

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



PROPOSED OPERATING BUDGET

OCTOBER 1, 2026 – SEPTEMBER 30, 2027

August 24, 2026

PROPOSED OPERATING BUDGET

OCTOBER 1, 2026 – SEPTEMBER 30, 2027

NARRATIVE

Roanoke Redevelopment and Housing Authority
Operating Budget
October 1, 2026 – September 30, 2027

Overview

- The Roanoke Redevelopment and Housing Authority presents this document as an overview of its fiscal year 2027 operating budget for consideration and approval. The Budgets reflect a continuation of financial management within asset management guidelines. Budgets for Public Housing are structured by Asset Management Project (AMP). The Central Office Cost Center (COCC) budget demonstrates continued implementation of the required fee structure.
- There have been no appropriations bills approved by Congress to date for the 2027 fiscal year.
- Budgets include a salary increase of an average of 4% for employees based on merit ratings using the same approach as in previous years to help offset higher consumer prices. The budgets provide for an allocation of benefits at 32%.

Revenue Projections

- Total Tenant Revenues for the public housing program are projected to increase approximately 10% for the 2027 fiscal year. Managers based this on anticipating higher occupancy for 2027. The projection for operating subsidy is projecting a slight increase of 1%. Currently, there have been no approved appropriation bills passed by Congress causing uncertainty with the projected funding. Occupancy rates have been running between 88% and 99% during 2026. Total Other Revenue for the Public Housing Program is projected to decrease 43% due to the Job Plus program ending.
- Total Other Revenue for the Central Office Cost center is projected to increase 35% due to the rebate anticipated to be received for use of the credit card and due to budgeting for the FSS forfeiture amounts. HUD changed the program rules during 2023 and instead of forfeiture amounts being returned to the public housing program they are now being used to fund resident participants in need of assistance to cover qualified expenses such as car repairs and job related expenses, etc.
- The Central Office Cost Center is projecting an increase of 3% in Total Fee Income due to an increase in the amount of management fees being charged to the Capital Fund and due to an increase in the management fee rate that HUD published in June.

- Total Section 8 Rental Income has been budgeted to decrease \$1,200 due to a decrease in the fraud recovery payments anticipated to be collected. The HCV budget projects a 1% decrease in Total Fee Income due to a decrease in the number of units anticipated to be leased during 2027.
- Hackley Tenant Revenues are anticipated to increase 15% due to a rent increase that became effective June 1st. Hackley Section 8 Revenues are anticipated to increase 17% for the 2027 fiscal year due to a higher rent subsidy that became effective in June.

Expense Projections

- Central Office Cost Center budget reflects a 10% increase in Administrative Expenses due to a budgeting for two additional positions that was not included in the 2026 budgets for the Director of Housing and an Administrative Assistant. Tenant Services budget increased \$3,600 due to anticipated increased need for FSS Forfeiture Funds to pay for resident expenditures that is allowable by HUD. Ordinary Maintenance expenses increased 4% due to salary increases. General Expenses increased 23% due to increased costs for insurance.
- Public Housing Administrative expenses are projected to increase 3% due to higher costs for salaries and property management fees, office supplies training, and legal expenses. Tenant Services expenses increased 4% due to an increase in salary and relocation expenses. Utility costs are projected to increase 1% due to anticipated rate increases. Ordinary Maintenance & Operation expenses are projected to increase 1% due to budgeting increased costs for salaries and service fee expenses. Most of the sites have budgeted for routine maintenance expenses including unit turns. Protective Services are projected to remain level with 2026 expenses. General Expenses increased 3% due to increased costs for insurance and PILOT. Non Routine Expenditures are budgeted to decrease 67% due to budgeting for a used MULE at Villages at Lincoln.
- Overall, total expenditures for Public Housing are budgeted to increase 1% due to the items described above.
- Administrative expenses for HCV are projected to increase 1% due to salary increases and adding an HCV Specialist. Tenant Services is budgeted to increase \$1,000 due to higher costs for case management expenses. Utilities are anticipated to increase 12% due to higher costs for electricity and gas.

- Administrative expenses for Hackley are budgeted to decrease 1% due to a decrease in the amount of time allocated to manage Hackley for 2027. Tenant services are anticipated to decrease due to a lack of expenses in this category. Utilities are expected to increase 3% due to anticipated rate increases. Ordinary Maintenance is budgeted to increase 7% due to anticipated costs to purchase new electric ranges for the units.
- Private Management is showing an increase in admin expenses due to an increase in property management fees due to anticipated higher occupancy rates. Ordinary Maintenance increased 35% due to increased costs for anticipated maintenance services at the tax credit properties.
- The Homeownership program (HOP) has budgeted \$650,000 to renovate houses for sale to the public. HOP reserves will be used to fund these activities.

Net Income Projections

- Overall, the fiscal year 2027 budgets are projecting a loss of approximately (\$175,000) for the Authority as a whole. The budgets reflect the use of public housing reserves in the amount of \$206,000 to fund the operations of the public housing program and \$665,000 to support the initiative of the Homeownership Program to purchase and rehabilitate additional housing and to make those additional houses for sale to the public and \$1,200 to fund operating expenses of the homeownership program. The budgets are based on estimated projections for both public housing operating subsidy and housing choice voucher admin fees.

PROPOSED FY 2026 OPERATING BUDGET

COMPARISON TO

PROPOSED FY 2025 OPERATING BUDGET

Roanoke Redevelopment & Housing Authority
2026-2027 Consolidated

Account Description	CENTRAL OFFICE	PUBLIC HOUSING	HCV	HACKLEY	PRIVATE MANAGEMENT	TOTAL
REVENUES						
Total Tenant Revenue						
2026 Budget	-	4,469,812	-	50,500	-	4,520,312
2026 Projected Actuals	-	5,050,446	-	66,163	-	5,116,609
2027 Budget	-	4,929,762	-	55,500	-	4,985,262
% change 2026 Budget to 2027 Budget		10%		10%		10%
Total Subsidy						
2026 Budget	-	6,169,821	-	-	-	6,169,821
2026 Projected Actuals	-	6,205,926	-	-	-	6,205,926
2027 Budget	-	6,241,250	-	-	-	6,241,250
% change 2026 Budget to 2027 Budget		1%				1%
Total Investment Income						
2026 Budget	-	-	-	-	-	-
2026 Projected Actuals	-	-	-	-	-	-
2027 Budget	-	-	-	-	-	-
% change 2026 Budget to 2027 Budget						
Total Section 8 Rental Income						
2026 Budget	-	-	6,000	173,328	-	179,328
2026 Projected Actuals	-	-	4,020	170,582	-	174,602
2027 Budget	-	-	4,800	202,490	-	207,290
% change 2026 Budget to 2027 Budget		0%	-20%	17%		16%
Total Other Revenue						
2026 Budget	7,000	236,740	500	50	91,042	335,332
2026 Projected Actuals	25,806	675,849	1,178	562	95,558	798,953
2027 Budget	9,450	135,520	500	50	100,437	267,589
% change 2026 Budget to 2027 Budget	35%	-43%	0%	0%	10%	-20%
Total Fee Income						
2026 Budget	2,612,893	-	1,738,807	-	66,226	4,417,926
2026 Projected Actuals	2,532,389	-	1,635,977	-	66,084	4,234,450
2027 Budget	2,700,192	-	1,725,705	-	70,073	4,495,970
% change 2026 Budget to 2027 Budget	3%	0%	-1%		6%	2%
EXPENSES						
Administrative Expenses						
2026 Budget	2,052,404	2,710,153	1,271,023	37,968	141,915	6,213,463
2026 Projected Actuals	1,803,276	2,628,533	1,123,349	31,350	118,775	5,705,283
2027 Budget	2,250,064	2,794,675	1,279,552	37,672	150,013	6,511,976
% change 2026 Budget to 2027 Budget	10%	3%	1%	-1%	6%	5%
Tenant Services						
2026 Budget	5,000	214,863	8,300	2,150	-	230,313
2026 Projected Actuals	18,495	221,690	4,103	-	-	244,288
2027 Budget	8,600	222,979	9,300	300	-	262,811
% change 2026 Budget to 2027 Budget	72%	4%	12%	-86%		14%
Utilities						
2026 Budget	37,500	2,605,600	9,400	6,300	220	2,659,020

Roanoke Redevelopment & Housing Authority
2026-2027 Consolidated

Account Description	CENTRAL OFFICE	PUBLIC HOUSING	HCV	HACKLEY	PRIVATE MANAGEMENT	TOTAL
2026 Projected Actuals	27,065	2,862,721	8,604	1,523	1,593	2,901,506
2027 Budget	37,500	2,622,000	10,500	6,500	220	2,676,720
% change 2026 Budget to 2027 Budget	0%	1%	12%	3%	0%	1%
Ordinary Maintenance & Operation						
2026 Budget	146,592	4,432,137	10,600	100,380	13,758	4,703,467
2026 Projected Actuals	80,626	5,404,369	4,838	19,669	39,803	5,549,305
2027 Budget	152,797	4,474,173	9,450	107,672	18,622	4,762,714
% change 2026 Budget to 2027 Budget	4%	1%	-11%	7%	35%	1%
Protective Services						
2026 Budget	-	373,500	-	-	-	373,500
2026 Projected Actuals	(7)	348,127	-	-	-	348,120
2027 Budget	-	373,000	-	-	420	373,420
% change 2026 Budget to 2027 Budget		0%			#DIV/0!	0%
General						
2026 Budget	20,550	1,024,202	13,800	7,970	1,375	1,067,897
2026 Projected Actuals	21,387	1,511,152	9,722	5,540	1,156	1,548,957
2027 Budget	25,282	1,055,181	13,800	7,824	1,235	1,103,322
% change 2026 Budget to 2027 Budget	23%	3%	0%	-2%	-10%	3%
Total Routine Expenditures						
2026 Budget	2,262,046	11,360,455	1,313,123	154,768	157,268	15,247,660
2026 Projected Actuals	1,950,842	12,976,592	1,150,616	58,082	161,327	16,297,459
2027 Budget	2,474,243	11,542,008	1,322,602	159,968	170,510	15,690,963
% change 2026 Budget to 2027 Budget	9%	2%	1%	3%	8%	3%
Total Operating Transfers & Use of Reserves						
2026 Budget	-	583,470	-	-	-	583,470
2026 Projected Actuals	-	-	-	-	-	-
2027 Budget	-	250,476	-	-	-	250,476
% change 2026 Budget to 2027 Budget		-57%				-57%
Non-Routine Expenditures and Transfers						
2026 Budget	-	45,000	-	-	-	45,000
2026 Projected Actuals	29,535	152,027	-	-	-	181,562
2027 Budget	-	15,000	-	-	-	15,000
% change 2026 Budget to 2027 Budget	#DIV/0!	-67%		#DIV/0!		-67%
Total Expenditures						
2026 Budget	2,262,046	11,405,455	1,313,123	154,768	157,268	15,292,660
2026 Projected Actuals	1,980,377	13,128,619	1,150,616	58,082	161,327	16,479,021
2027 Budget	2,474,243	11,557,008	1,322,602	159,968	170,510	15,705,963
% change 2026 Budget to 2027 Budget	9%	1%	1%	3%	8%	3%

RRHA CONSOLIDATED

PROPOSED OPERATING BUDGET
OCTOBER 1, 2026 – SEPTEMBER 30, 2027

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/27
RRHA Consolidated

Direct

Project Level

FDS Line #	Acct #	Account Description	CENTRAL OFFICE 900	PUBLIC HOUSING 201-215	SEC 8 306	HACKLEY 400	PRIVATE MGMT. 404	FVIPG 229	Fund 403	CDBG / HOME 510	CITY ACTVS 520	HOP 540	CAPITAL FUND 576	ROSS 692, 694	JOBS PLUS 602	TOTALS
REVENUES																
703	311001	Dwelling Rental Income	-	4,547,462	-	55,000	-	-	-	-	-	-	-	-	-	4,602,462
704	312001	Excess Utilities	-	160,800	-	-	-	-	-	-	-	-	-	-	-	160,800
704	34300x	Tenant Revenue - Other	-	221,500	-	500	-	-	-	-	-	-	-	-	-	222,000
		Total Tenant Revenue	-	4,929,762	-	55,500	-	-	-	-	-	-	-	-	-	4,985,262
706	341001	HUD Grants - Operating Subsidy	-	3,892,195	-	-	-	-	-	-	-	-	98,339	392,683	365,967	4,749,184
706	341003	HUD Grants - Utility Subsidy	-	2,349,055	-	-	-	-	-	-	-	-	-	-	-	2,349,055
706	341002	HUD Grants - \$8 Admin Fee	-	-	1,725,705	-	-	-	-	-	-	-	-	-	-	1,725,705
708	34200x	Other Govt Grants (City & State)	-	-	-	-	-	21,632	-	-	-	-	-	-	-	21,632
715	314001	Section 8 Rental Income	-	-	4,800	202,490	-	-	-	-	-	-	-	-	-	207,290
		Total Govt Grants	-	6,241,250	1,730,505	202,490	-	21,632	-	-	-	-	98,339	392,683	365,967	9,052,866
715	348010	Other Revenue	9,450	135,520	500	50	100,437	-	-	-	-	-	-	-	-	245,957
707	348001	Property Management Fees	2,151,312	-	-	-	66,160	-	-	-	-	-	-	-	-	2,217,472
707	348002	Service Fees	119,048	-	-	-	3,913	-	-	-	-	-	-	-	-	122,961
707	348003	Asset Management Fees	153,240	-	-	-	-	-	-	-	-	-	-	-	-	153,240
707	348004	Bookkeeping Fees	276,592	-	-	-	-	-	-	-	-	-	-	-	-	276,592
		Total Fees	2,700,192	-	-	-	70,073	-	-	-	-	-	-	-	-	2,770,265
		Total Revenues	2,709,642	11,306,532	1,731,005	258,040	170,510	21,632	-	-	-	-	98,339	392,683	365,967	17,054,350
ROUTINE OPERATING EXPENSES																
Administrative																
911	411001	Salaries - Regular	1,410,995	666,583	456,828	3,245	56,160	-	-	-	-	-	31,080	-	-	2,624,891
911	411001	Salaries - O T	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Total Administrative Salaries	1,410,995	666,583	456,828	3,245	56,160	-	-	-	-	-	31,080	-	-	2,624,891
915	411002	Employee Benefit Contributions- Admin	451,519	213,307	146,185	1,038	17,971	-	-	-	-	-	9,946	-	-	839,966
916	412001	Legal Expense	54,000	68,600	7,000	2,000	800	-	-	-	1,200	10,000	-	-	-	143,600
916	412002	Training	22,500	10,300	12,000	1,000	2,000	-	-	-	-	-	9,000	-	-	56,800
916	412003	Travel	7,850	2,260	4,000	-	-	-	-	-	-	-	-	-	-	14,110
916	412005	Temporary Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-
916	412006	Accounting, Auditing Fees	6,500	27,600	5,500	600	-	-	-	-	-	-	4,000	-	-	44,200
916	419001	Literature (Publications)	3,750	100	500	-	-	-	-	-	-	-	-	-	-	4,350
916	419002	Dues, Fees	19,650	8,050	1,000	250	400	-	-	-	-	-	-	-	-	29,350
916	419003	Bank Fees	-	195	-	25	-	-	-	-	-	-	-	-	-	220
916	419004	Collection Costs	-	800	-	100	-	-	-	-	-	-	-	-	-	900
916	419006	Postage & Mailing	450	23,900	21,000	350	400	-	-	-	-	-	-	-	-	46,100
916	419007	Printing, Copying	1,000	7,280	3,000	-	-	-	-	-	-	-	-	-	-	11,280
916	419008	Paper, Office Supplies	15,700	31,100	16,000	400	-	-	-	-	-	-	-	-	-	63,200
916	419009	Phone	12,600	26,550	2,000	100	1,212	-	-	-	-	-	-	-	-	42,462
916	419010	Sundry - Other	18,000	16,300	10,000	-	500	-	-	-	-	-	-	-	-	44,800
916	419011	Computer Hardware & Software	169,500	178,000	100,000	2,000	1,600	-	-	-	-	-	-	-	-	451,100
916	419012	Office Equip Maintenance	16,800	9,950	6,500	-	-	-	-	-	-	-	-	-	-	33,250
916	419013	Advertising & Marketing	8,000	12,400	4,000	-	300	-	-	-	-	-	-	-	-	24,700
916	419014	Consulting Fees	16,000	2,150	2,500	-	-	-	-	-	-	-	-	-	-	20,650
916	419021	Internet Contracts	10,000	22,500	6,000	-	1,750	-	-	-	-	-	-	-	-	40,250
916	419022	Expendable Admin Equip (<\$5000)	4,000	4,100	1,000	1,000	-	-	-	-	-	-	-	-	-	10,100
916	419023	Credit, Criminal Reports	1,250	13,000	5,000	500	-	-	-	-	-	-	-	-	-	19,750
		Total Other Operating Administrative	387,550	465,135	207,000	8,325	8,962	-	-	-	1,200	10,000	13,000	-	-	1,101,172
913	419101	Property Management Fee	-	1,280,259	305,589	24,304	66,160	-	-	-	-	-	-	-	-	1,676,312
913	419102	Bookkeeping Fee	-	113,782	162,810	-	-	-	-	-	-	-	-	-	-	276,592
913	419103	Service Fee - Admin	-	55,609	1,140	760	760	-	-	-	-	-	-	-	-	58,269
		Total Administrative	2,250,064	2,794,675	1,279,552	37,672	150,013	-	-	-	1,200	10,000	54,026	-	-	6,577,202
Tenant Services																
921	421001	Salaries - Regular	-	124,341	-	-	-	21,632	-	-	-	-	-	297,487	277,248	720,708
921	421001	Salaries - O T	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Total Tenant Services Salaries	-	124,341	-	-	-	21,632	-	-	-	-	-	297,487	277,248	720,708
923	421002	Employee Benefit Contributions- TS	-	39,788	-	-	-	-	-	-	-	-	-	95,196	88,719	223,703
924	422001	Scholarships/Educ assist	-	600	1,000	-	-	-	-	-	-	-	-	-	-	1,600
922	422003	Relocation Costs	-	5,000	-	-	-	-	-	-	-	3,000	-	-	-	8,000
924	422005	Resident Participation Funding	-	11,060	-	300	-	-	-	-	-	-	-	-	-	11,360
924	422006	Resident Council Funding	-	16,590	-	-	-	-	-	-	-	-	-	-	-	16,590
924	422007	Stipends	-	-	-	-	-	-	-	-	-	-	-	-	-	-
924	422010	Other services	8,000	19,300	1,500	-	-	-	-	-	-	-	1,000	-	-	29,800
924	423002	Travel - staff	-	400	600	-	-	-	-	-	-	-	-	-	-	1,000
924	423003	Misc Admin Costs	-	4,900	5,000	-	-	-	-	-	-	-	-	-	-	9,900
924	423004	Training - staff	600	1,000	1,200	-	-	-	-	-	-	-	-	-	-	2,800
		Total Tenant Services - Other	8,600	58,850	9,300	300	-	-	-	-	-	3,000	1,000	-	-	81,050

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/27
RRHA Consolidated

Direct

Project Level

FDS Line #	Acct #	Account Description	CENTRAL OFFICE	PUBLIC HOUSING	SEC 8	HACKLEY	PRIVATE MGMT.	FVIPG	Fund	CDBG / HOME	CITY ACTVS	HOP	CAPITAL FUND	ROSS	JOBS PLUS	TOTALS
		Total Tenant Services	8,600	222,979	9,300	300	-	21,632	-	-	-	3,000	1,000	392,683	365,967	1,025,461
Utilities																
931	431001	Water	7,000	511,600	1,500	500	-	-	-	-	-	500	-	-	-	521,100
936	439001	Sewer	6,500	497,700	1,500	500	-	-	-	-	-	500	-	-	-	506,700
932	432001	Electricity	13,000	772,200	2,500	4,000	220	-	-	-	-	500	-	-	-	792,420
933	433001	Gas	11,000	767,000	5,000	-	-	-	-	-	-	-	-	-	-	783,000
938	434001	Storm Water	-	73,500	-	1,500	-	-	-	-	-	-	-	-	-	75,000
		Total Utilities	37,500	2,622,000	10,500	6,500	220	-	-	-	-	1,500	-	-	-	2,678,220
Ordinary Maintenance & Operations																
941	441001	Maintenance Salaries	79,316	1,273,043	-	1,225	8,537	-	-	-	-	-	32,813	-	-	1,394,934
941	441001	Maintenance - O.T.	-	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
		Total Maintenance Labor	79,316	1,283,043	-	1,225	8,537	-	-	-	-	-	32,813	-	-	1,404,934
945	441002	Employee Benefit Contributions - Maint	25,381	410,574	-	392	2,732	-	-	-	-	-	10,500	-	-	449,579
942	442001	Chemical Supplies	-	15,200	-	200	-	-	-	-	-	-	-	-	-	15,400
942	442002	Electrical Supplies	-	40,850	-	500	-	-	-	-	-	-	-	-	-	41,350
942	442003	Appliance Parts	-	8,300	-	-	-	-	-	-	-	-	-	-	-	8,300
942	442004	Expendable Equip < \$5,000	-	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
942	442005	Pest Control Supplies	-	1,975	-	100	-	-	-	-	-	-	-	-	-	2,075
942	442006	Gasoline	500	35,000	1,000	-	-	-	-	-	-	-	-	-	-	36,500
942	442007	Door & Window Parts	-	43,000	-	2,000	-	-	-	-	-	-	-	-	-	45,000
942	442008	Janitorial Supplies	3,200	54,700	-	500	-	-	-	-	-	-	-	-	-	58,400
942	442009	Building Materials	-	54,900	-	500	-	-	-	-	-	-	-	-	-	55,400
942	442010	Paint Supplies	50	58,500	-	600	-	-	-	-	-	-	-	-	-	59,150
942	442011	Plumbing Materials	-	38,500	-	600	-	-	-	-	-	-	-	-	-	39,100
942	442012	Safety Equipment & Materials	250	6,500	250	-	-	-	-	-	-	-	-	-	-	7,000
942	442013	HVAC Supplies	-	45,000	-	450	-	-	-	-	-	-	-	-	-	45,450
942	442014	Landscaping	-	1,200	-	-	-	-	-	-	-	-	-	-	-	1,200
942	442015	Other	100	3,750	-	100	1,500	-	-	-	-	-	-	-	-	5,450
942	442016	Auto Parts	500	4,600	200	-	-	-	-	-	-	-	-	-	-	5,300
942	442017	Power Tools & Hand Tools	100	10,100	-	-	-	-	-	-	-	-	-	-	-	10,200
942	442018	Grounds Equip Parts	-	1,200	-	-	-	-	-	-	-	-	-	-	-	1,200
942	442019	Appliances	-	63,000	-	19,000	-	-	-	-	-	-	-	-	-	82,000
		Total Materials	4,700	489,275	1,450	24,550	1,500	-	-	-	-	-	-	-	-	521,475
943	443001	Grounds Care Services	15,000	267,500	-	7,000	-	-	-	-	-	600	-	-	-	290,100
943	443002	Electrical Services	-	157,300	-	700	-	-	-	-	-	-	-	-	-	158,000
943	443003	Elevator Maintenance	-	45,500	-	-	-	-	-	-	-	-	-	-	-	45,500
943	443004	Ground Care Equipment	-	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
943	443005	Building	-	580,000	-	45,000	-	-	-	-	-	-	-	-	-	625,000
943	443006	HVAC Systems	-	247,000	-	1,000	-	-	-	-	-	-	-	-	-	248,000
943	443007	Janitorial	25,500	14,000	4,000	-	-	-	-	-	-	-	-	-	-	43,500
943	443008	Communications	-	9,400	-	300	600	-	-	-	-	-	-	-	-	10,300
943	443009	Painting & Cleaning	-	222,000	-	6,000	-	-	-	-	-	-	-	-	-	228,000
943	443010	Trash Removal	-	258,700	-	5,500	-	-	-	-	-	-	-	-	-	264,200
943	443011	Uniforms	-	16,900	-	-	-	-	-	-	-	-	-	-	-	16,900
943	443012	Vehicle Repair	2,700	54,000	4,000	-	-	-	-	-	-	-	-	-	-	60,700
943	443013	Plumbing Contractors	-	196,500	-	2,500	-	-	-	-	-	-	-	-	-	199,000
943	443014	Inspections	-	15,600	-	2,000	1,600	-	-	-	-	-	-	-	-	19,200
943	443015	Other	-	12,900	-	-	500	-	-	-	-	-	-	-	-	12,500
943	443016	Safety & Health	-	28,000	-	2,000	-	-	-	-	-	-	-	-	-	30,000
943	443019	Boiler Inspection & Certificate	-	1,700	-	-	-	-	-	-	-	-	-	-	-	1,700
943	443020	Extermination	-	81,200	-	2,500	-	-	-	-	-	-	-	-	-	83,700
943	443022	Temporary Maintenance Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-
943	443024	Floor, Carpet Replacement	-	18,100	-	6,000	-	-	-	-	-	-	-	-	-	24,100
943	443025	Appliance Repair	200	7,000	-	-	-	-	-	-	-	-	-	-	-	7,200
		Total Contract Costs	43,400	2,233,900	8,000	80,500	2,700	-	-	-	-	600	-	-	-	2,369,100
943	443075	Service Fee Expense - Maintenance	-	57,381	-	1,005	3,153	-	-	-	-	-	-	-	-	61,539
		Total Ordinary Maintenance & Operations	152,797	4,474,173	9,450	107,672	18,622	-	-	-	-	600	43,313	-	-	4,806,627
Protective Services																
952	44800x	Contract Costs	-	373,000	-	-	420	-	-	-	-	-	-	-	-	373,420
		Total Protective Services	-	373,000	-	-	420	-	-	-	-	-	-	-	-	373,420
General																
961	451001	Fidelity Bond Insurance	257	777	-	5	15	-	-	-	-	-	-	-	-	1,054
961	451002	Fire & Extended Coverage Insurance	-	214,512	-	4,208	-	-	-	-	-	-	-	-	-	218,720
961	451003	General Liability Insurance	5,350	92,714	3,000	1,547	350	-	-	-	-	35	-	-	-	102,996
961	451004	Public Officials Liability Insurance	920	1,832	500	5	40	-	-	-	-	-	-	-	-	3,297
961	451005	Flood Insurance	-	51,280	-	-	-	-	-	-	-	-	-	-	-	51,280
961	451006	Workman's Compensation Insurance	14,500	34,385	8,500	59	650	-	-	-	-	-	-	-	-	58,094

Roanoke Redevelopment & Housing Authority
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/27
RRHA Consolidated

Direct

Project Level

FDS Line #	Acct #	Account Description	CENTRAL OFFICE	PUBLIC HOUSING	SEC 8	HACKLEY	PRIVATE MGMT.	FVIPG	Fund	CDBG / HOME	CITY ACTIVS	HOP	CAPITAL FUND	ROSS	JOBS PLUS	TOTALS
961	451007	Insurance - Other	800	-	200	-	-	-	-	-	-	-	-	-	-	1,000
961	451008	Automotive Insurance	3,455	24,995	1,600	-	180	-	-	-	-	-	-	-	-	30,230
		Total Insurance	25,282	420,495	13,800	5,824	1,235	-	-	-	-	35	-	-	-	466,671
963	452002	Real Estate Taxes	-	196,446	-	-	-	-	-	-	-	-	-	-	-	196,446
964	45700x	Collection Losses (Charge Offs)	-	285,000	-	2,000	-	-	-	-	-	-	-	-	-	287,000
962	459001	Misc General Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
920	459002	Asset Management Fee	-	153,240	-	-	-	-	-	-	-	-	-	-	-	153,240
		Total General	25,282	1,055,181	13,800	7,824	1,235	-	-	-	-	35	-	-	-	1,103,357
TOTAL ROUTINE OPERATING EXPENSES			2,474,243	11,542,008	1,322,602	159,968	170,510	21,632	-	-	1,200	15,135	98,339	392,683	365,967	16,564,287
OPERATING REVENUES LESS OPERATING EXPENSES			235,399	(235,476)	408,403	98,072	-	-	-	-	(1,200)	(15,135)	-	-	-	490,063
NON-ROUTINE EXPENSES																
971	461003	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	xxxxxx	Capital Needs	-	15,000	-	-	-	-	-	-	-	650,000	-	-	-	665,000
TOTAL NON-ROUTINE EXPENSES			-	15,000	-	-	-	-	-	-	-	650,000	-	-	-	665,000
TOTAL EXPENSES			2,474,243	11,557,008	1,322,602	159,968	170,510	21,632	-	-	1,200	665,135	98,339	392,683	365,967	17,229,287
TOTAL REVENUES LESS TOTAL EXPENSES			235,399	(250,476)	408,403	98,072	-	-	-	-	(1,200)	(665,135)	-	-	-	(174,937)
OPERATING TRANSFERS & USE OF RESERVES																
100	711001	Transfers In	-	314,119	-	-	-	-	-	-	-	-	-	-	-	314,119
100	711002	Transfers Out	-	(270,134)	-	-	-	-	-	-	-	-	-	-	-	(270,134)
	xxxxxx	Use of Reserves	-	206,491	-	-	-	-	-	-	1,200	665,135	-	-	-	872,826
TOTAL OPER TRANSFERS & USE OF RESERVES			-	250,476	-	-	-	-	-	-	1,200	665,135	-	-	-	916,811
ENDING BUDGET BALANCE			235,399	-	408,403	98,072	-	-	-	-	-	-	-	-	-	741,874

PUBLIC HOUSING CONSOLIDATED

PROPOSED OPERATING BUDGET
OCTOBER 1, 2026 – SEPTEMBER 30, 2027

Roanoke Redevelopment & Housing Authority
Direct
Project Level
ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/27
Public Housing Consolidated

Total Units 1,283

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
REVENUES												
703	311001	Dwelling Rental Income	1,040,802	550,000	650,000	803,660	511,000	393,000	525,000	74,000	-	4,547,462
704	312001	Excess Utilities	53,000	-	63,800	-	20,000	-	24,000	-	-	160,800
704	34300x	Tenant Revenue - Other	79,000	20,000	30,000	9,000	40,000	8,500	35,000	-	-	221,500
		Total Tenant Revenue	1,172,802	570,000	743,800	812,660	571,000	401,500	584,000	74,000	-	4,929,762
706	341001	HUD Grants - Operating Subsidy	1,066,759	779,836	595,785	371,475	388,528	175,205	439,667	74,940	-	3,892,195
706	341003	HUD Grants - Utility Subsidy	682,026	219,954	380,912	356,907	259,018	161,727	281,099	7,412	-	2,349,055
706	341002	HUD Grants - S8 Admin Fee	-	-	-	-	-	-	-	-	-	-
708	34200x	Other Govt Grants (City & State)	-	-	-	-	-	-	-	-	-	-
715	314001	Section 8 Rental Income	-	-	-	-	-	-	-	-	-	-
		Total Govt Grants	1,748,785	999,790	976,697	728,382	647,546	336,932	720,766	82,352	-	6,241,250
715	348010	Other Revenue	51,500	5,000	-	65,500	-	13,500	-	20	-	135,520
707	348001	Property Management Fees	-	-	-	-	-	-	-	-	-	-
707	348002	Service Fees	-	-	-	-	-	-	-	-	-	-
707	348003	Asset Management Fees	-	-	-	-	-	-	-	-	-	-
707	348004	Bookkeeping Fees	-	-	-	-	-	-	-	-	-	-
		Total Fees	-	-	-	-	-	-	-	-	-	-
		Total Revenues	2,973,087	1,574,790	1,720,497	1,606,542	1,218,546	751,932	1,304,766	156,372	-	11,306,532
ROUTINE OPERATING EXPENSES												
Administrative												
911	411001	Salaries - Regular	136,321	96,573	104,685	92,974	73,424	71,396	87,985	3,225	-	666,583
911	411001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Administrative Salaries	136,321	96,573	104,685	92,974	73,424	71,396	87,985	3,225	-	666,583
915	411002	Employee Benefit Contributions- Admin	43,623	30,903	33,499	29,752	23,496	22,847	28,155	1,032	-	213,307
916	412001	Legal Expense	15,000	9,500	10,000	4,000	22,000	2,500	5,000	600	-	68,600
916	412002	Training	1,500	-	8,000	100	200	-	500	-	-	10,300
916	412003	Travel	100	-	2,000	10	50	-	100	-	-	2,260
916	412005	Temporary Labor	-	-	-	-	-	-	-	-	-	-
916	412006	Accounting, Auditing Fees	7,500	3,000	5,000	5,000	2,400	-	2,500	2,200	-	27,600
916	419001	Literature (Publications)	100	-	-	-	-	-	-	-	-	100
916	419002	Dues, Fees	5,000	550	1,000	-	1,100	100	-	300	-	8,050
916	419003	Bank Fees	50	20	125	-	-	-	-	-	-	195
916	419004	Collection Costs	-	-	300	500	-	-	-	-	-	800
916	419006	Postage & Mailing	5,000	2,000	3,200	4,000	2,000	2,200	4,000	1,500	-	23,900
916	419007	Printing, Copying	2,500	800	2,000	200	500	1,000	100	180	-	7,280
916	419008	Paper, Office Supplies	8,000	3,000	6,000	2,500	3,500	2,000	4,000	2,100	-	31,100
916	419009	Phone	11,000	2,400	3,000	2,000	3,000	2,500	2,500	150	-	26,550
916	419010	Sundry - Other	3,000	1,500	1,800	1,000	3,500	500	5,000	-	-	16,300
916	419011	Computer Hardware & Software	31,000	30,000	26,000	26,000	23,000	20,000	20,000	2,000	-	178,000
916	419012	Office Equip Maintenance	2,000	800	3,500	650	1,000	2,000	-	-	-	9,950
916	419013	Advertising & Marketing	4,000	400	2,500	1,000	2,500	1,500	500	-	-	12,400
916	419014	Consulting Fees	650	-	500	700	100	200	-	-	-	2,150
916	419021	Internet Contracts	5,000	2,000	3,500	6,000	2,000	2,000	2,000	-	-	22,500
916	419022	Expendable Admin Equip (<\$5000)	-	500	1,000	2,500	100	-	-	-	-	4,100
916	419023	Credit, Criminal Reports	4,000	500	3,000	2,000	1,000	500	2,000	-	-	13,000
		Total Other Operating Administrative	105,400	56,970	82,425	58,160	67,950	37,000	48,200	9,030	-	465,135
913	419101	Property Management Fee	300,766	165,421	174,444	212,541	150,383	105,268	156,398	15,038	-	1,280,259
913	419102	Bookkeeping Fee	26,730	14,702	15,503	18,889	13,365	9,356	13,900	1,337	-	113,782
	419103	Service Fee - Admin	20,850	6,423	6,025	6,649	7,258	3,539	4,620	245	-	55,609

Roanoke Redevelopment & Housing Authority

Direct

Project Level

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/27

Public Housing Consolidated

Total Units

1,283

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
		Total Administrative	633,690	370,992	416,581	418,965	335,876	249,406	339,258	29,907	-	2,794,675
		Tenant Services										
921	421001	Salaries - Regular	17,408	9,839	11,995	36,255	9,082	29,167	9,082	1,513	-	124,341
921	421001	Salaries - O.T.	-	-	-	-	-	-	-	-	-	-
		Total Tenant Services Salaries	17,408	9,839	11,995	36,255	9,082	29,167	9,082	1,513	-	124,341
923	421002	Employee Benefit Contributions- TS	5,571	3,148	3,838	11,602	2,906	9,333	2,906	484	-	39,788
924	422001	Scholarships/Educ assist	500	-	100	-	-	-	-	-	-	600
922	422003	Relocation Costs	2,000	-	3,000	-	-	-	-	-	-	5,000
924	422005	Resident Participation Funding	3,000	1,650	10	2,120	1,500	1,050	1,560	170	-	11,060
924	422006	Resident Council Funding	4,500	2,475	15	3,180	2,250	1,575	2,340	255	-	16,590
924	422007	Stipends	-	-	-	-	-	-	-	-	-	-
924	422010	Other services	3,800	-	1,000	11,000	1,000	-	2,500	-	-	19,300
924	423002	Travel - staff	400	-	-	-	-	-	-	-	-	400
924	423003	Misc Admin Costs	1,000	1,500	-	2,000	200	200	-	-	-	4,900
924	423004	Training - staff	1,000	-	-	-	-	-	-	-	-	1,000
		Total Tenant Services - Other	16,200	5,625	4,125	18,300	4,950	2,825	6,400	425	-	58,850
		Total Tenant Services	39,179	18,612	19,958	66,157	16,938	41,325	18,388	2,422	-	222,979
		Utilities										
931	431001	Water	131,000	90,000	80,000	62,000	63,000	20,000	65,000	600	-	511,600
936	439001	Sewer	130,000	91,000	75,000	60,000	58,000	20,000	63,000	700	-	497,700
932	432001	Electricity	230,000	40,000	72,000	160,000	99,000	60,000	110,000	1,200	-	772,200
933	433001	Gas	260,000	10,000	100,000	175,000	97,000	50,000	75,000	-	-	767,000
938	434001	Storm Water	26,000	10,000	10,000	5,000	8,000	2,500	10,000	2,000	-	73,500
		Total Utilities	777,000	241,000	337,000	462,000	325,000	162,500	323,000	4,500	-	2,622,000
		Ordinary Maintenance & Operations										
941	441001	Maintenance Salaries	237,432	238,034	228,150	128,109	152,100	128,616	158,468	2,134	-	1,273,043
941	441001	Maintenance - O.T	-	10,000	-	-	-	-	-	-	-	10,000
		Total Maintenance Labor	237,432	248,034	228,150	128,109	152,100	128,616	158,468	2,134	-	1,283,043
945	441002	Employee Benefit Contributions - Maint	75,978	79,371	73,008	40,995	48,672	41,157	50,710	683	-	410,574
942	442001	Chemical Supplies	1,500	2,000	2,500	2,000	4,000	1,000	1,500	700	-	15,200
942	442002	Electrical Supplies	15,000	12,000	3,000	1,500	3,500	2,000	3,500	350	-	40,850
942	442003	Appliance Parts	1,000	1,000	2,000	1,000	1,000	1,500	500	300	-	8,300
942	442004	Expendable Equip < \$5,000	2,000	-	1,000	-	-	-	-	-	-	3,000
942	442005	Pest Control Supplies	1,000	275	200	500	-	-	-	-	-	1,975
942	442006	Gasoline	6,000	7,500	5,000	1,500	1,500	6,000	7,500	-	-	35,000
942	442007	Door & Window Parts	10,000	8,000	10,000	1,500	6,500	1,500	5,000	500	-	43,000
942	442008	Janitorial Supplies	9,600	15,000	5,500	6,500	9,000	4,000	5,000	100	-	54,700
942	442009	Building Materials	15,000	10,000	6,100	10,000	3,500	300	10,000	-	-	54,900
942	442010	Paint Supplies	15,000	10,000	15,000	5,000	8,000	1,500	4,000	-	-	58,500
942	442011	Plumbing Materials	5,000	12,000	5,000	7,500	3,500	2,500	2,000	1,000	-	38,500
942	442012	Safety Equipment & Materials	1,000	600	1,000	500	2,200	-	1,200	-	-	6,500
942	442013	HVAC Supplies	8,000	5,500	3,000	500	25,000	1,000	1,000	1,000	-	45,000
942	442014	Landscaping	500	-	-	200	-	-	500	-	-	1,200
942	442015	Other	-	2,000	1,000	250	-	-	500	-	-	3,750
942	442016	Auto Parts	1,000	1,400	1,500	200	250	250	-	-	-	4,600
942	442017	Power Tools & Hand Tools	1,000	2,500	3,000	500	700	200	2,000	200	-	10,100
942	442018	Grounds Equip Parts	200	-	-	500	-	-	500	-	-	1,200
942	442019	Appliances	18,000	10,000	15,000	10,000	6,000	2,000	-	2,000	-	63,000
		Total Materials	110,800	99,775	79,800	49,650	74,650	23,750	44,700	6,150	-	489,275
943	443001	Grounds Care Services	55,000	50,000	44,000	20,000	45,000	7,500	45,000	1,000	-	267,500

Roanoke Redevelopment & Housing Authority

Direct

Project Level

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/27

Public Housing Consolidated

Total Units

1,283

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
943	443002	Electrical Services	90,000	5,000	6,000	15,000	20,000	15,000	6,000	300	-	157,300
943	443003	Elevator Maintenance	2,500	3,000	-	20,000	-	20,000	-	-	-	45,500
943	443004	Ground Care Equipment	500	-	-	500	-	-	500	-	-	1,500
943	443005	Building	100,000	50,000	125,000	85,000	100,000	20,000	80,000	20,000	-	580,000
943	443006	HVAC Systems	100,000	30,000	11,000	80,000	-	10,000	15,000	1,000	-	247,000
943	443007	Janitorial	5,000	5,000	1,000	2,000	-	-	-	1,000	-	14,000
943	443008	Communications	2,000	1,500	1,000	2,000	1,300	600	800	200	-	9,400
943	443009	Painting & Cleaning	100,000	2,000	15,000	10,000	75,000	5,000	15,000	-	-	222,000
943	443010	Trash Removal	75,200	55,000	40,000	18,000	25,000	5,000	36,000	4,500	-	258,700
943	443011	Uniforms	4,000	2,000	4,000	2,000	2,200	1,300	1,300	100	-	16,900
943	443012	Vehicle Repair	25,000	10,000	5,500	3,500	3,500	1,500	5,000	-	-	54,000
943	443013	Plumbing Contractors	30,000	10,000	40,000	35,000	63,000	8,000	10,000	500	-	196,500
943	443014	Inspections	4,000	2,000	1,100	6,000	-	1,000	1,500	-	-	15,600
943	443015	Other	2,000	6,000	500	2,000	-	-	1,500	-	-	12,000
943	443016	Safety & Health	8,000	-	4,000	4,000	8,000	1,500	2,500	-	-	28,000
943	443019	Boiler Inspection & Certificate	1,000	100	500	-	-	100	-	-	-	1,700
943	443020	Extermination	20,000	5,000	6,100	13,500	20,000	6,500	9,500	600	-	81,200
943	443022	Temporary Maintenance Labor	-	-	-	-	-	-	-	-	-	-
943	443024	Floor, Carpet Replacement	-	500	6,500	2,600	500	-	2,000	6,000	-	18,100
943	443025	Appliance Repair	-	-	1,000	6,000	-	-	-	-	-	7,000
		Total Contract Costs	624,200	237,100	312,200	327,100	363,500	103,000	231,600	35,200	-	2,233,900
943	443075	Service Fee Expense - Maintenance	18,534	5,085	6,834	2,601	15,573	3,369	3,915	1,470	-	57,381
		Total Ordinary Maintenance & Operati	1,066,944	669,365	699,992	548,455	654,495	299,892	489,393	45,637	-	4,474,173
Protective Services												
952	44800x	Contract Costs	100,000	40,000	45,000	70,000	38,000	50,000	30,000	-	-	373,000
		Total Protective Services	100,000	40,000	45,000	70,000	38,000	50,000	30,000	-	-	373,000
General												
961	451001	Fidelity Bond Insurance	200	110	186	56	86	56	80	3	-	777
961	451002	Fire & Extended Coverage Insurance	51,200	29,000	22,000	37,000	26,301	18,411	27,400	3,200	-	214,512
961	451003	General Liability Insurance	20,000	13,764	8,000	15,600	12,700	8,500	12,950	1,200	-	92,714
961	451004	Public Officials Liability Insurance	400	165	275	200	306	200	280	6	-	1,832
961	451005	Flood Insurance	-	-	4,340	-	11,440	-	35,500	-	-	51,280
961	451006	Workman's Compensation Insurance	8,000	5,285	5,000	3,500	4,900	3,175	4,400	125	-	34,385
961	451007	Insurance - Other	-	-	-	-	-	-	-	-	-	-
961	451008	Automotive Insurance	4,850	3,985	3,200	2,800	3,985	1,875	4,300	-	-	24,995
		Total Insurance	84,650	52,309	43,001	59,156	59,718	32,217	84,910	4,534	-	420,495
963	452002	Payment in Lieu of Taxes (PILOT)	30,280	30,900	31,300	34,166	18,600	24,050	20,200	6,950	-	196,446
964	45700x	Collection Losses (Charge Offs)	200,000	15,000	20,000	-	50,000	-	-	-	-	285,000
962	459001	Misc General Expenses	-	-	-	-	-	-	-	-	-	-
920	459002	Asset Management Fee	36,000	19,800	20,880	25,440	18,000	12,600	18,720	1,800	-	153,240
		Total General	350,930	118,009	115,181	118,762	146,318	68,867	123,830	13,284	-	1,055,181
TOTAL ROUTINE OPERATING EXPENSES			2,967,743	1,457,978	1,633,712	1,684,339	1,516,627	861,990	1,323,869	95,750	-	11,542,008
OPERATING REVENUES LESS OPERATING EXPENSES			5,344	116,812	86,785	(77,797)	(298,081)	(110,058)	(19,103)	60,622	-	(235,476)
NON-ROUTINE EXPENSES												
971	461003	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-
	xxxxxx	Capital Needs	-	15,000	-	-	-	-	-	-	-	15,000
TOTAL NON-ROUTINE EXPENSES			-	15,000	-	-	-	-	-	-	-	15,000
TOTAL EXPENSES			2,967,743	1,472,978	1,633,712	1,684,339	1,516,627	861,990	1,323,869	95,750	-	11,557,008
TOTAL REVENUES LESS TOTAL EXPENSES			5,344	101,812	86,785	(77,797)	(298,081)	(110,058)	(19,103)	60,622	-	(250,476)

Roanoke Redevelopment & Housing Authority

ANNUAL OPERATING BUDGET FOR FISCAL YEAR ENDING 9/30/27

Public Housing Consolidated

Total Units 1,283

Direct

Project Level

FDS Line #	Acct #	Account Description	Lansdowne	Lincoln	Hunt Manor Blue Stone	Melrose Towers	Jamestown	Morningside	Indian Rock	Lease Purchase Hsg	Hurt Park old	TOTALS
OPERATING TRANSFERS & USE OF RESERVES												
100	711001	Transfers In	-	-	-	-	209,861	104,258	-	-	-	314,119
100	711002	Transfers Out	(20,915)	(101,812)	(86,785)	-	-	-	-	(60,622)	-	(270,134)
	xxxxxx	Use of Reserves	15,571	-	-	77,797	88,220	5,800	19,103	-	-	206,491
TOTAL OPER TRANSFERS & USE OF RESERVES			(5,344)	(101,812)	(86,785)	77,797	298,081	110,058	19,103	(60,622)	-	250,476
ENDING BUDGET BALANCE			-	-	-	-	-	-	-	-	-	-