

ROBERSONVILLE HOUSING AUTHORITY

LOW RENT PUBLIC HOUSING FUND

**AMENDED & ORIGINAL
OPERATING BUDGET
SUMMARIES AND DETAIL SCHEDULES**

Prepared On The Modified Accrual Accounting Basis

FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2023 AND SEPTEMBER 30, 2024

**Selected Information - Substantially All Disclosures That Might Be
Required By The Modified Accrual Accounting
Basis Are Not Included.**

Description of the Entity

The Entity identified above is a Public Housing Authority subject to transaction recording and financial budgeting and reporting requirements of its cognizant Federal agency, the United States Department of Housing and Urban Development (HUD).

Restriction on Distribution

The Budgetary Financial Summaries And Schedules referred to above are intended by Management solely for the information and use of the Officers and Commissioners of the Entity identified above.

Description of the Special Purpose Accounting Basis used herein

Under the modified accrual accounting basis, which the Entity is required by HUD to use in preparing its budget, the amounts in the accompanying Operating Budget Summaries and Detail Schedules have been estimated from expected changes in attendant actual historical amounts reported herein with modifications made hereto by Management based on known and expected differences from historical amounts. Generally revenues and expenses are estimated on the accrual accounting basis, expected capital outlays are included in expenditures, depreciation expense is not included, and bad debts are as estimated to be written off in the budget year.

Subsequent changes to amounts reported herein

Amounts reported in the Operating Budget Summaries and Detail Schedules referred to above are subject to substantial revision before fiscal year end should actual revenues and expenditures occur materially different from budgeted estimates. Generally, the Entity's budgetary estimates are expected by HUD to be not more than a 5% difference from actual revenues and expenditures.

What is not included

The Operating Budget Summaries and Detail Schedules referred to above include only the budgeted financial activities included hererein, and do not include financial data for any other activity of the Entity.



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Sep 19, 2023

The Officers and Directors
Robersonville Housing Authority
Low Rent Public Housing Fund

The accompanying Budgetary Financial Summaries and Detail Schedules Listed Below:

Budget Estimate Summary For the Board
Payroll Summary for the Board
Statistical Analysis Graphical Data
Budget Estimate Detail for Management

of the Entity and Fund referred to above for the last two full fiscal years ended 09/30/2021 and 09/30/2022, the 9 months year to date ended 06/30/2023, the current budget ended 09/30/2023, the amended budget ended 09/30/2023, and the original budget ended 09/30/2024; were not subjected to an audit, review, or compilation engagement by me and accordingly I do not express an opinion, a conclusion, nor provide any assurance on them.

Brenton D. Umphlett

/S/

Brenton D. Umphlett
Certified Public Accountant

ROBERSONVILLE HOUSING AUTHORITY	Budget Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
BUDGET ESTIMATE SUMMARY FOR THE BOARD	Original 9/30/2024

	ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
	12 Months Previous FY Ending 9/30/2021	12 Months Previous FY Ending 9/30/2022	9 Months Current FY To Date 6/30/2023	Current Budget FY Ending 9/30/2023	Amended Budget FY Ending 9/30/2023	Original Budget FY Ending 9/30/2024
REVENUES						
Tenant Revenues	370,343	392,550	300,630	376,500	384,500	384,500
Miscellaneous Revenue	1,238	112	33	200	100	100
Interproject Revenues & Transfers						
Interfund Revenues & Transfers	65,000	65,000	75,000	75,000	75,000	75,000
Associated Entity Revenues						
Subsidy Revenues	364,734	357,301	287,159	356,000	387,000	387,000
Total Revenues	801,315	814,963	662,822	807,700	846,600	846,600
EXPENDITURES						
Administrative Expense	185,900	211,237	162,704	216,000	227,400	226,400
Resident Services Expense		400		1,500	500	500
Utilities Expense	164,212	192,279	154,220	209,200	210,700	210,700
Maintenance Expense	177,507	206,472	158,603	200,100	233,500	236,700
Protective Services Expense						
General Expense	141,807	151,071	118,712	156,900	155,500	148,300
Housing Assistance Payments						
Fss & Home Ownership						
Debt Service Payments						
Capital Expenditures & Other	14,325		9,971	20,700	10,700	63,000
Total Expenditures	683,751	761,459	604,210	804,400	838,300	885,600
BUDGETARY ACCOUNTING BASIS NET REVENUES (DEFICIT)	117,564	53,504	58,612	3,300	8,300	(39,000)

	12 Months Previous FY Ending	Amended Budget FY Ending	Original Budget FY Ending
Targeted Operating Reserve (6 Mos of Total Formula Expenses per HUD-52723)		394,100	394,100
Total Cash/Investment Balances (per FDS)	718,717		
Add Total Receivables & Prepaid Items (per FDS)	88,586		
Less Total Current Liabilities Payable (per FDS)	125,101		
Operating Reserve Per HUD REAC FDS	932,404		
Add (Less) Estimated Net Revenues (Expenditures) Per Budget		8,300	(39,000)
Estimated Operating Reserve Balance at FYE (*rounded)		940,700	901,700
Estimated Number of Months of Net Operating Reserve at FYEs		14.3	13.7

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
CURRENT TO AMENDED BUDGET COMPARISON SUMMARY FOR THE BOARD	

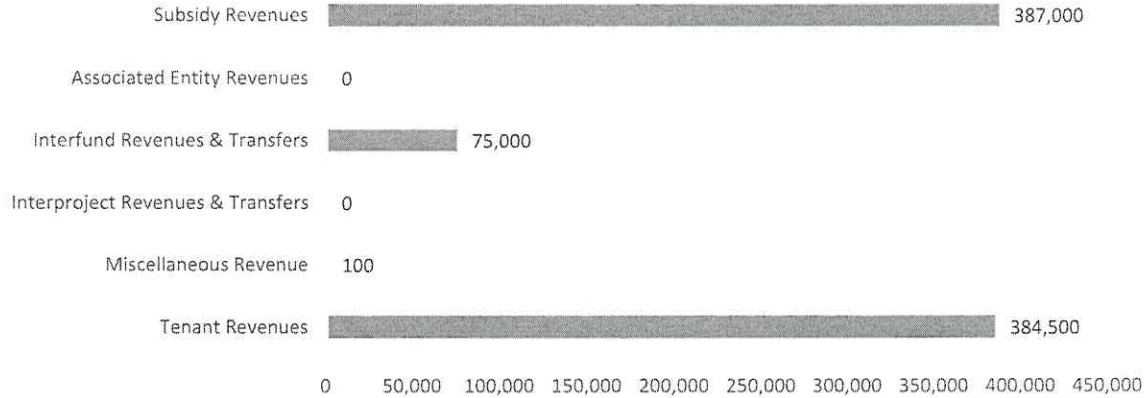
	ACTUAL REV & EXP		BUDGET REV & EXP		BUDGET CHANGES	
	12 Months Previous FY Ending 9/30/2022	9 Months Current FY To Date 6/30/2023	Current Budget FY Ending 9/30/2023	Amended Budget FY Ending 9/30/2023	Amended Budget Amount \$ More (Less)	Amended Budget Percent % More (Less)
REVENUES						
Tenant Revenues	392,550	300,630	376,500	384,500	8,000	2.1%
Miscellaneous Revenue	112	33	200	100	(100)	-50.0%
Interproject Revenues & Transfers						
Interfund Revenues & Transfers	65,000	75,000	75,000	75,000		
Associated Entity Revenues						
Subsidy Revenues	357,301	287,159	356,000	387,000	31,000	8.7%
Total Revenues	814,963	662,822	807,700	846,600	38,900	4.8%
EXPENDITURES						
Administrative Expense	211,237	162,704	216,000	227,400	11,400	5.3%
Resident Services Expense	400		1,500	500	(1,000)	-66.7%
Utilities Expense	192,279	154,220	209,200	210,700	1,500	0.7%
Maintenance Expense	206,472	158,603	200,100	233,500	33,400	16.7%
Protective Services Expense						
General Expense	151,071	118,712	156,900	155,500	(1,400)	-0.9%
Housing Assistance Payments						
Fss & Home Ownership						
Debt Service Payments						
Capital Expenditures & Other		9,971	20,700	10,700	(10,000)	-48.3%
Total Expenditures	761,459	604,210	804,400	838,300	33,900	4.2%
BUDGETARY ACCOUNTING BASIS NET REVENUES (DEFICIT)	53,504	58,612	3,300	8,300	5,000	

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending
LOW RENT PUBLIC HOUSING FUND	Original 9/30/2024
AMENDED TO ORIGINAL BUDGET COMPARISON SUMMARY FOR THE BOARD	

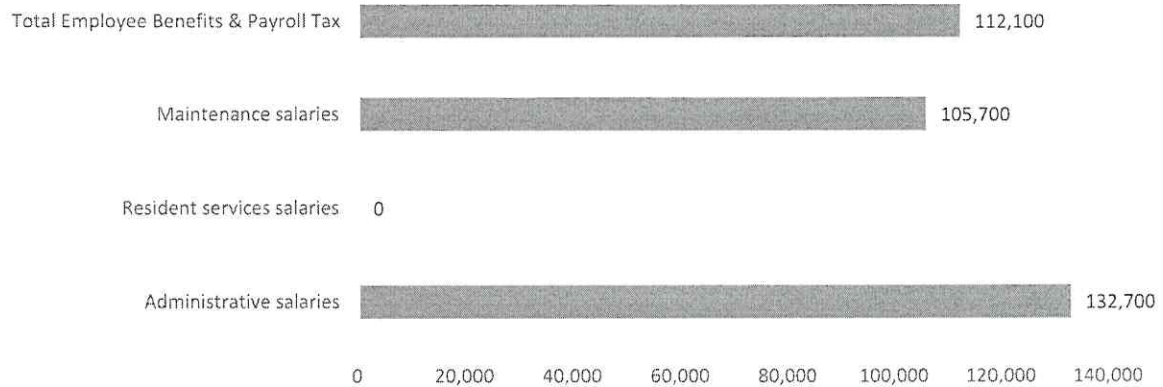
	ACTUAL REV & EXP		BUDGET REV & EXP		BUDGET CHANGES	
	12 Months Previous FY Ending 9/30/2022	9 Months Current FY To Date 6/30/2023	Amended Budget FY Ending 9/30/2023	Original Budget FY Ending 9/30/2024	Amended Budget Amount \$ More (Less)	Amended Budget Percent % More (Less)
REVENUES						
Tenant Revenues	392,550	300,630	384,500	384,500		
Miscellaneous Revenue	112	33	100	100		
Interproject Revenues & Transfers						
Interfund Revenues & Transfers	65,000	75,000	75,000	75,000		
Associated Entity Revenues						
Subsidy Revenues	357,301	287,159	387,000	387,000		
Total Revenues	814,963	662,822	846,600	846,600		
EXPENDITURES						
Administrative Expense	211,237	162,704	227,400	226,400	(1,000)	-0.4%
Resident Services Expense	400		500	500		
Utilities Expense	192,279	154,220	210,700	210,700		
Maintenance Expense	206,472	158,603	233,500	236,700	3,200	1.4%
Protective Services Expense						
General Expense	151,071	118,712	155,500	148,300	(7,200)	-4.6%
Housing Assistance Payments						
Fss & Home Ownership						
Debt Service Payments						
Capital Expenditures & Other		9,971	10,700	63,000	52,300	488.8%
Total Expenditures	761,459	604,210	838,300	885,600	47,300	5.6%
BUDGETARY ACCOUNTING BASIS NET REVENUES (DEFICIT)	53,504	58,612	8,300	(39,000)	(47,300)	

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
STATISTICAL ANALYSIS GRAPHICAL DATA	

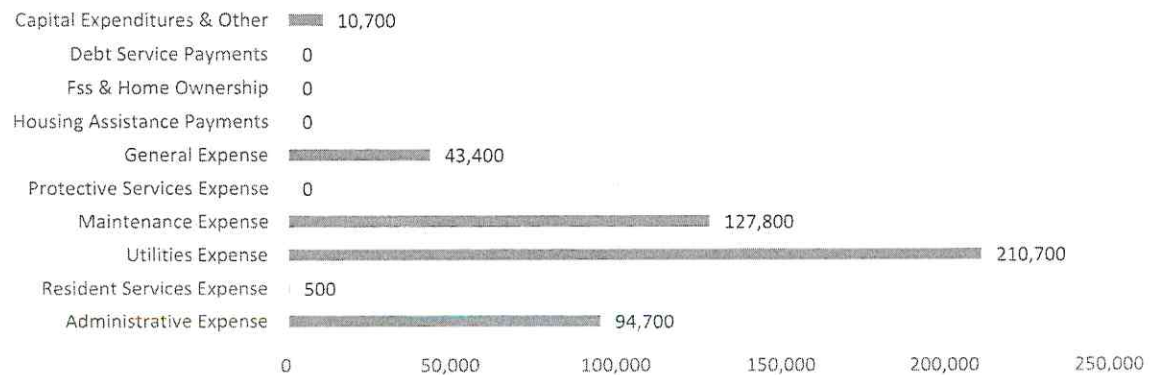
Revenues By Budget Category



Payroll Expense Per Budget Summary

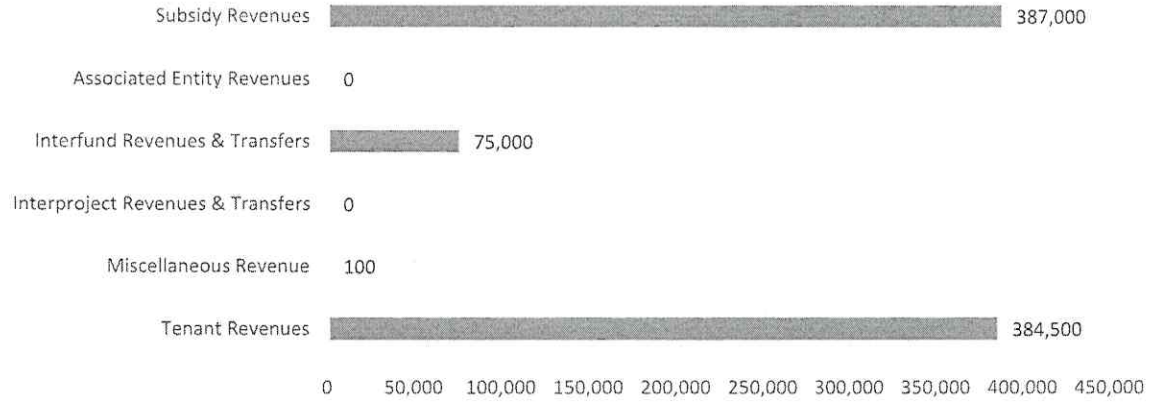


Operating Expenses (Net of Payroll)

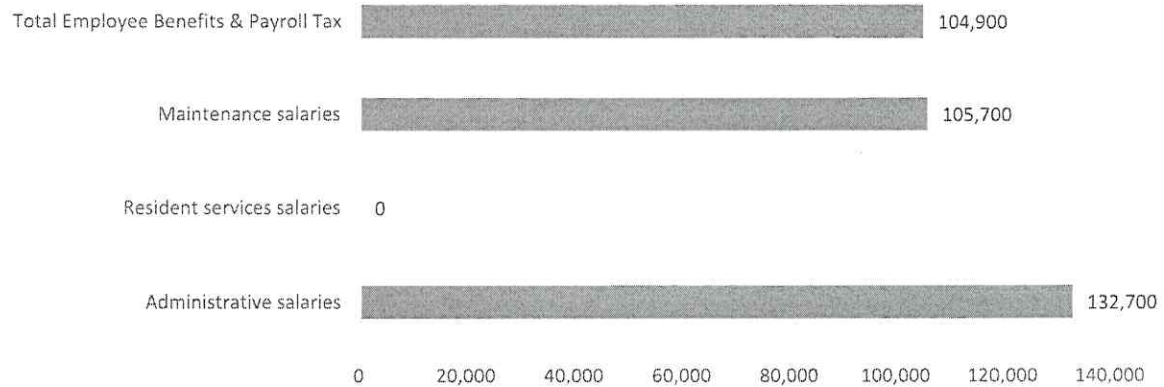


ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending
LOW RENT PUBLIC HOUSING FUND	Original 9/30/2024
STATISTICAL ANALYSIS GRAPHICAL DATA	

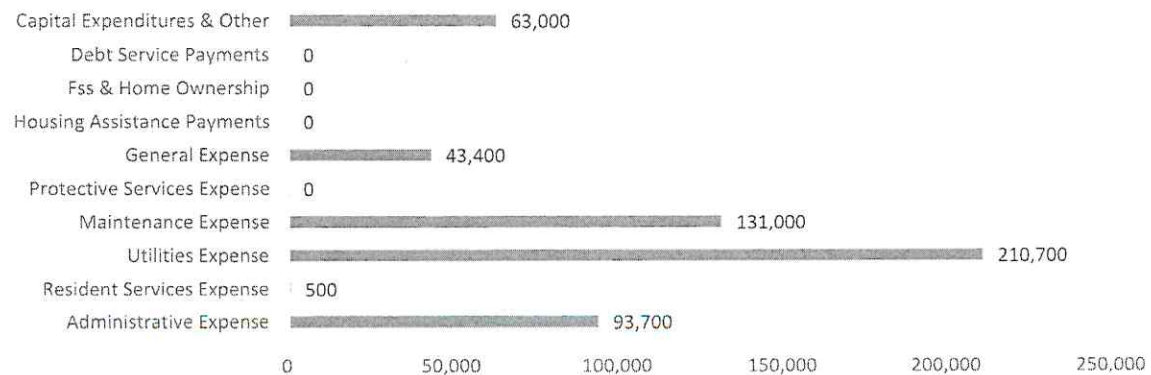
Revenues By Budget Category



Payroll Expense Per Budget Summary



Operating Expenses (Net of Payroll)



ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2024

		ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months Previous FY Ending 9/30/2021	12 Months Previous FY Ending 9/30/2022	9 Months Current FY To Date 6/30/2023	Current Budget FY Ending 9/30/2023	Amended Budget FY Ending 9/30/2023	Original Budget FY Ending 9/30/2024
Acct #	Account Name						
TENANT REVENUES							
3110	Dwelling rental	344,926	362,755	283,725	350,000	360,000	360,000
3111	Net Tenant Deposits	1,441	(1,610)	(2,046)			
3112	Net uncoded deposits	2,676	2,636	587			
3120	Excess utilities	16,739	16,289	8,529	13,400	11,400	11,400
3310	Late charges	30	4,578	3,888	4,500	5,200	5,200
3410	Sales, service, work order billings	1,598	1,954	749	2,000	1,000	1,000
3420	Pet fees	200					
3430	Fraud recovery	2,102	5,958		6,500		
3450	Misc tenant charges	631	(10)	5,198	100	6,900	6,900
Total Tenant Revenues Recorded		370,343	392,550	300,630	376,500	384,500	384,500
MISCELLANEOUS REVENUE							
3610	Investment income	233	50	33	100	100	100
3620	Miscellaneous rentals						
3630	Realty sales						
3640	Equipment sales	840					
3650	Insurance proceeds						
3690	Other income	165	62		100		
Total Miscellaneous Revenue Recorded		1,238	112	33	200	100	100
INTERPROJECT REVENUES & TRANSFERS							
3901	Management fees						
3902	Bookkeeping fees						
3903	Asset management fees						
3904	Administrative rentals						
3905	Maintenance rentals						
3909	Interproject cash transfers received						
Total Interproject Revenues & Transfers Recorded							
INTERFUND REVENUES & TRANSFERS							
3911.1	Management fees						
3913.1	Maintenance fees						
3914	Administrative rentals						
3915	Maintenance rentals						
3918	Admin equipment use						
3919	Cash transfers from Capital Funding	65,000	65,000	75,000	75,000	75,000	75,000
Total Interfund Revenues & Transfers Recorded		65,000	65,000	75,000	75,000	75,000	75,000
ASSOCIATED ENTITY REVENUES							
3921	Management fees						
3922	Bookkeeping fees						
3923	Maintenance fees						
3924	Administrative rentals						
3925	Maintenance rentals						

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2024

Acct #	Account Name	ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months Previous FY Ending 9/30/2021	12 Months Previous FY Ending 9/30/2022	9 Months Current FY To Date 6/30/2023	Current Budget FY Ending 9/30/2023	Amended Budget FY Ending 9/30/2023	Original Budget FY Ending 9/30/2024
	Total Associated Entity Revenues Recorded						
	SUBSIDY REVENUES						
8020	HUD operating subsidy	364,734	357,301	287,159	356,000	387,000	387,000
	Total Subsidy Revenues Recorded	364,734	357,301	287,159	356,000	387,000	387,000
	ADMINISTRATIVE EXPENSE						
4110	Administrative salaries	122,784	128,972	96,916	132,700	132,700	132,700
4112	Contract administrative personnel						
4130	Court costs, fees, etc.	126	1,409	185	1,400	400	400
4131	Attorney fees	150	2,369	150	3,000	200	200
4140	Admin training & education	450	1,799	100	1,500	200	1,600
4150	Admin travel expense		1,409	1,441	3,000	2,100	3,000
4170	Accounting fees	17,852	23,617	13,898	24,000	22,400	22,400
4171	Auditing fees	6,000	6,000	8,000	6,000	8,000	6,000
4180	Admin office & equip rentals	7,165	9,158	8,924	5,900	12,700	12,700
4181	Office janitorial expense	3,080	3,640	2,520	3,500	3,400	4,100
4182	Advertising & marketing	278	282	288	300	400	400
4190	Office supplies and expense	2,186	1,125	3,167	2,000	4,200	2,200
4191	Telephone & fax expense						
4192	Credit check expense						
4193	Bank service charges	737	744	495	700	800	800
4194	Dues & subscriptions	2,453	961	968	1,200	1,900	1,900
4195	Postage & box rent	808	1,199	766	1,100	1,500	1,500
4196	Admin veh/equip repair/oper exp						
4197	Computer service & expense	20,772	26,389	23,623	24,700	31,500	31,500
4199	Other administrative expense	1,059	2,164	1,263	5,000	5,000	5,000
	Total Administrative Expense Recorded	185,900	211,237	162,704	216,000	227,400	226,400
	RESIDENT SERVICES EXPENSE						
4210	Resident services salaries						
4220	Recreation, publications, etc.						
4230	Contracted costs						
4231	Resident participation expense		400		1,500	500	500
	Total Resident Services Expense Recorded		400		1,500	500	500
	UTILITIES EXPENSE						
4310	Water expense	17,654	16,199	13,926	16,100	18,600	18,600
4320	Electricity expense	120,048	151,682	119,404	163,600	159,200	159,200
4330	Natural gas expense						
4340	Fuel oil expense						
4390	Sewerage expense	26,510	24,398	20,890	24,300	27,900	27,900
4398	Tenant utility allowances & payment				200		
4399	Other utility expenses				5,000	5,000	5,000
	Total Utilities Expense Recorded	164,212	192,279	154,220	209,200	210,700	210,700

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2024

		ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months Previous FY Ending 9/30/2021	12 Months Previous FY Ending 9/30/2022	9 Months Current FY To Date 6/30/2023	Current Budget FY Ending 9/30/2023	Amended Budget FY Ending 9/30/2023	Original Budget FY Ending 9/30/2024
Acct #	Account Name						
MAINTENANCE EXPENSE							
4410	Maintenance salaries	101,218	101,017	81,035	105,500	105,700	105,700
4412	Maintenance employee uniforms	1,272	459	1,114	1,200	1,200	1,200
4420	Maintenance materials & supplies	25,760	23,185	24,236	25,000	32,300	27,000
4430	Pest control services & supplies						
4431	Waste disposal service	18,746	18,746		19,000	20,100	20,100
4432	Heating & cooling repair service	426	332		500	500	500
4433	Snow removal service						
4434	Elevator maintenance repair service						
4435	Landscape & grounds service	4,623	7,995	6,379	4,000	8,500	22,000
4436	Dwelling unit turnaround service	13,056	30,938	31,764	22,000	40,000	35,000
4437	Electrical repair service	125			500	500	500
4438	Plumbing repair service	1,387			500	500	500
4439	Painting service						
4440	Other contracted maintenance service		7,440				
4441	Maint equip/vehicle oper/repair expense	9,966	15,614	12,739	15,500	17,000	17,000
4442	Maintenance training & education	928	469	595	1,000	1,200	1,200
4443	Maintenance travel expense		277	741	400	1,000	1,000
4444	Maint building & equipment rentals						
4445	Contract maintenance personnel						
4446	Outside unit inspection fees						
4449	Other maintenance expense				5,000	5,000	5,000
Total Maintenance Expense Recorded		177,507	206,472	158,603	200,100	233,500	236,700
PROTECTIVE SERVICES EXPENSE							
4460	Protective services salaries						
4470	Materials						
4480	Contracted costs						
Total Protective Services Expense Recorded							
GENERAL EXPENSE							
4510	Property fire/flood insurance	18,159	18,452	18,137	18,500	18,200	18,200
4511	Vehicle/landlord liability insurance	2,185	2,423	2,423	2,500	2,500	2,500
4512	Bond & other insurance	150	150	444	200	500	500
4520	Payment in lieu of tax (PILOT)	18,252	17,150	17,150	20,000	17,200	17,200
4540	Social security tax expense	13,888	14,259	10,987	14,800	14,800	14,800
4541	Medicare tax expense	3,248	3,335	2,570	3,500	3,500	3,500
4542	NC unemployment tax expense	85			100		
4543	US unemployment tax expense						
4544	Empl medical insurance expense	46,207	64,050	47,233	63,800	63,000	55,800
4545	Empl life & other insurance expense	2,155	789	(94)	100	100	100
4546	Empl workmens comp insurance	3,892	3,850	4,067	3,900	4,100	4,100
4547	Emplr retirement expense	22,492	26,581	15,595	24,500	26,600	26,600
4548	Empl disability insurance expense						

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2024

Acct #	Account Name	ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months Previous FY Ending 9/30/2021	12 Months Previous FY Ending 9/30/2022	9 Months Current FY To Date 6/30/2023	Current Budget FY Ending 9/30/2023	Amended Budget FY Ending 9/30/2023	Original Budget FY Ending 9/30/2024
4549	Other empl benefits/reimbursement						
4550	Allocated employee benefits						
4560	Compensated absence expense						
4570	Net collection losses	10,343					
4590	Bond service fees						
4591	Alarm system monitoring						
4592	Energy audit expense						
4599	Other general expense	751	32	200	5,000	5,000	5,000
4601	Net uncoded expenditures						
4690	Depreciation expense						
4691	Amortization expense						
Total General Expense Recorded		141,807	151,071	118,712	156,900	155,500	148,300
DEBT SERVICE PAYMENTS							
5610	Interest expense						
Total Debt Service Payments Recorded							
CAPITAL EXPENDITURES & OTHER							
7520	Equipment purchases	1,040		4,298	5,000	5,000	53,000
7540	Realty additions & improvements	13,285		5,673	15,700	5,700	10,000
7540.1	CFP Uncoded Items						
7542	Insurance settlement expenditures						
7600	Other capital expenditures						
Total Capital Expenditures & Other Recorded		14,325		9,971	20,700	10,700	63,000

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2023
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2024
OPERATING SUBSIDY SUB-SCHEDULE	

HUD Subsidy Calculation:

	Other Subsidy		Operating Subsidy	
	Collected Per Books	Estimated Remaining	Collected Per Books	Estimated Remaining
October - 2022			29,445	
November - 2022			29,445	
December - 2022			31,695	
January - 2023			38,615	
February - 2023			38,616	
March - 2023			24,588	
April - 2023			24,588	
May - 2023			37,445	
June - 2023			32,722	
July - 2023				32,723
August - 2023				34,058
September - 2023				34,057
			287,159	100,838
TOTALS				387,997

USDA Subsidy Calculation:

HUD Rental Rate Per USDA-RD	
Less Budgeted Rental Income (GL Acct 3110)	
Add Budgeted Utility Allowance (GL Acct 4398)	
Less Note Payment (If deducted from subsidy)	
Estimated Operating Subsidy	

