</u></u>	<u><u>3,758,131</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	3,811,996	3,758,131
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>3,811,996</u>	<u>3,758,131</u>

Total Liabilities and Fund Equity	<u><u>3,811,996</u></u>	<u><u>3,758,131</u></u>
--	-------------------------	-------------------------

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
Cash - unrestricted	(444)	(1,526)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	444	1,526
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	14,994	16,076
Total Noncurrent Assets	<u>14,994</u>	<u>16,076</u>
Total Assets	<u><u>14,994</u></u>	<u><u>16,076</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	14,994	16,076
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>14,994</u>	<u>16,076</u>
Total Liabilities and Fund Equity	<u><u>14,994</u></u>	<u><u>16,076</u></u>

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

**BALANCE SHEET
(unaudited)**

JUNE 30, 2026

ASSETS

	May-26	Jun-26
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>

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA GRANT - FVIPF

BALANCE SHEET
(unaudited)

JUNE 30, 2026

ASSETS	May-26	Jun-26
Cash - unrestricted	(31,004)	(37,601)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	32,084	38,681
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>1,080</u>	<u>1,080</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>1,080</u></u>	<u><u>1,080</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	1,080	1,080
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>1,080</u>	<u>1,080</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>1,080</u></u>	<u><u>1,080</u></u>

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2025 – JUNE 30, 2026

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ALL PUBLIC HOUSING SITES

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	4,151,612.00	3,113,709.00	3,360,030.53	246,321.53
Excess Utilities	141,000.00	105,750.00	84,735.37	(21,014.63)
Interest Income	-	-	-	-
Other Income	413,940.00	310,455.00	815,182.22	504,727.22
Operating Subsidy	4,069,141.00	3,051,855.75	3,026,245.00	(25,610.75)
Utilities Subsidy	2,100,680.00	1,575,510.00	1,672,205.00	96,695.00
Total Revenues	10,876,373.00	8,157,279.75	8,958,398.12	801,118.37
EXPENSES				
Administration	1,384,582.00	1,038,436.50	971,416.35	67,020.15
Central Office Property Management Fees	1,211,611.00	908,708.25	920,745.49	(12,037.24)
Central Office Bookkeeping Fees	113,960.00	85,470.00	83,376.50	2,093.50
Tenant Services	214,863.00	161,147.25	169,521.10	(8,373.85)
Utilities Expense	2,605,600.00	1,954,200.00	2,081,519.31	(127,319.31)
Ordinary Maintenance	4,432,137.00	3,324,102.75	4,038,948.43	(714,845.68)
Protective Services	373,500.00	280,125.00	292,843.22	(12,718.22)
General	868,321.00	651,240.75	480,582.33	170,658.42
P.I.L.O.T.	155,881.00	116,910.75	128,904.75	(11,994.00)
Casualty Repairs	-	-	108,236.61	108,236.61
Replacement of Equipment	-	-	14,090.00	(14,090.00)
Capital Replacements	45,000.00	33,750.00	29,700.00	4,050.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	11,405,455.00	8,554,091.25	9,319,884.09	(549,319.62)
Diff In Oper Revenues & Expenses	(529,082.00)	(396,811.50)	(361,485.97)	251,798.75
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	583,470.00	437,602.50	914,081.25	(476,478.75)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	583,470.00	437,602.50	913,630.18	(476,478.75)
Difference in Revenue & Expense	54,388.00	40,791.00	552,144.21	(224,680.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	972,168.00	729,126.00	739,262.36	10,136.36
Excess Utilities	40,000.00	30,000.00	43,732.15	13,732.15
Interest Income	-	-	-	-
Other Income	93,240.00	69,930.00	176,386.57	106,456.57
Operating Subsidy	1,075,056.00	806,292.00	826,361.00	20,069.00
Utilities Subsidy	604,719.00	453,539.25	494,068.00	40,528.75
Total Revenues	2,785,183.00	2,088,887.25	2,279,810.08	190,922.83
EXPENSES				
Administration	312,976.00	234,732.00	225,526.28	9,205.72
Central Office Property Management Fees	284,193.00	213,144.75	215,532.54	(2,387.79)
Central Office Bookkeeping Fees	26,730.00	20,047.50	19,515.00	532.50
Tenant Services	37,680.00	28,260.00	36,044.58	(7,784.58)
Utilities Expense	791,800.00	593,850.00	616,927.25	(23,077.25)
Ordinary Maintenance	1,042,445.00	781,833.75	724,010.03	57,823.72
Protective Services	96,500.00	72,375.00	76,176.39	(3,801.39)
General	315,250.00	236,437.50	120,932.40	115,505.10
P.I.L.O.T.	19,317.00	14,487.75	13,287.16	1,200.59
Casualty Repairs	-	-	(7,152.99)	7,152.99
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,926,891.00	2,195,168.25	2,040,798.64	154,369.61
Diff In Oper Revenues & Expenses	(141,708.00)	(106,281.00)	239,011.44	345,292.44
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	141,708.00	106,281.00	-	(106,281.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	6.75	6.75
Cost of Assets Disposed	-	-	-	-
	141,708.00	106,281.00	6.75	(106,274.25)
Difference in Revenue & Expense	-	-	239,018.19	239,018.19

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	410,000.00	307,500.00	339,539.00	32,039.00
Excess Utilities	-	-	472.02	472.02
Interest Income	-	-	-	-
Other Income	18,000.00	13,500.00	26,873.34	13,373.34
Operating Subsidy	771,560.00	578,670.00	598,216.00	19,546.00
Utilities Subsidy	192,890.00	144,667.50	157,790.00	13,122.50
Total Revenues	1,392,450.00	1,044,337.50	1,122,890.36	78,552.86
EXPENSES				
Administration	200,270.00	150,202.50	139,732.96	10,469.54
Central Office Property Management Fees	156,306.00	117,229.50	120,180.45	(2,950.95)
Central Office Bookkeeping Fees	14,702.00	11,026.50	10,882.50	144.00
Tenant Services	18,879.00	14,159.25	14,310.97	(151.72)
Utilities Expense	242,000.00	181,500.00	162,332.17	19,167.83
Ordinary Maintenance	590,512.00	442,884.00	641,187.74	(198,303.74)
Protective Services	35,000.00	26,250.00	29,706.42	(3,456.42)
General	87,170.00	65,377.50	62,090.16	3,287.34
P.I.L.O.T.	16,800.00	12,600.00	17,720.68	(5,120.68)
Casualty Repairs	-	-	(1,557.79)	1,557.79
Replacement of Equipment	-	-	-	-
Capital Replacements	45,000.00	33,750.00	29,700.00	4,050.00
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,406,639.00	1,054,979.25	1,226,286.26	(171,307.01)
Diff In Oper Revenues & Expenses	(14,189.00)	(10,641.75)	(103,395.90)	(92,754.15)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	14,189.00	10,641.75	103,395.90	92,754.15
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	14,189.00	10,641.75	103,395.90	92,754.15
Difference in Revenue & Expense	-	-	-	(0.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 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	2,400.00	420.00	1,980.00
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	2,400.00	420.00	1,980.00
Diff In Oper Revenues & Expenses	(3,200.00)	(2,400.00)	(420.00)	1,980.00
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,200.00	2,100.00	420.00	1,680.00
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	420.00	1,680.00
Difference in Revenue & Expense	-	(300.00)	-	300.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	579,000.00	434,250.00	497,848.71	63,598.71
Excess Utilities	58,000.00	43,500.00	12,866.53	(30,633.47)
Interest Income	-	-	-	-
Other Income	26,500.00	19,875.00	205,451.46	185,576.46
Operating Subsidy	628,039.00	471,029.25	467,716.00	(3,313.25)
Utilities Subsidy	353,272.00	264,954.00	279,530.00	14,576.00
Total Revenues	1,644,811.00	1,233,608.25	1,463,412.70	229,804.45
EXPENSES				
Administration	206,865.00	155,148.75	135,191.69	19,957.06
Central Office Property Management Fees	164,832.00	123,624.00	124,475.62	(851.62)
Central Office Bookkeeping Fees	15,503.00	11,627.25	11,272.00	355.25
Tenant Services	19,414.00	14,560.50	14,654.47	(93.97)
Utilities Expense	404,100.00	303,075.00	312,707.46	(9,632.46)
Ordinary Maintenance	712,520.00	534,390.00	662,526.30	(128,136.30)
Protective Services	60,000.00	45,000.00	43,533.63	1,466.37
General	92,551.00	69,413.25	54,546.83	14,866.42
P.I.L.O.T.	17,490.00	13,117.50	18,514.12	(5,396.62)
Casualty Repairs	-	-	2,222.31	(2,222.31)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,693,275.00	1,269,956.25	1,379,644.43	(109,688.18)
Diff In Oper Revenues & Expenses	(48,464.00)	(36,348.00)	83,768.27	120,116.27
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	48,464.00	36,348.00	-	36,348.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(57.75)	(57.75)
Cost of Assets Disposed	-	-	-	-
	48,464.00	36,348.00	(57.75)	36,290.25
Difference in Revenue & Expense	-	-	83,710.52	156,406.52

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	794,444.00	595,833.00	603,967.00	8,134.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	61,800.00	46,350.00	61,166.76	14,816.76
Operating Subsidy	405,023.00	303,767.25	299,697.00	(4,070.25)
Utilities Subsidy	318,233.00	238,674.75	257,047.00	18,372.25
Total Revenues	1,579,500.00	1,184,625.00	1,221,877.76	37,252.76
EXPENSES				
Administration	183,633.00	137,724.75	124,683.64	13,041.11
Central Office Property Management Fees	200,830.00	150,622.50	155,675.95	(5,053.45)
Central Office Bookkeeping Fees	18,889.00	14,166.75	14,092.50	74.25
Tenant Services	60,570.00	45,427.50	49,237.82	(3,810.32)
Utilities Expense	369,000.00	276,750.00	338,377.41	(61,627.41)
Ordinary Maintenance	543,710.00	407,782.50	416,941.42	(9,158.92)
Protective Services	70,000.00	52,500.00	46,061.44	6,438.56
General	95,030.00	71,272.50	59,750.46	11,522.04
P.I.L.O.T.	42,544.00	31,908.00	26,558.96	5,349.04
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	7,045.00	(7,045.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,584,206.00	1,188,154.50	1,238,424.60	(50,270.10)
Diff In Oper Revenues & Expenses	(4,706.00)	(3,529.50)	(16,546.84)	(13,017.34)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	4,706.00	3,529.50	16,546.84	13,017.34
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(2.94)	(2.94)
Cost of Assets Disposed	-	-	-	-
	4,706.00	3,529.50	16,543.90	13,017.34
Difference in Revenue & Expense	-	-	(2.94)	(0.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	438,000.00	328,500.00	382,156.00	53,656.00
Excess Utilities	20,000.00	15,000.00	12,751.53	(2,248.47)
Interest Income	-	-	-	-
Other Income	65,000.00	48,750.00	189,510.60	140,760.60
Operating Subsidy	474,975.00	356,231.25	313,789.00	(42,442.25)
Utilities Subsidy	223,517.00	167,637.75	170,791.00	3,153.25
Total Revenues	1,221,492.00	916,119.00	1,068,998.13	152,879.13
EXPENSES				
Administration	166,193.00	124,644.75	138,773.68	(14,128.93)
Central Office Property Management Fees	142,097.00	106,572.75	103,459.36	3,113.39
Central Office Bookkeeping Fees	13,365.00	10,023.75	9,375.00	648.75
Tenant Services	15,561.00	11,670.75	10,348.09	1,322.66
Utilities Expense	280,000.00	210,000.00	257,923.07	(47,923.07)
Ordinary Maintenance	627,491.00	470,618.25	672,995.61	(202,377.36)
Protective Services	36,000.00	27,000.00	27,764.88	(764.88)
General	116,079.00	87,059.25	69,868.65	17,190.60
P.I.L.O.T.	15,800.00	11,850.00	12,423.29	(573.29)
Casualty Repairs	-	-	81,625.08	81,625.08
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,412,586.00	1,059,439.50	1,384,556.71	(161,867.05)
Diff In Oper Revenues & Expenses	(191,094.00)	(143,320.50)	(315,558.58)	(8,987.92)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	191,094.00	143,320.50	315,558.58	(172,238.08)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(189.19)	(189.19)
Cost of Assets Disposed	-	-	-	-
	191,094.00	143,320.50	315,369.39	(172,238.08)
Difference in Revenue & Expense	-	-	(189.19)	(181,226.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	393,000.00	294,750.00	298,289.10	3,539.10
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	18,400.00	13,800.00	19,404.39	5,604.39
Operating Subsidy	183,835.00	137,876.25	138,282.00	405.75
Utilities Subsidy	150,411.00	112,808.25	119,219.00	6,410.75
Total Revenues	745,646.00	559,234.50	575,194.49	15,959.99
EXPENSES				
Administration	132,207.00	99,155.25	79,106.06	20,049.19
Central Office Property Management Fees	99,468.00	74,601.00	75,699.61	(1,098.61)
Central Office Bookkeeping Fees	9,356.00	7,017.00	6,854.50	162.50
Tenant Services	43,238.00	32,428.50	32,908.44	(479.94)
Utilities Expense	176,500.00	132,375.00	118,775.77	13,599.23
Ordinary Maintenance	300,943.00	225,707.25	251,928.19	(26,220.94)
Protective Services	46,000.00	34,500.00	47,357.55	(12,857.55)
General	36,755.00	27,566.25	35,970.91	(8,404.66)
P.I.L.O.T.	21,650.00	16,237.50	17,951.33	(1,713.83)
Casualty Repairs	-	-	33,100.00	(33,100.00)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	866,117.00	649,587.75	699,652.36	(50,064.61)
Diff In Oper Revenues & Expenses	(120,471.00)	(90,353.25)	(124,457.87)	(34,104.62)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	120,471.00	90,353.25	124,457.87	(34,104.62)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(27.60)	(27.60)
Cost of Assets Disposed	-	-	-	-
	120,471.00	90,353.25	124,430.27	(34,132.22)
Difference in Revenue & Expense	-	-	(27.60)	(68,236.84)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	510,000.00	382,500.00	433,941.36	51,441.36
Excess Utilities	23,000.00	17,250.00	14,913.14	(2,336.86)
Interest Income	-	-	-	-
Other Income	131,000.00	98,250.00	131,765.99	33,515.99
Operating Subsidy	427,464.00	320,598.00	313,739.00	(6,859.00)
Utilities Subsidy	251,051.00	188,288.25	188,652.00	363.75
Total Revenues	1,342,515.00	1,006,886.25	1,083,011.49	76,125.24
EXPENSES				
Administration	170,730.00	128,047.50	120,274.97	7,772.53
Central Office Property Management Fees	147,781.00	110,835.75	113,967.50	(3,131.75)
Central Office Bookkeeping Fees	13,900.00	10,425.00	10,320.00	105.00
Tenant Services	17,211.00	12,908.25	10,477.45	2,430.80
Utilities Expense	338,100.00	253,575.00	270,023.22	(16,448.22)
Ordinary Maintenance	548,326.00	411,244.50	622,457.45	(211,212.95)
Protective Services	30,000.00	22,500.00	22,242.91	257.09
General	118,915.00	89,186.25	73,156.65	16,029.60
P.I.L.O.T.	17,190.00	12,892.50	16,391.81	(3,499.31)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	7,045.00	(7,045.00)
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,402,153.00	1,051,614.75	1,266,356.96	(214,742.21)
Diff In Oper Revenues & Expenses	(59,638.00)	(44,728.50)	(183,345.47)	(138,616.97)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	59,638.00	44,728.50	-	44,728.50
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(180.34)	(180.34)
Cost of Assets Disposed	-	-	-	-
	59,638.00	44,728.50	(180.34)	44,548.16
Difference in Revenue & Expense	-	-	(183,525.81)	(94,068.81)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	55,000.00	41,250.00	55,187.00	13,937.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	4,613.11	4,613.11
Operating Subsidy	103,189.00	77,391.75	66,071.00	(11,320.75)
Utilities Subsidy	6,587.00	4,940.25	4,910.00	(30.25)
Total Revenues	164,776.00	123,582.00	130,781.11	7,199.11
EXPENSES				
Administration	11,708.00	8,781.00	7,827.07	953.93
Central Office Property Management Fees	16,104.00	12,078.00	10,263.68	1,814.32
Central Office Bookkeeping Fees	1,515.00	1,136.25	930.00	206.25
Tenant Services	2,310.00	1,732.50	1,539.28	193.22
Utilities Expense	4,100.00	3,075.00	2,838.50	236.50
Ordinary Maintenance	62,990.00	47,242.50	46,469.92	772.58
Protective Services	-	-	-	-
General	6,571.00	4,928.25	4,086.27	841.98
P.I.L.O.T.	5,090.00	3,817.50	5,234.85	(1,417.35)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	110,388.00	82,791.00	79,189.57	3,601.43
Diff In Oper Revenues & Expenses	54,388.00	40,791.00	51,591.54	10,800.54
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	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	54,388.00	40,791.00	51,591.54	10,800.54

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	9,840.00	9,840.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	10.00	10.00
Operating Subsidy	-	-	2,374.00	2,374.00
Utilities Subsidy	-	-	198.00	198.00
Total Revenues	-	-	12,422.00	12,422.00
EXPENSES				
Administration	-	-	300.00	(300.00)
Central Office Property Management Fees	-	-	1,490.78	(1,490.78)
Central Office Bookkeeping Fees	-	-	135.00	(135.00)
Tenant Services	-	-	-	-
Utilities Expense	-	-	1,614.46	(1,614.46)
Ordinary Maintenance	-	-	11.77	(11.77)
Protective Services	-	-	-	-
General	-	-	180.00	(180.00)
P.I.L.O.T.	-	-	822.55	(822.55)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	-	-	4,554.56	(4,554.56)
Diff In Oper Revenues & Expenses	-	-	7,867.44	7,867.44
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	-	-	7,867.44	7,867.44

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	2,066,360.00	1,549,770.00	1,555,174.93	5,404.93
Service Fee Income	110,433.00	82,824.75	66,801.76	(16,022.99)
Asset Management & Bookkeeping Income	436,100.00	327,075.00	316,019.00	(11,056.00)
Interest Income	-	-	194.70	194.70
Other Income	7,000.00	5,250.00	22,797.44	17,547.44
Total Revenues	2,619,893.00	1,964,919.75	1,960,987.83	(3,931.92)
EXPENSES				
Administration	2,052,404.00	1,539,303.00	1,393,538.13	145,764.87
Tenant Services	5,000.00	3,750.00	13,085.12	(9,335.12)
Utilities Expense	37,500.00	28,125.00	19,713.33	8,411.67
Ordinary Maintenance	146,592.00	109,944.00	63,118.33	46,825.67
General	20,550.00	15,412.50	14,881.18	531.32
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	29,535.00	(29,535.00)
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,262,046.00	1,696,534.50	1,533,871.09	162,663.41
Difference in Revenue & Expense	357,847.00	268,385.25	427,116.74	158,731.49
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	357,847.00	268,385.25	427,116.74	158,731.49

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	7.66	7.66
Other Income	6,500.00	4,875.00	4,597.16	(277.84)
Adm Subsidy	1,738,807.00	1,304,105.25	1,226,669.00	(77,436.25)
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,745,307.00	1,308,980.25	1,231,273.82	(77,706.43)
EXPENSES				
Administration	1,271,023.00	953,267.25	860,335.08	92,932.17
Tenant Services	8,300.00	6,225.00	3,158.57	3,066.43
Utilities	9,400.00	7,050.00	6,176.76	873.24
Ordinary Maintenance	10,600.00	7,950.00	3,500.78	4,449.22
General	13,800.00	10,350.00	7,056.24	3,293.76
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,313,123.00	984,842.25	880,227.43	104,614.82
Diff In Oper Revenue & Expense	432,184.00	324,138.00	351,046.39	26,908.39
Non-Oper.Revenue				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	19,800,000.00	14,850,000.00	14,617,963.33	(232,036.67)
HAP Payments	19,800,000.00	14,850,000.00	14,617,963.33	232,036.67
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	432,184.00	324,138.00	351,046.39	26,908.39

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2025 - JUNE 30, 2026

	FY 2026 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 12 months.

**YTD Actual is Revenue or Expense from 7/1/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 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	0.00	0.00
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	0.00	0.00
EXPENSES				
Administration	1,000.00	750.00	0.00	750.00
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	69.60	(69.60)
Maintenance Expense	2,400.00	1,800.00	0.00	1,800.00
General Expense	25.00	18.75	0.00	18.75
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	3,425.00	2,568.75	69.60	2,499.15
Diff in Oper. Revenues & Expenses	(3,425.00)	(2,568.75)	(69.60)	2,499.15
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	(3,425.00)	(2,568.75)	(69.60)	2,499.15

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Proceeds on Sale of Property	0.00	0.00	133,000.00	133,000.00
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	9,416.00	9,416.00
Total Revenue	0.00	0.00	142,416.00	142,416.00
EXPENSES				
Administration	9,000.00	6,750.00	390.00	6,360.00
Tenant Services	3,000.00	2,250.00	0.00	2,250.00
Utilities	1,500.00	1,125.00	902.23	222.77
Ordinary & Contract Maintenance	4,268.00	3,201.00	283.24	2,917.76
General	25.00	18.75	0.00	18.75
Capital Expenditures	650,000.00	487,500.00	80,039.62	407,460.38
Total Expenses	667,793.00	500,844.75	81,615.09	419,229.66
Diff in Oper. Revenues & Expenses	(667,793.00)	(500,844.75)	60,800.91	(276,813.66)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	316,417.61	(316,417.61)
Total Non-Oper. Revenues & Expenses	0.00	0.00	316,417.61	(316,417.61)
Use of Reserves	667,793.00	500,844.75	255,616.70	276,813.66
Difference in Ttl Revenues & Expenses	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	50,000.00	37,500.00	45,812.16	8,312.16
Interest Income	0.00	0.00	0.00	0.00
Other Income	550.00	412.50	734.26	321.76
Operating Subsidy	<u>173,328.00</u>	<u>129,996.00</u>	<u>123,144.00</u>	<u>(6,852.00)</u>
Total Revenues	223,878.00	167,908.50	169,690.42	1,781.92
EXPENSES				
Administration	37,968.00	28,476.00	24,413.71	4,062.29
Tenant Services	2,150.00	1,612.50	0.00	1,612.50
Utilities	6,300.00	4,725.00	1,030.11	3,694.89
Ordinary Maintenance	100,380.00	75,285.00	14,955.44	60,329.56
Protective Services	0.00	0.00	0.00	0.00
General	7,970.00	5,977.50	4,029.95	1,947.55
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	154,768.00	116,076.00	44,429.21	71,646.79
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	69,110.00	51,832.50	125,261.21	73,428.71

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	62,734.00	47,050.50	49,133.69	2,083.19
Other income	94,534.00	70,900.50	74,447.33	3,546.83
Total Revenues	157,268.00	117,951.00	123,581.02	5,630.02
EXPENSES				
Administration	79,181.00	59,385.75	41,694.73	17,691.02
Management Fees	62,734.00	47,050.50	49,133.69	(2,083.19)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	220.00	165.00	1,722.35	(1,557.35)
Ordinary Maintenance	13,758.00	10,318.50	30,191.44	(19,872.94)
General	1,375.00	1,031.25	838.81	192.44
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	157,268.00	117,951.00	123,581.02	(5,630.02)
Difference in Revenue & Expense	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,840,100.00</u>	<u>4,797,676.95</u>	<u>79,821.68</u>	<u>(42,423.05)</u>
Total Revenues	4,840,100.00	4,797,676.95	79,821.68	(42,423.05)
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	0.00	0.00
Administration	480,000.00	480,000.00	0.00	0.00
General Capital Activity	4,350,100.00	4,307,676.95	79,821.68	42,423.05
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	4,797,676.95	79,821.68	42,423.05
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
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, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,317,269.00</u>	<u>2,168,235.50</u>	<u>1,907,995.15</u>	<u>(149,033.50)</u>
Total Revenues	2,317,269.00	2,168,235.50	1,907,995.15	(149,033.50)
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	2,168,235.50	1,907,995.15	149,033.50
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	2,168,235.50	1,907,995.15	149,033.50
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
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, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,936,100.00</u>	<u>4,367,899.74</u>	<u>1,385,070.80</u>	<u>(568,200.26)</u>
Total Revenues	4,936,100.00	4,367,899.74	1,385,070.80	(568,200.26)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	10,000.00	4,983.30	0.00
Administration	490,000.00	490,000.00	0.00	(0.00)
General Capital Activity	4,436,100.00	3,867,899.74	1,380,087.50	568,200.26
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	4,367,899.74	1,385,070.80	568,200.26
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
Grant effective dates May 6, 2024 to May 5, 2028

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (577)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,702,682.00</u>	<u>624,946.74</u>	<u>624,946.74</u>	<u>(4,077,735.26)</u>
Total Revenues	4,702,682.00	624,946.74	624,946.74	(4,077,735.26)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	10,000.00	10,000.00	0.00
Administration	460,000.00	460,000.00	460,000.00	0.00
General Capital Activity	4,232,682.00	154,946.74	154,946.74	4,077,735.26
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,702,682.00	624,946.74	624,946.74	4,077,735.26
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
Grant effective dates May 13, 2025 to May 12, 2029

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,300,000.00</u>	<u>2,214,190.51</u>	<u>426,125.95</u>	<u>(85,809.49)</u>
Total Revenues	2,300,000.00	2,214,190.51	426,125.95	(85,809.49)
EXPENSES				
Salaries	948,086.00	952,492.29	167,116.78	(4,406.29)
Staff Travel Costs	2,500.00	1,419.85	591.81	1,080.15
Administrative/Other Costs	57,360.00	39,789.31	6,213.22	17,570.69
Staff Training Costs	5,500.00	6,285.34	1,085.00	(785.34)
Supportive Services	100,860.00	87,722.19	57,546.14	13,137.81
Case Management	161,022.00	122,191.80	5,400.00	38,830.20
Computers/Software	66,172.00	52,536.73	0.00	13,635.27
Rent Incentives	<u>958,500.00</u>	<u>951,753.00</u>	<u>188,173.00</u>	<u>6,747.00</u>
Total Expenses	2,300,000.00	2,214,190.51	426,125.95	85,809.49
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
Grant effective dates are June 1, 2021 to June 30, 2026.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>361,645.00</u>	<u>244,732.06</u>	<u>88,873.42</u>	<u>(116,912.94)</u>
Total Revenues	361,645.00	244,732.06	88,873.42	(116,912.94)
EXPENSES				
Project Coordinator	361,645.00	228,281.63	87,288.84	133,363.37
Administrative Costs	0.00	15,805.43	1,154.58	(15,805.43)
Training Costs	<u>0.00</u>	<u>645.00</u>	<u>430.00</u>	<u>(645.00)</u>
Total Expenses	361,645.00	244,732.06	88,873.42	116,912.94
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
Grant effective dates are June 01, 2024 to May 31, 2027.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
FY 2024 FSS GRANT (694)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>194,612.00</u>	<u>109,812.17</u>	<u>109,812.17</u>	<u>(84,799.83)</u>
Total Revenues	194,612.00	109,812.17	109,812.17	(84,799.83)
EXPENSES				
Project Coordinator	<u>194,612.00</u>	<u>109,812.17</u>	<u>109,812.17</u>	<u>84,799.83</u>
Total Expenses	194,612.00	109,812.17	109,812.17	84,799.83
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
Grant effective dates are January 01, 2026 to December 31, 2026.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,836,496.00</u>	<u>3,836,496.00</u>	<u>320,203.40</u>	<u>0.00</u>
Total Revenues	3,836,496.00	3,836,496.00	320,203.40	0.00
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	3,836,496.00	3,836,496.00	320,203.40	0.00
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	3,836,496.00	320,203.40	0.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
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, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	449,000.00	16,076.18	0.00	(432,923.82)
Total Revenues	449,000.00	16,076.18	0.00	(432,923.82)
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	16,076.18	1,526.18	432,923.82
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	449,000.00	16,076.18	1,526.18	432,923.82
Difference in Revenue & Expenses	0.00	0.00	(1,526.18)	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.
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, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>164,000.00</u>	<u>158,000.00</u>	<u>0.00</u>	<u>(6,000.00)</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
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 10/01/25 through 06/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA GRANT - FVIFPF (229)

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- JUNE 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>299,916.00</u>	<u>96,229.43</u>	<u>96,229.43</u>	<u>(203,686.57)</u>
Total Revenues	299,916.00	96,229.43	96,229.43	(203,686.57)
EXPENSES				
Payroll	0.00	14,825.00	14,825.00	(14,825.00)
Training	0.00	215.00	215.00	(215.00)
Participation Funding	0.00	18,033.15	18,033.15	(18,033.15)
Supportive Services	0.00	49,490.85	49,490.85	(49,490.85)
Grounds Equip/Care	0.00	9,957.14	9,957.14	(9,957.14)
Janitorial	0.00	1,490.00	1,490.00	(1,490.00)
Marketing	0.00	441.35	441.35	(441.35)
Computer Software	<u>0.00</u>	<u>1,776.94</u>	<u>1,776.94</u>	<u>(1,776.94)</u>
Total Expenses	0.00	96,229.43	96,229.43	(96,229.43)
Difference in Revenue & Expenses	299,916.00	0.00	0.00	(299,916.00)

**YTD Actual is Revenue or Expense from 10/01/25 through 06/30/26.

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
JUNE 2026

PROCUREMENT JUNE 2026 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-26-01-30

Invitation for Bids for Security Measures for Administration and Community Building for Villages At Lincoln, AMP 202 was issued April 12, 2026. A pre-bid meeting was conducted April 21, 2026. Comments were received by May 5, 2026. Three (3) responsive bids were received by May 26, 2026. Thor Construction, LLC submitted the low responsive bid with an amount of \$347,200.00. Commissioners approved Resolution 4287 on June 22, 2026 accepting the bid submitted by Thor Construction, LLC. A contract with a fixed amount of \$347,200.00 was executed June 25, 2026.

B. Solicitations Pending

RED-26-05-27

Invitation for Bids for Security Measures for Bluestone Park Administration and Maintenance Buildings, Bluestone Park, AMP 259 was issued June 7, 2026. A pre-bid meeting was conducted June 16, 2026. Comments were received by June 23, 2026. Two (2) responsive bids were received by June 30, 2026. Bids are being evaluated.

II. Operating Budget

A. Contracts Awarded

None

B. Solicitations Pending

EXE-25-08-28

Request for Proposals for Electronic Document Management/Workflow Software was issued November 9, 2025. Comments were received by November 25, 2025. Five (5)

responsive proposals were received by December 16, 2025. Proposals are being evaluated.

III. Other Grants and Projects

A. Contracts Awarded

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
JUNE 2026

Redevelopment and Revitalization Department

June 2026 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. The property was sold to a first-time homebuyer on June 17, 2026. The buyer was a former HCV participant and a recent graduate of the Family Self-Sufficiency program.

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.

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 in September 2025 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 awarded a purchase order to a contractor in October for the project and work is underway. Completion of the unit is expected as early as summer of 2026.

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 (10) 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.

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 two of them now occupied by program participants under lease. In April 2026, RRHA evicted two (2) participants who were behind on their rent. The two (2) units are available to new applicants and should be ready for occupancy by late summer of 2026.

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 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 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. 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's Executive Director met with the City Manager in October 2025 and she advised that the City is hiring a new person for their Housing Policy position. That position has been filled and RRHA is in discussions with him on this and other housing matters.

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, 2023 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 2023 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, 2023 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 dated August 31, 2023 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 2024. 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 was submitted to HUD in February 2026 and RRHA is awaiting comments on it.

Virginia Housing and RRHA staff have briefly discussed the future of the site and the grant agreement that was part of RRHA’s purchase of the property. Further discussions of the property will also take place after HUD’s review of the site acquisition proposal.

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

6/30/2026

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	\$4,797,676.95	\$42,423.05	16-Feb-2025	16-Feb-2027
VALRT0010-23	\$449,000.00	\$447,000.00	\$2,000.00	\$14,550.00	\$434,450.00	15-May-2025	15-May-2026
VA36H01150122	\$2,317,269.00	\$2,314,269.00	\$3,000.00	\$2,168,235.50	\$149,033.50	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,932,100.00	\$4,000.00	\$4,379,123.64	\$556,976.36	5-May-2026	5-May-2028
VA36P01150125	\$4,702,682.00	\$2,224,596.67	\$2,478,085.33	\$705,796.74	\$3,996,885.26	12-May-2027	12-May-2029
Totals	\$43,969,336.00	\$41,460,687.14	\$2,508,648.86	\$38,789,567.83	\$5,179,768.17		
		94.3%		88.2%			

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 6/30/26

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 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. Environmental review process complete. Application for building permits made.
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	60%	70%	Preparing for section 18 process for 24 units at Indian Rock Village located in floodway. Phase 1 Environmental Site Assessment being performed.
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	11/18/25	#1 (\$6,000.00) #2 (\$159,299.00) #3 time #4 (-\$88,693.00) + time	\$726,581.00	90%	89%	Work is complete in ten (10) boiler rooms. Contractor is insulating piping and installing circuit setters.
contract 574-2601-1-5 (project 250801)	Open End A & E Services Original Contract Amount \$225,000.00	Hughes Associates Architects & Engineers	N/A	12/1/25		\$225,000.00	35%	28%	Design work for upgrades to electrical infrastructure at Indian Rock Village is continuing.
contract 226-2601-1-7 (project 240101)	Installation of Passive Radon Vent Systems for Jamestown Place and Indian Rock Village Original Contract Amount \$280,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	5/11/26		\$280,000.00	55%	43%	Radon vents installed in four (4) units at Jamestown Place. Fourteen out of eighteen radon vents installed at Indian Rock Village.
contract 577-2601-1-7 (project 250601)	Balcony and Stair Replacement for Buildings 807 and 811 Hunt Avenue Original Contract Amount \$228,940.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD		\$228,940.00	0%	0%	Material submittals are being reviewed. Materials are being ordered.
contract 577-2602-1-7 (project 260301)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, Phase 4 Original Contract Amount \$678,062.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$678,062.00	0%	0%	Material submittals have been reviewed. Materials are being ordered.
contract 576-2601-1-7 (project 250802)	Security Measures for Villages at Lincoln Administration and Community Building Original Contract Amount \$347,200.00	Thor Construction, LLC	Hughes Associates Architects & Engineers	TBD		\$347,200.00	0%	0%	Contract executed June 25, 2026.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
JUNE 2026

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

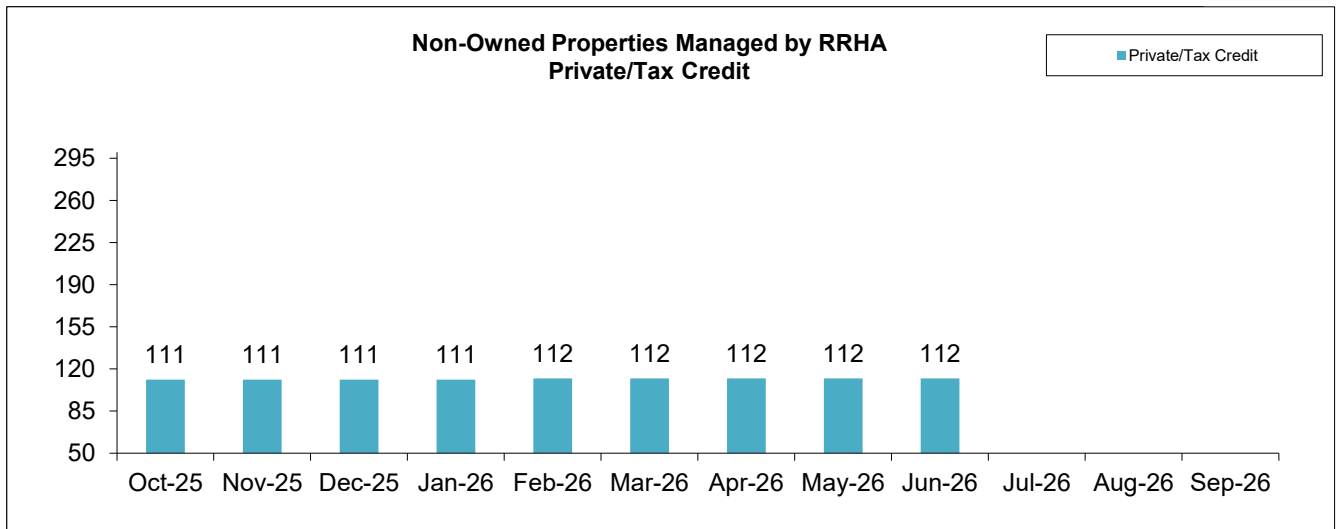
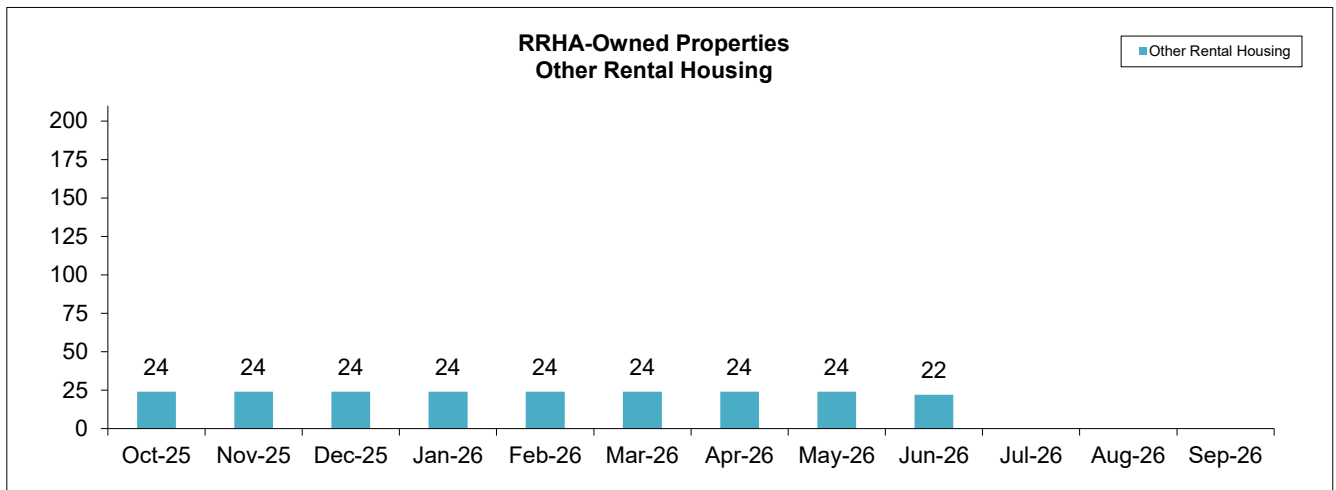
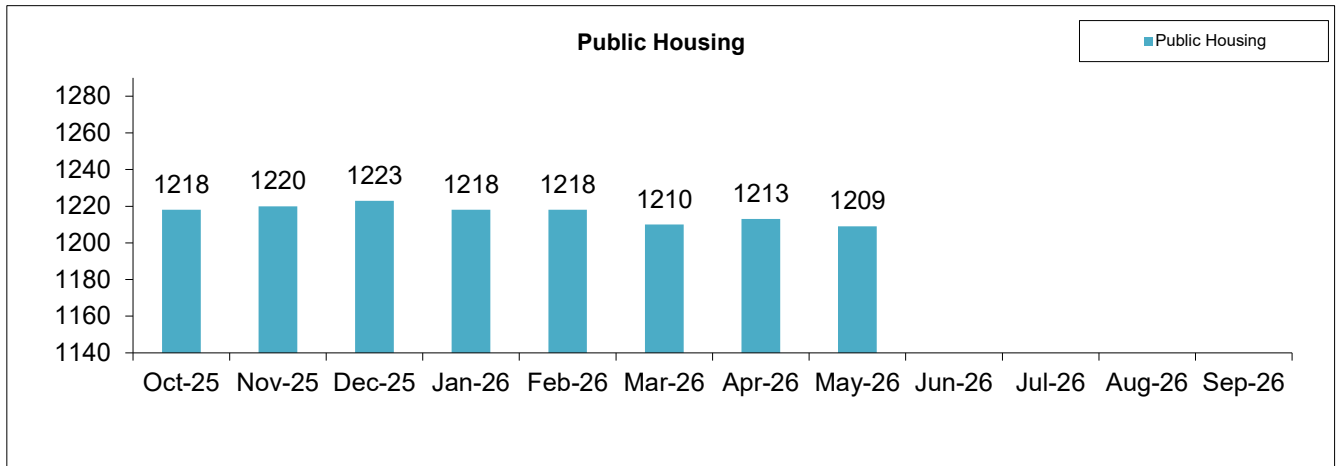
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	0	293	9000	537	8463	94.03%	5.97%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	159	4950	229	4721	95.37%	4.63%
Hunt Manor/Bluestone Park	259	174	3	167	5220	324	4896	93.79%	6.21%
Melrose Towers	206	212	3	206	6360	166	6194	97.39%	2.61%
Jamestown Place	207	150	4	129	4500	1303	3197	71.04%	28.96%
Morningside	208	105	3	101	3150	41	3109	98.70%	1.30%
Indian Rock Village/53 Scattered	210	156	1	153	4680	106	4574	97.74%	2.26%
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	1	12	450	178	272	60.44%	39.56%
Portfolio Total:		1277	16	1220	38310	2884	35426	92.47%	7.53%

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%

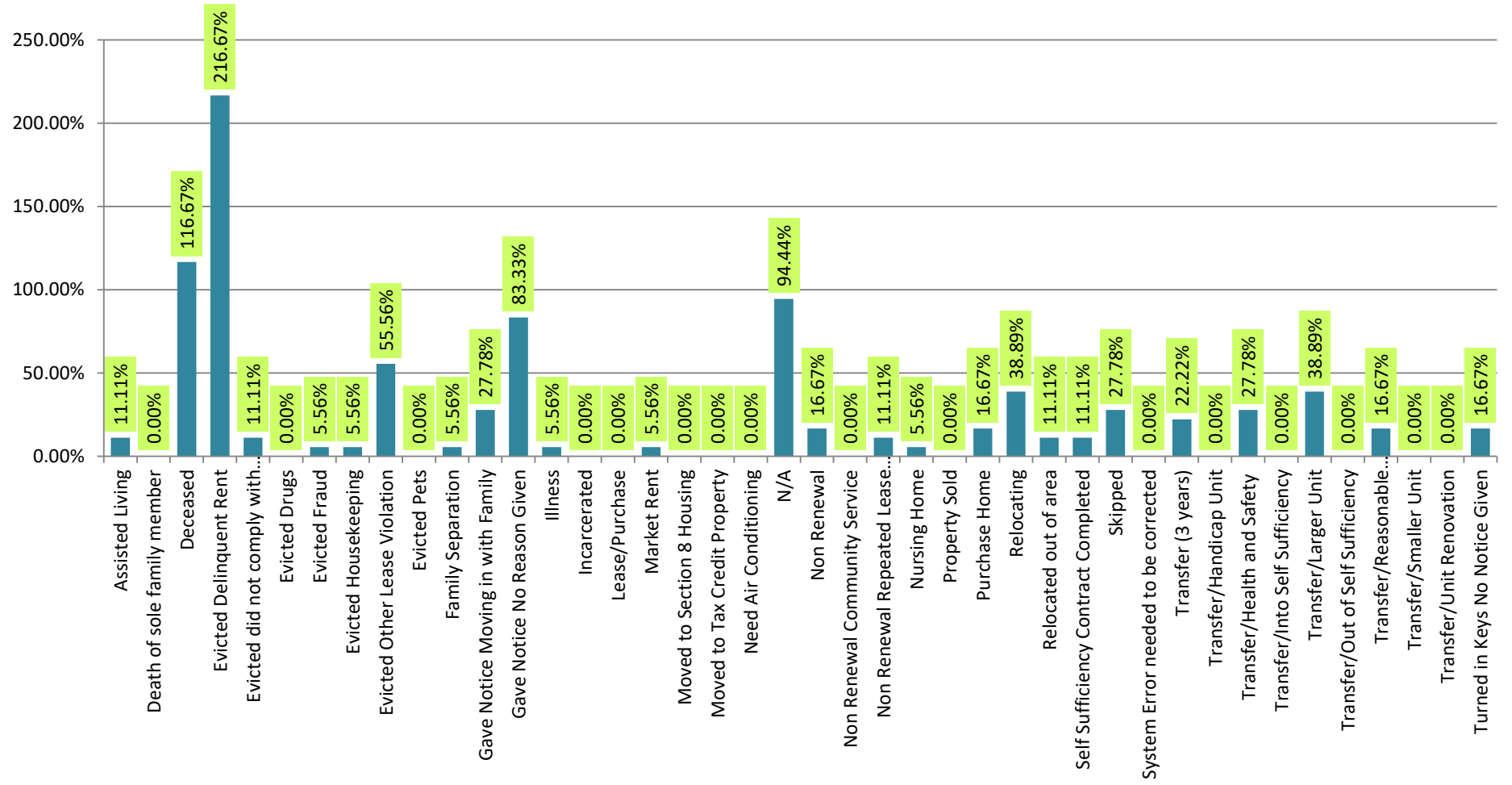
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	900	30	870	96.67%	3.33%
Hillcrest Heights (LIHTC)	456	24	22	720	0	720	100.00%	0.00%
Park Street Square (LIHTC)	457	25	25	750	0	750	100.00%	0.00%
Hurt Park LP (LIHTC)	459	40	37	1200	30	1170	97.50%	2.50%
Portfolio Total:		119	111	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 10/1/2025-9/30/2026



**Monthly
Management Report
Charges vs. Receipts
JUNE 2026**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 6/01/2026	Vacated Unit Cumulative Charge- Offs as of 6/30/2026
<i>Non-Public Housing Tax Credit</i>		\$4,218.17	\$25,813.35
Lansdowne Park	201	\$43,733.05	\$104,794.59
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$6,030.18	\$15,685.49
Hunt Manor/Bluestone Park	259	\$12,253.02	\$33,034.47
Melrose Towers	206	\$3,602.53	\$18,782.84
Jamestown Place	207	\$22,060.28	\$64,854.51
Morningside Manor	208	\$0.00	\$6,407.64
Indian Rock Village / 53 Scattered	210	\$17,143.81	\$7,089.37
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$1,282.63	\$19,142.78
Public Housing	TOTAL	\$110,323.67	\$295,605.04

**Fiscal Year to Date
Public Housing Inspections
10/01/25 - 9/30/2026**

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. The remainder of the inspections are scheduled for June 2026.

Utility Consumption Report

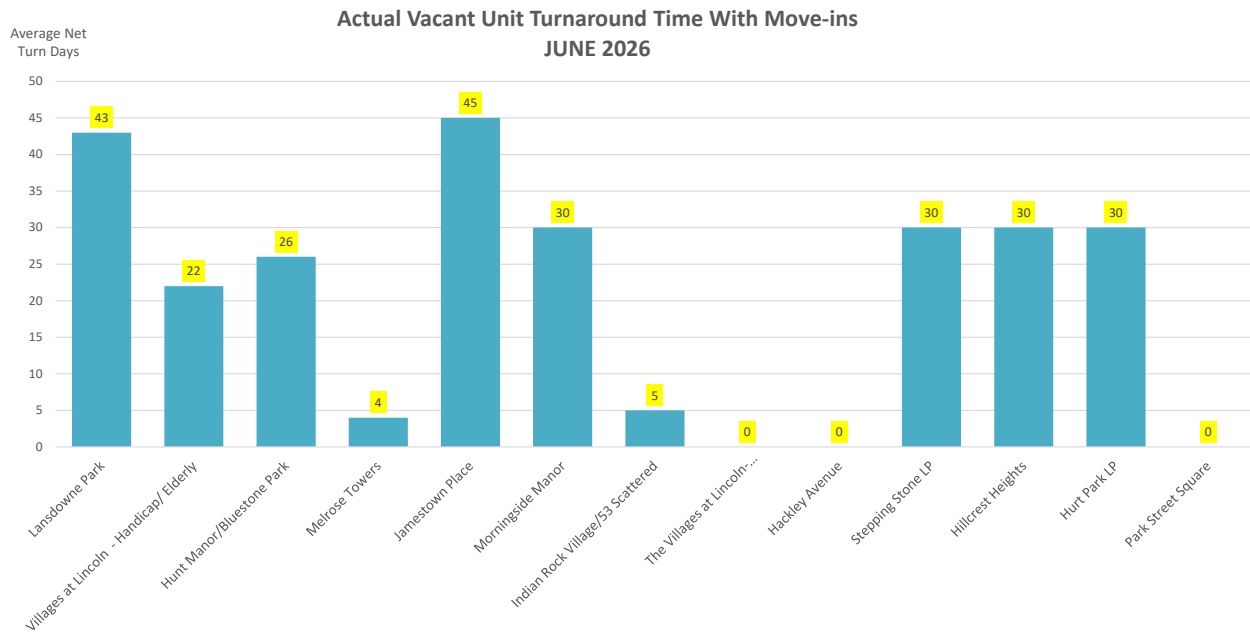
October 2025 - September 2026

Consumption and Costs as of May 31, 2026

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	54.55	108.83	86.59	249.97	224.82	111.19%
202	165	103.89	3.83	79.66	187.38	224.82	83.35%
259	174	41.57	69.30	98.68	209.55	224.82	93.21%
206	212	58.66	70.60	57.21	186.47	224.82	82.94%
207	150	45.62	70.89	87.79	204.30	224.82	90.87%
208	105	47.98	50.88	39.00	137.86	224.82	61.32%
210	156	67.25	73.79	79.03	220.07	224.82	97.89%
215	15	N/A	N/A	N/A	N/A	224.82	N/A
Total Units: 1277							
Average Cost PUM:		62.07	83.42	79.33		224.82	

Consumption											
AMP	Gas			Percent Difference	Electric			Percent Difference	Water		Percent Difference
	Number of Units	THERMS PUM	RRHA PUM Average		KWH PUM	RRHA PUM Average	Usage PUM		RRHA PUM Average		
201	300	108.83	65.03	167.35%	534	574	93.03%	5.96	5.58	106.81%	
202	165	N/A	65.03	N/A	939	574	163.59%	4.71	5.58	84.41%	
259	174	52.29	65.03	80.41%	370	574	64.46%	6.32	5.58	113.26%	
206	212	60.98	65.03	93.77%	557	574	97.04%	4.53	5.58	81.18%	
207	150	48.29	65.03	74.26%	449	574	78.22%	7.46	5.58	133.69%	
208	105	43.71	65.03	67.22%	475	574	82.75%	2.95	5.58	52.87%	
210	156	52.02	65.03	79.99%	523	574	91.11%	5.51	5.58	98.75%	
215	15	N/A	65.03	N/A	N/A	574	N/A	N/A	5.58	N/A	
Total Units:	1277										
Average THERM PUM:		65.03			Average KWH PUM:		574	Average water usage PUM: 5.58			
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 21 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 2026 = \$62,279.00											

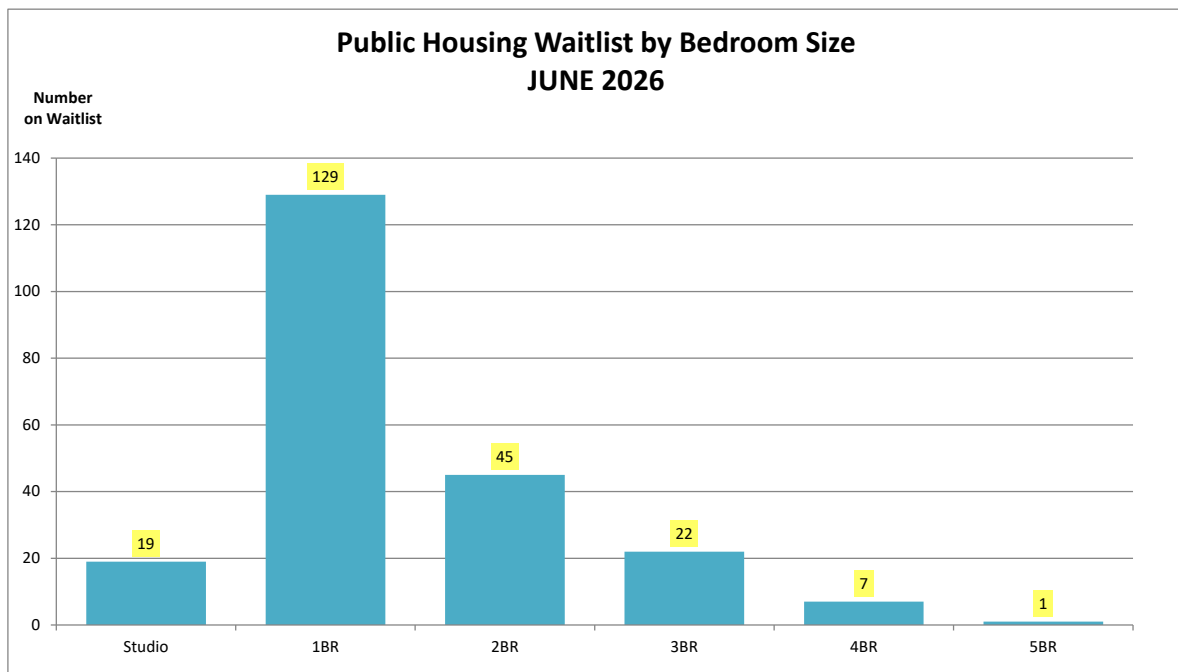
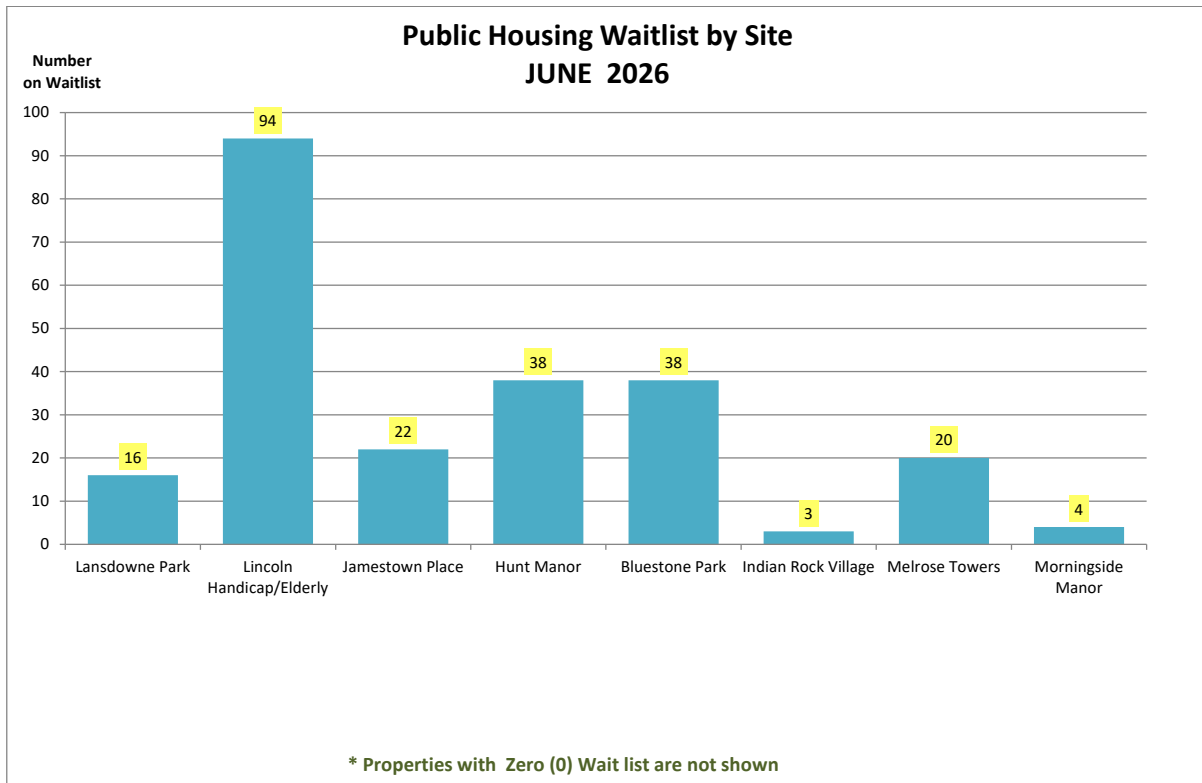
A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.



Work Order Report from 10/01/2025 - 9/30/2026

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	36	35	97%	17	4	0
Village at Lincoln/Handicapped/ Elderly Cottages	9	8	89%	10	6	1
Hunt Manor/Bluestone Park	10	10	100%	9	8	1
Melrose Towers	13	13	100%	26	5	0
Jamestown Place	12	12	100%	5	0	0
Morningside Manor	9	9	100%	15	0	0
Indian Rock Village/53 Scattered	17	16	94%	8	4	1
Total	106	103	97%	90	27	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



SECURITY ACTIVITIES
MONTHLY REPORT
JUNE 2026

Public Housing Criminal Activity for the Month of JUNE 2026 and the Fiscal Year 10/01/25 - 09/30/26
RRHA is submitting FOIA requests to the city every month to obtain this informatin

	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	0	4	0	0	0	1	0	0	0	1	1	1	0	1	0	0
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0
Burglary	0	1	0	0	0	0	0	0	2	6	0	1	0	0	0	0
Homicide/Murder	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Larceny	0	2	0	3	0	3	1	1	1	9	2	5	1	3	3	5
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	1	3	0	0	0	0	0	0
Part 1 Crime Total	0	7	0	3	2	6	1	1	4	19	3	7	1	5	3	5
Destruction of Property	2	3	0	0	0	0	0	2	2	4	1	3	0	1	0	0
Disorderly Persons	0	1	0	0	0	0	0	0	1	1	0	1	0	2	0	1
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	0	0	0	0	0
Drug Offense	0	0	0	1	0	2	0	0	0	5	0	2	0	1	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	1	1
Fraud	0	2	0	2	0	1	0	1	0	6	0	19	0	1	0	2
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	1	0	1	0	1	1	1	0	3	1	2	0	0	2	4
Liquor Law	0	0	0	0	1	1	0	0	2	4	0	0	0	0	1	4
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	1
Simple Assault	1	3	0	1	0	3	0	0	2	8	4	8	0	3	1	5
Sucide/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	0	3	0	0	0	0	0	0	0	0	0	2	0	0	1	1
Weapons	0	3	0	0	0	0	0	0	1	5	0	0	0	3	0	0
Part II Crime Total	3	16	0	5	1	8	1	4	8	37	6	37	0	11	6	19
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	3	23	0	8	3	14	2	5	12	56	9	44	1	16	9	24

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - JUNE 2026

	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										
Jamestown Place	0.0079	0.0000	0.00%	0.0527	0.0467	88.62%	0.0867	46.17% ↑	0.0522	0.88% ↓
Morningside Manor	0.0079	0.0000	0.00%	0.0527	0.0286	54.26%	0.0095	200.75% ↑	0.0772	31.79% ↓
Indian Rock Village	0.0079	0.0250	316.27%	0.0527	0.0750	142.42%	0.0625	20.00% ↓	0.0772	31.79% ↓
Bluestone	0.0087	0.0128	147.63%	0.0488	0.0128	26.28%	0.0395	67.54% ↓	0.0776	37.13% ↓
Lansdowne Park	0.0071	0.0133	186.80%	0.0337	0.0633	187.90%	0.1433	55.80% ↑	0.0576	41.48% ↓
Villages at Lincoln	0.0071	0.0182	254.73%	0.0337	0.0424	125.87%	0.0909	53.33% ↓	0.0576	41.48% ↓
Hunt Manor	0.0071	0.0104	145.94%	0.0337	0.0521	154.52%	0.0729	28.56% ↑	0.0576	41.48% ↓
Melrose Towers	0.0071	0.0142	198.26%	0.0337	0.0236	69.97%	0.0236	0.06% ↑	0.0576	41.48% ↓

	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										
Jamestown Place	0.0187	0.0200	106.93%	0.1048	0.1067	101.82%	0.5067	78.95% ↑	0.2103	50.18% ↑
Morningside Manor	0.0187	0.0000	0.00%	0.1048	0.0476	45.45%	0.0762	37.51% ↑	0.2103	50.18% ↑
Indian Rock Village	0.0187	0.0125	66.83%	0.1048	0.1000	95.45%	0.3625	72.41% ↑	0.2103	50.18% ↑
Bluestone	0.0153	0.0128	83.63%	0.0625	0.0513	82.11%	0.3421	85.01% ↑	0.1411	55.74% ↓
Lansdowne Park	0.0137	0.0267	193.99%	0.0640	0.1233	192.59%	0.5467	77.44% ↑	0.1870	65.75% ↓
Villages at Lincoln	0.0137	0.0364	264.53%	0.0640	0.2242	350.16%	0.4000	43.94% ↓	0.1870	65.75% ↓
Hunt Manor	0.0137	0.0000	0.00%	0.0640	0.1146	178.92%	0.3021	62.07% ↑	0.1870	65.75% ↓
Melrose Towers	0.0137	0.0283	205.88%	0.0640	0.0896	139.95%	0.0425	110.88% ↑	0.1870	65.75% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
JUNE 2026

**Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
June 2026**

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of June 2026, reported at 78.7%. Currently, there are forty two (42) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2026, is 90.6%.

Inspections

During the month of June 2026 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and fifty-nine (159) inspections. This includes one eighty-six (86) biennials and fifty-nine (59) initial inspections processed for moving families, in the HCV Program. One (1) special inspection(s) and thirteen (13) re-inspections were also conducted. There was six (6) HQS Quality Control Inspections that were conducted during the month of June 2026.

Housing Choice Voucher Waiting List

For the month of June 2026 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There was one (1) port-ins and zero (0) port out(s) recorded for the month of June 2026.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of eight hundred and forty five (845) clients; including seven hundred and thirty eight (738) tenants/applicants and one hundred and seven (107) landlords during the month of June 2026. 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 June 2026, this program has one hundred and sixty nine (169) leased vouchers. There are seventeen (17) veterans searching for housing and four (4) 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 June 2026, this program has one hundred and seventy one (171) leased participants. There are seven (7) Mainstream applicants searching for housing and six (6) 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 June 2026, this program has sixty eight (68) leased participants. Thirteen (13) 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 June 2026, this program has seven (7) leased participants. Zero (0) referrals will be accepted from our Continuum of Care (COC) community partner.

**HCV HQS Inspection Department
Monthly Activity Report
June 2026**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	86	54	62.79%	32	37.21%
INITIALS	59	43	72.88%	16	27.12%
COMPLAINT	0	0	N/A	0	N/A
EMERGENCY	1	0	0.00%	1	0.00%
HQS REINSPECTIONS	13	10	76.92%	3	23.08%
HQS QUALITY CONTROL	6	2	33.33%	4	66.67%

TOTAL INSPECTIONS SCHEDULED	165
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	3.93
AVERAGE INSPECTIONS PER FIELD DAY	7.857142857
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	21

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
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	1,541	1,534	1,524	1,510	1,500	1,496	-	-	-			
MAINSTREAM Fund 310, 321, 322, 324, 327	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	181	181	177	175	173	171	-	-	-			
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	26	26	27	27	27	27	-	-	-			
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	21	21	20	20	20	20	-	-	-			
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	26	25	26	25	23	24	-	-	-			
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	48	47	47	45	43	-	-	-			
VASH (48) Fund 315	ALLOCATED	48	48	48	48	48	48	48	48	48	48	48	48
	LEASED	45	45	45	43	42	41	-	-	-			
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	9	8	8	9	9	-	-	-			
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	4	7	8	8	9	9	-	-	-			
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	5	5	6	9	-	-	-			
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	5	5	5	5	-	-	-			
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	3	3	4	4	4	5	-	-	-			
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	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	17	17	17	17	17	7	-	-	-			

VOUCHER UNITS LEASED
CY 2026

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION	
					MOVE - IN	MOVE - OUT
JANUARY	2,362	1,912	450	26	1	2
FEBRUARY	2,362	1,910	452	26	10	18
MARCH	2,362	1,897	465	24	4	4
APRIL	2,362	1,877	485	26	5	13
MAY	2,362	1,864	498	44	4	5
JUNE	2,362	1,860	502	61	10	2
JULY	2,362	-	2,362			
AUGUST	2,362	-	2,362			
SEPTEMBER	2,362	-	2,362			
OCTOBER	2,362		2,362			
NOVEMBER	2,362		2,362			
DECEMBER	2,362		2,362			

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD
FUNDING RECEIVED	\$ 1,456,875	\$ 1,517,421	\$ 1,461,578	\$ 1,603,426	\$ 1,585,004	\$ 1,573,962	\$ 1,595,816	\$ 1,619,329	\$ 1,461,798	\$ -	\$ -	\$ -	\$ 13,875,209
ACTUAL HAP EXPENSE	\$ 1,474,199	\$ 1,545,410	\$ 1,438,433	\$ 1,638,666	\$ 1,540,053	\$ 1,624,028	\$ 1,587,264	\$ 1,555,162	\$ 1,530,054	\$ -	\$ -	\$ -	\$ 13,933,269
VARIANCE	\$ (17,324)	\$ (27,989)	\$ 23,145	\$ (35,240)	\$ 44,951	\$ (50,066)	\$ 8,552	\$ 64,167	\$ (68,256)	\$ -	\$ -	\$ -	\$ (58,060)
PERCENT VARIANCE	-1.19%	-1.84%	1.58%	-2.20%	2.84%	-3.18%	0.54%	3.96%	-4.67%	#DIV/0!	#DIV/0!	#DIV/0!	-0.42%
YTD VARIANCE	\$ (17,324)	\$ (45,313)	\$ (22,168)	\$ (57,408)	\$ (12,457)	\$ (62,523)	\$ (53,971)	\$ 10,196	\$ (58,060)	\$ (58,060)	\$ (58,060)	\$ (58,060)	\$ (58,060)
PUC													
HUD FUNDED PUC	\$ 679.20	\$ 707.42	\$ 681.39	\$ 678.84	\$ 671.04	\$ 666.37	\$ 675.62	\$ 685.58	\$ 618.88	#DIV/0!	#DIV/0!	#DIV/0!	\$ 673.33
ACTUAL PUC	\$ 829.60	\$ 873.61	\$ 824.79	\$ 857.04	\$ 806.31	\$ 856.10	\$ 845.64	\$ 834.31	\$ 822.61	#DIV/0!	#DIV/0!	#DIV/0!	\$ 838.85
VARIANCE	\$ (150.40)	\$ (166.18)	\$ (143.40)	\$ (178.20)	\$ (135.27)	\$ (189.73)	\$ (170.02)	\$ (148.74)	\$ (203.73)	#DIV/0!	#DIV/0!	#DIV/0!	\$ (165.52)
PERCENT VARIANCE	-18.13%	-19.02%	-17.39%	-20.79%	-16.78%	-22.16%	-20.11%	-17.83%	-24.77%	#DIV/0!	#DIV/0!	#DIV/0!	-19.73%
UNITS													
HUD BASELINE UNITS	2,145	2,145	2,145	2,362	2,362	2,362	2,362	2,362	2,362	-	-	-	20,607
HUD FUNDED UNITS	2,145	2,145	2,145	2,362	2,362	2,362	2,362	2,362	2,362	-	-	-	20,607
FUNDED UNITS BASED ON ACTUAL HAP	1,756	1,737	1,772	1,871	1,966	1,839	1,887	1,941	1,777	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ACTUAL UNITS LEASED	1,777	1,769	1,744	1,912	1,910	1,897	1,877	1,864	1,860	-	-	-	16,610
VARIANCE TO BUDGET	(21)	(32)	28	(41)	56	(58)	10	77	(83)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	389	408	373	491	396	523	475	421	585	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	389	797	1,170	1,661	2,057	2,581	3,056	3,477	4,062	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	368	376	401	450	452	465	485	498	502	-	-	-	3,997
YTD VAR TO FUNDED	368	744	1,145	1,595	2,047	2,512	2,997	3,495	3,997	3,997	3,997	3,997	3,997
ADMIN FEES													
HUD FUNDS	\$ 118,404	\$ 131,906	\$ 122,556	\$ 132,635	\$ 132,634	\$ 132,634	\$ 146,184	\$ 120,045	\$ 134,276	\$ -	\$ -	\$ -	\$ 1,171,274
ACTUAL EXPENSE	\$ 102,761	\$ 79,169	\$ 84,057	\$ 133,523	\$ 85,278	\$ 93,452	\$ 87,984	\$ 84,390	\$ 93,985	\$ -	\$ -	\$ -	\$ 844,599
VARIANCE	\$ 15,643	\$ 52,737	\$ 38,499	\$ (888)	\$ 47,356	\$ 39,182	\$ 58,200	\$ 35,655	\$ 40,291	\$ -	\$ -	\$ -	\$ 326,675
PERCENT	86.79%	60.02%	68.59%	100.67%	64.30%	70.46%	60.19%	70.30%	69.99%	#DIV/0!	#DIV/0!	#DIV/0!	72.11%
CUMULATIVE VARIANCE	\$ 15,643	\$ 68,380	\$ 106,879	\$ 105,991	\$ 153,347	\$ 192,529	\$ 250,729	\$ 286,384	\$ 326,675	\$ 326,675	\$ 326,675	\$ 326,675	\$ 326,675

THIS SHEET INCLUDES HCV, VASH, FUP, & Mainstream

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	YTD
FUNDING BUDGET	\$ 1,747,899	\$ 1,747,897	\$ 1,738,398	\$ 1,733,619	\$ 1,733,619	\$ 1,712,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,413,758
FUNDING RECEIVED	\$ 1,603,426	\$ 1,585,004	\$ 1,573,962	\$ 1,595,816	\$ 1,619,329	\$ 1,461,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,439,335
VARIANCE	\$ 144,473	\$ 162,893	\$ 164,436	\$ 137,803	\$ 114,290	\$ 250,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974,423
PERCENT VARIANCE	8.27%	9.32%	9.46%	7.95%	6.59%	14.63%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	9.36%
YTD VARIANCE	\$ 144,473	\$ 307,365	\$ 471,801	\$ 609,604	\$ 723,894	\$ 974,423	\$ 974,423	\$ 974,423	\$ 974,423	\$ 974,423	\$ 974,423	\$ 974,423	\$ 1,948,847
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,603,426	\$ 1,585,004	\$ 1,573,962	\$ 1,595,816	\$ 1,619,329	\$ 1,461,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,439,335
ACTUAL HAP EXPENSE	\$ 1,638,666	\$ 1,540,053	\$ 1,624,028	\$ 1,587,264	\$ 1,555,162	\$ 1,530,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,475,227
VARIANCE	\$ (35,240)	\$ 44,951	\$ (50,066)	\$ 8,552	\$ 64,167	\$ (68,256)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (35,892)
PERCENT VARIANCE	-2.20%	2.84%	-3.18%	0.54%	3.96%	-4.67%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-0.38%
YTD VARIANCE	\$ (35,240)	\$ 9,711	\$ (40,355)	\$ (31,803)	\$ 32,364	\$ (35,892)	\$ (35,892)	\$ (35,892)	\$ (35,892)	\$ (35,892)	\$ (35,892)	\$ (35,892)	\$ (35,892)
PUC													
HUD FUNDED PUC	\$ 678.84	\$ 671.04	\$ 666.37	\$ 675.62	\$ 685.58	\$ 618.88	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 666.06
ACTUAL PUC	\$ 857.04	\$ 806.31	\$ 856.10	\$ 845.64	\$ 834.31	\$ 822.61	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 837.03
VARIANCE	\$ (178.20)	\$ (135.27)	\$ (189.73)	\$ (170.02)	\$ (148.74)	\$ (203.73)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (170.98)
PERCENT VARIANCE	-20.79%	-16.78%	-22.16%	-20.11%	-17.83%	-24.77%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-20.43%
UNITS													
HUD BASELINE UNITS	2,362	2,362	2,362	2,362	2,362	2,362	-	-	-	-	-	-	14,172
HUD FUNDED UNITS	2,362	2,362	2,362	2,362	2,362	2,362	-	-	-	-	-	-	14,172
FUNDED UNITS BASED ON ACTUAL HAP	1,871	1,966	1,839	1,887	1,941	1,777	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	11,277
ACTUAL UNITS LEASED	1,912	1,910	1,897	1,877	1,864	1,860	-	-	-	-	-	-	11,320
VARIANCE TO BUDGET	(41)	56	(58)	10	77	(83)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	(43)
VARIANCE TO BASELINE	491	396	523	475	421	585	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	2,895
YTD VAR TO BASELINE	491	887	1,411	1,886	2,307	2,892	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	2,895
VARIANCE FUNDED	450	452	465	485	498	502	-	-	-	-	-	-	2,852
YTD VAR TO FUNDED	450	902	1,367	1,852	2,350	2,852	2,852	2,852	2,852	2,852	2,852	2,852	2,852
ADMIN													
HUD FUNDED FEES	132,635	132,634	132,634	146,184	120,045	134,276	-	-	-	-	-	-	798,408
ACTUAL EXPENSE	133,523	85,278	93,452	87,984	84,390	93,985	-	-	-	-	-	-	\$ 578,612
VARIANCE	\$ (888)	\$ 47,356	\$ 39,182	\$ 58,200	\$ 35,655	\$ 40,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,796
PERCENT	100.67%	64.30%	70.46%	60.19%	70.30%	69.99%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	72.47%
CUMULATIVE VARIANCE	\$ (888)	\$ 46,468	\$ 85,650	\$ 143,850	\$ 179,505	\$ 219,796	\$ 219,796	\$ 219,796	\$ 219,796	\$ 219,796	\$ 219,796	\$ 219,796	\$ 219,796

THIS SHEET INCLUDES HCV, VASH, FUP, & Mainstream

RESIDENT SERVICES REPORT

JUNE 2026

2026 Family Self-Sufficiency (Grant Funded)

Grant Period - 01/01/26-12/31/26

June 2026

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

Current Number of Participants: 186

Total Number of Participants With Escrow Accounts 109

Total Amount in Escrow 492,558,66

FSS Terminations: 20

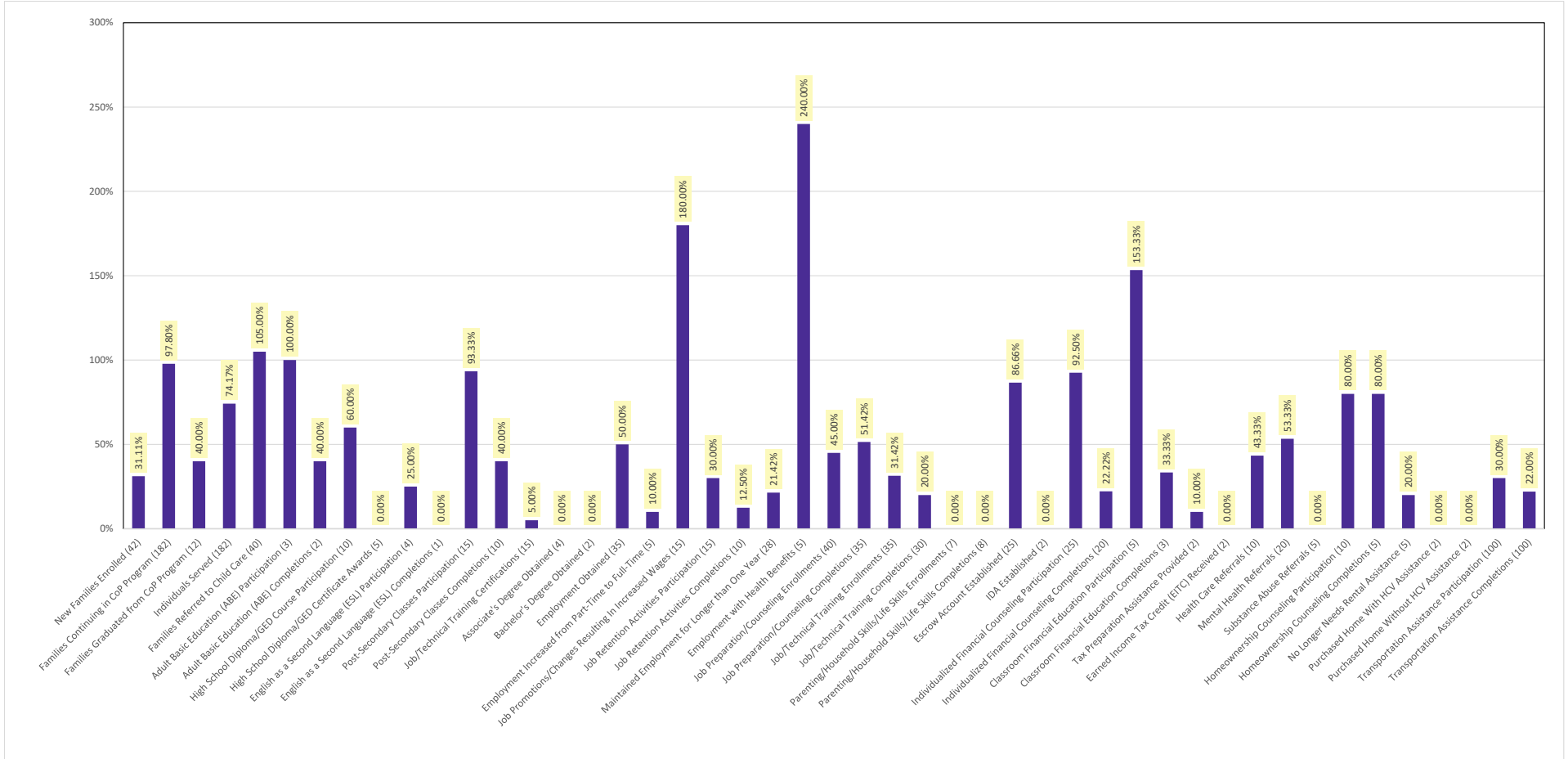
26 in 2025 35 in 2024

FSS Graduations: 4

2 in 2025 12 in 2024

FSS Enrollments: 28

76 in 2025 37 in 2024



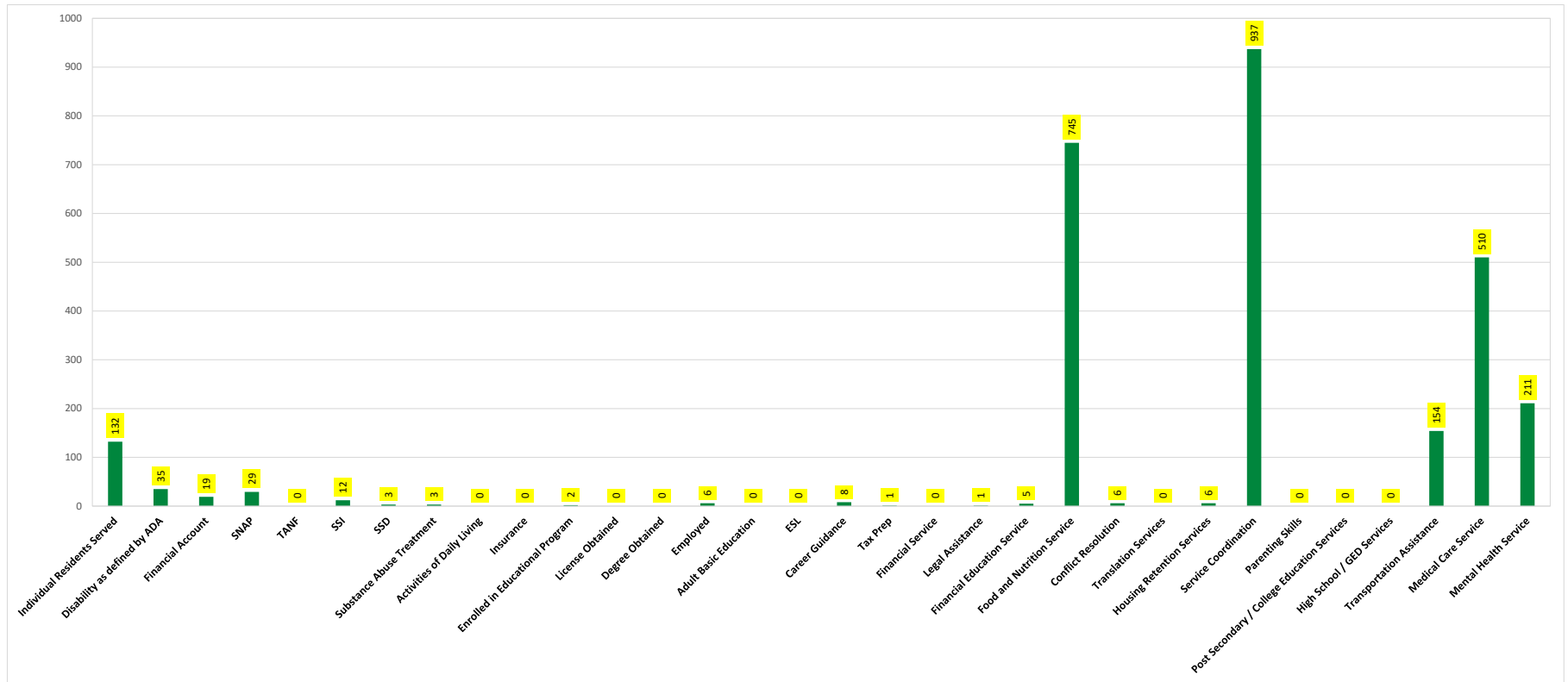
2026 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

July 27, 2026

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

Reporting Period: June 2026

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan

*GED - General Education Development

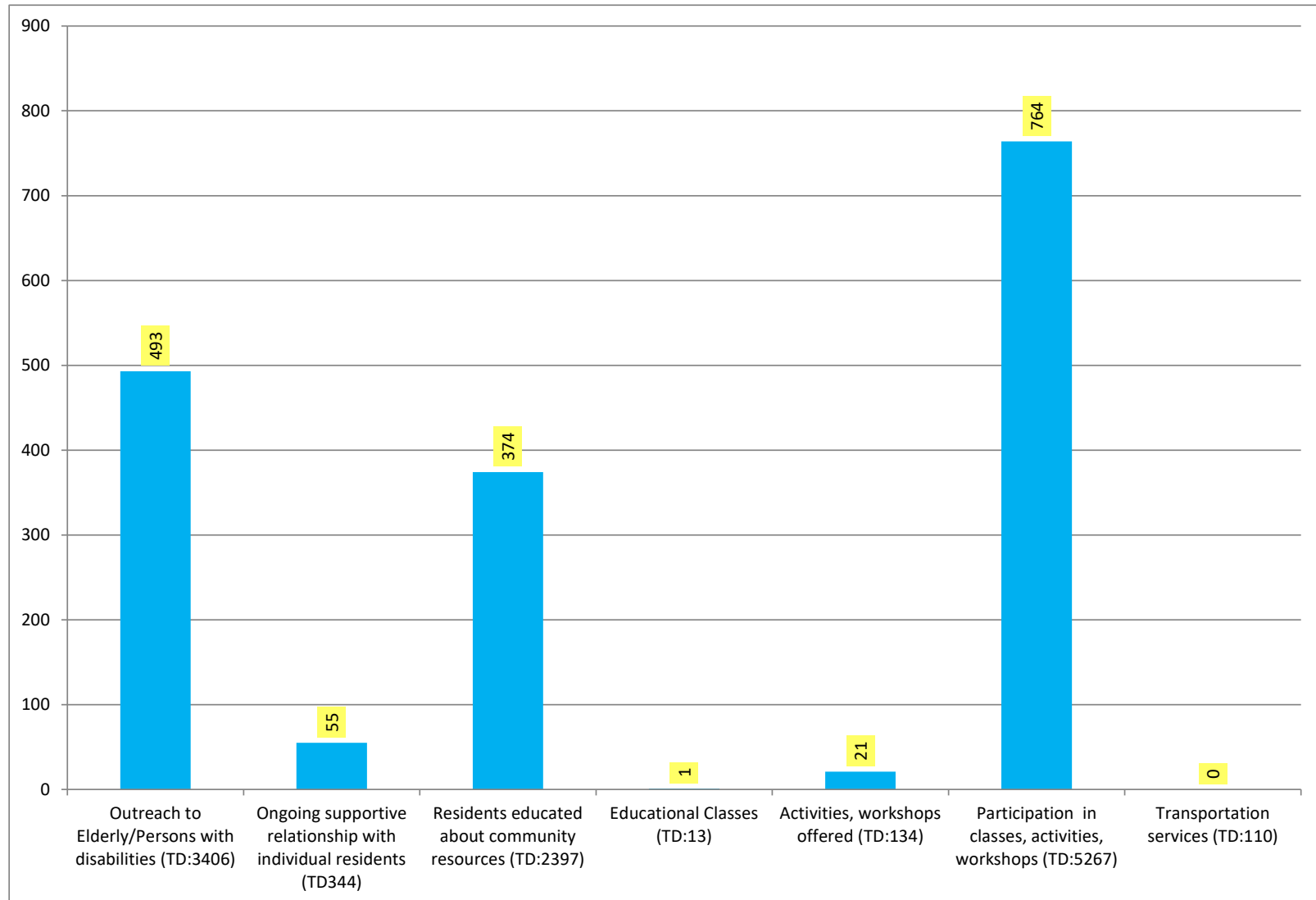
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

June 2026

Outcome Goals:

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



Jobs Plus Report

June 2026 2nd Quarter

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

Program Manager Sylvia Williams

Case Managers Wanda Lovelace-Byrd, Amanda Dill, James Hamm

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		295
2	Current Residents with Jobs Plus Assessment (CM)		148
3	Percent of Work-able Residents Who Are Employed (PIC)		38.98% Data: 115/295
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		35.14% Data: 55/148
5	Percent of Work-able Residents Employed at Living Wage (PIC)		1.02% Data: 3/295
6	Number of Youth 14-17 Years Old (PIC)		84
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 41
8	Number of Jobs Plus Events	15	Quarter: 6 Total: 76
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 39
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 1 Total: 187
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 74 Total: 160
12	Participants Who Met with a Case Manager	20	Quarter: 95 Total: 183
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 9 Total: 35
14	Participants Enrolled in Training/Certification Program	0	Quarter: 0 Total: 38
15	Participants Who Completed a Training/Certification Program	0	Quarter: 0 Total: 20
16	Participants Provided with Job Search Assistance	15	Quarter: 7 Total: 48
17	Participants Beginning New Part-Time Employment	5	Quarter: 1 Total: 61
18	Participants Beginning New Full-Time Employment	5	Quarter: 0 Total: 61
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	8 Total: 44
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 27
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 24

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 25 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: 4 Total: 55
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: 1
31	Participants with Access to Physical Health Care	1	Need: 3 Quarter: 1 Total: 8
32	Participants with Access to Behavioral Health Care	1	Need: 9 Quarter: 11 Total: 48
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 7
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 6 Total: 41
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
			Quarter: 0

39	Individuals Enrolled in JPEID	20	Total: 186
40	Households Enrolled in JPEID	20	Quarter: 0 Total:
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 1