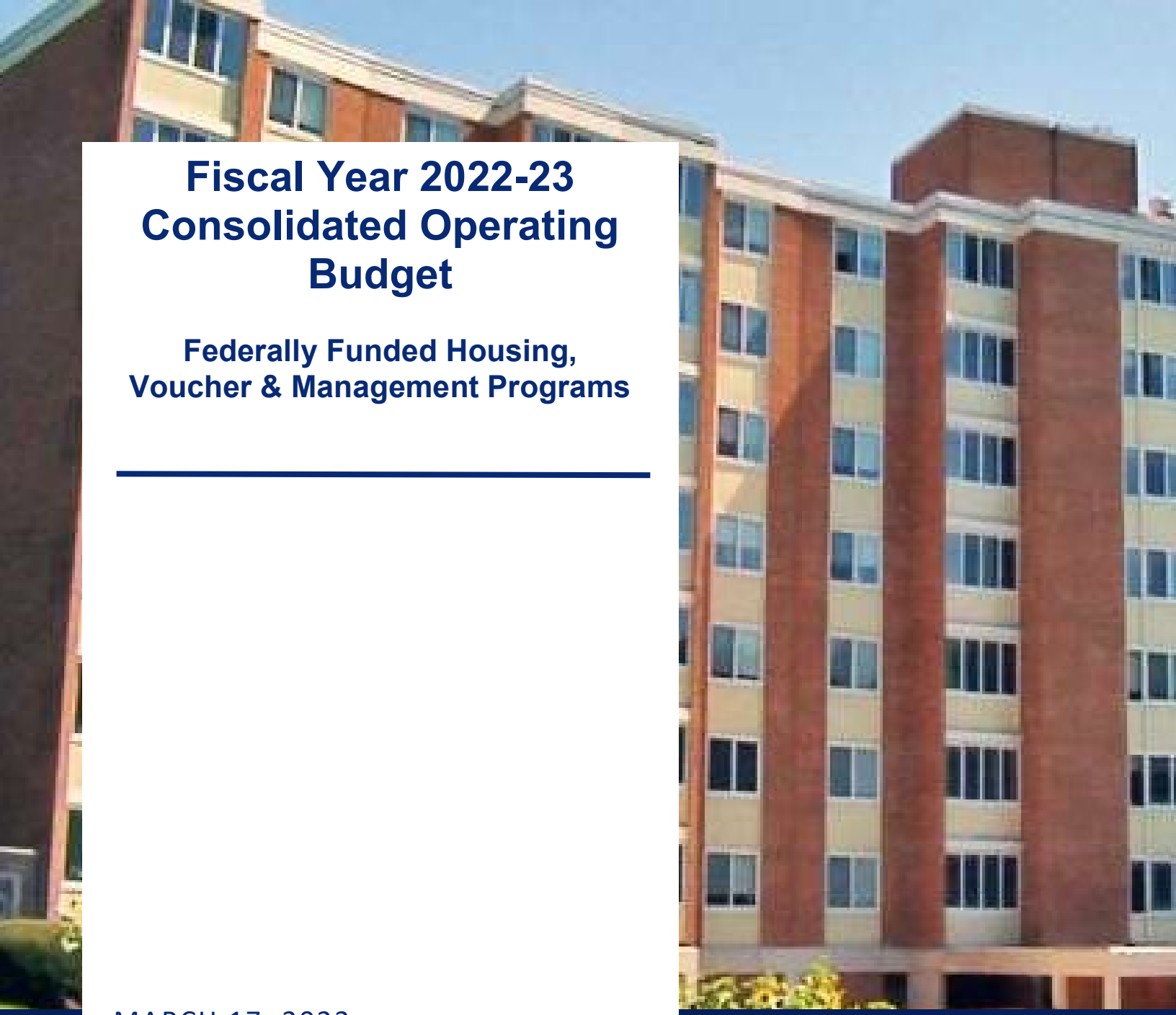


Fiscal Year 2022-23 Consolidated Operating Budget

Federally Funded Housing, Voucher & Management Programs

MARCH 17, 2022

Charlottesville Redevelopment & Housing Authority

Presented By:
John Sales, Executive Director
Mary Lou Hoffman, Director of Finance

CRHA FY 2022-23 Consolidated Operating Budget

Executive Summary

The FY 2022-23 Budget (04/01/2022 – 03/31/2023) covers all Charlottesville Redevelopment & Housing Authority's (CRHA) federally funded operations (public housing, housing choice vouchers, management (COCC)), capital funds and all sources and uses of funds for Fiscal Year 2022-23. This document is the final draft of the annual budget for consideration and review by the Board of Commissioners.

This executive summary provides highlights of the budget along with explanations and details for some of the funding & functional expense categories. Additionally, we've provided detailed schedules related to all the major income items. The expense line items are fairly comprehensive and self-explanatory but further explanations and details can be provided as requested.

Overall, this has been a lengthy, detailed budget process conducted primarily between the Executive Director and Director of Finance. Ideally each program director would be closely monitoring their departmental revenue & expenses, however that has not been the tradition here. Time constraints and staffing issues limited full participation but we will continue to work toward a fully collaborative budget process over the next fiscal year.

The attached summary, budgets in various levels of detail and funding attachments are submitted for you review, presentation and discussion on Thursday, March 17, 2022.

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REVENUES

Tenant Revenue

The Public Housing Demographics report from Yardi provides the historical average Tenant Rent charges across all properties. As of February 2022, the CRHA agency wide average per unit, per month rent was $320.17. The averages presented below, along with projected average monthly occupancy provides the basis for our Tenant Rent calculations.

Site	AMP	Units	Projected Occupied	Average Rent	Budgeted Monthly Rent
Westhaven	**AMP 1**	126	124	$287.88	$35,697.12
Crescent Halls	**AMP 2**	105	56	$313.00	$17,606.25
South 1st Street	**AMP 3**	58	54	$397.30	$21,454.20
6th Street	**AMP 3**	25	25	$360.34	$8,978.47
Madison	**AMP 4**	18	18	$254.08	$4,573.44
Michie	**AMP 4**	23	21	$279.04	$5,859.84
Riverside	**AMP 4**	16	16	$383.80	$6,140.80
Elsom	**AMP 4**	1	1	$710.00	$710.00
Hinton	**AMP 4**	1	1	$140.00	$140.00
Monticello	**AMP 4**	1	1	$618.00	$618.00
Ridge	**AMP 4**	2	2	$297.07	$594.14
		376		$320.17	$102,372.26
			318		

Our Public Housing leasing projections indicate that we will have 0 active vacant units for the public housing sites but we do anticipate having 6 under modernization units at Westhaven and one at 6th Street. We also anticipate leaving all of the vacant units at South First Street vacant for redevelopment.

Other Tenant Revenue

Miscellaneous other tenant revenues (Laundry, Late Fees, Pet Fees, Cleaning Fees, and Damages) are not budgeted. Past history has shown these ancillary revenue items to not only be immaterial to ACTUAL operations, but with challenges in collecting Tenant Accounts Receivable and returning from a relaxed implementation of fees due to COVID, these budgeted ancillary revenue line items would falsely increase the budget.

Operationally, in FY 2022-23 we will charge and work to collect all of these fees where applicable and the coming years operations will indicate the validity of budgeting these revenue items in the future.

GOVERNMENT GRANT INCOME

HUD PHA Operating Grant

The first week of March our HUD Regional office provided us with the calculations and estimated funding levels, by AMP, for calendar year 2022 (Attachments 1-5). These calculations provide the best estimate of our FY funding levels and are directly incorporated in this budget, they are provided below by property. The 2022 calculations include a 2.8% "Inflation Factor" increase. In addition to Operating Funds, HUD is providing CRHA with 'Asset Repositioning Fee' funds to assist in the offset of loss of Operating funds during Crescent Halls redevelopment transition year. This funding is being provided for both 2022 & 2023 calendar years and is prorated over our fiscal year and is included in the schedule below.

		AMP 1	AMP 2	AMP 3	AMP 3	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4
		WH	**CH**	**SFIRST**	**6TH**	**MAD**	**MCH**	**RS**	**EL**	**HA**	**MO**	**RD**
HUD Obligation per AMP		526,570	38,764	303,947		265,781						
Per Month/Property		43,881	3,230	17,700	7,629	6,430	8,217	5,717	357	357	357	715
Est Annual		526,570	22,612	212,398	91,549	77,156	98,605	68,598	4,279	4,279	4,279	8,585
Repositioning Fee+ add ons	2022		342,954									
Repositioning Fee+ add ons	2023		221,720									
CH Reposit Fee FY22-23			312,646									
Total 22-23 HUD Grant		526,570	335,258	212,398	91,549	77,156	98,605	68,598	4,279	4,279	4,279	8,585

The total HUD subsidy for PH operations for calendar year 2022 totals $1,118K (vs calendar year 2021 total $1,783K). While it's difficult to reconcile this difference given the formulas, various expense components and add-ons, there are a few major contributing factors for the lower funding obligations for this coming calendar year. The areas to highlight include:

- The redevelopment at Crescent Halls is the most obvious, accounting for ~$325K decrease in funding
- More concerning are the calculations for AMPs 1 & 3. The figures below can be found on the attached HUD Operating Fund calculation sheets by AMP

		AMP 1	AMP 3	AMP 3	AMP 3
		WH	**Wt Avg**	**SFIRST**	**6TH**
Average Monthly Tenant Rent		287.88	385.60	$397.30	$360.34
HUD Basis Avg Rent		328.98	438.83		
Per Unit Month Variance		(41.10)	(53.23)		
Budgeted Unit Months Per AMP		1488	948		
Negative Impact (HUD Funding)		(61,157)	(50,458)		

- The HUD calculated rents for these two AMPS based on FY2020 FDS data indicates a much higher average Tenant Rent for AMPs 1 & 3 and this expected higher tenant rent reduces the HUD PH subsidy.

HUD Housing Assistance Payments (Section 8)

Section 8 Leasing schedule anticipates the Housing Choice Voucher Program will begin the fiscal year with 482 vouchers leased in April 2022 and will increase by 5 vouchers monthly by factoring an onboarding of 7 newly leased vouchers less an attrition of 2.

We will project base 24 vouchers in the South First Street Phase 1 development in August/September 2022. Project basing the vouchers in Phase 1 will allow us to serve families from 0-30% AMI.

The Tenant Protection Replacement vouchers will start the lease up process at Crescent Halls in September 2022. We anticipate having all 52 vouchers fully leased before December 2022.

The HAP revenue is based on a combination of voucher types and rates as detailed here:

Housing Assistance Payments

Type	Total UML	Average HAP	Total HAP
HCVP	4950	761.00	3,766,950
PBV - CH	269	605.00	162,745
PBV-SFS P1	144	605.00	87,120
Tenant Protection	359	761.00	273,199
Enhanced	132	761.00	100,452
VASH	60	648.00	38,880
Portable Paid	36	761.00	27,396
EHV	159	714.00	113,526
MS	467	658.00	307,286
	6576	741.72	4,877,554

HUD Shortfall Funding

CRHA was identified in 2020 as eligible for PH Operating Fund Shortfall Funding in an effort to increase its Operating Reserve levels and stabilize the agency. CRHA accessed $639K in our current operating year and have budgeted the available $550K in this budget for FY2022-23.

HUD Capital Funding

CRHA's estimated Capital Funds for 2022 is $1,025K this amount, coupled with the remaining budget in grant years 2018, 2019, and 2020, 2021 for a total available funding amount of $2,870,585.

- Included in this budget is the 2021 Administration (1410) Funding at $102,576 and an additional $102,576 from 2022. These funds are shown as an Operating Transfer In for the COCC.
- In addition to the Admin funding, we'll be transferring in the allowable Operations (1406) Funding from 2022 of $235,000. These funds are shown as an Operating Transfer In to Westhaven.

OTHER INCOME

COCC PH Fee Income

Total Public Housing Fee Revenue is based on the leasing schedule used to calculate Tenant Income and "Total Unit Months" at the published Public Housing Management Fee rate of $76.89; Bookkeeping Fee Rate of $7.50; and Asset Management Fee of $10. This same COCC Income is also the Fee Expense for each property as indicated below.

		Rates		
		76.89	7.50	10.00
Property	Total Unit Months	Mgmt Fee	Bkg Fees	Asset Mgmt Fee
Westhaven	1428	109,799	10,710	15,120
Crescent Halls	675	51,901	5,063	6,750
S First St	648	49,825	4,860	6,960
6th Street	299	22,990	2,243	3,000
Madison	216	16,608	1,620	2,160
Michie	276	21,222	2,070	2,760
Riverside	192	14,763	1,440	1,920
Elsom	12	923	90	120
Hinton	12	923	90	120
Monticello	12	923	90	120
Ridge	24	1,845	180	240
	3794	291,721	28,455	39,270

HCV Admin Fee Income

The Administrative Fees Earned are based on the leasing schedule projecting 6,576 leased unit months earning a net fee of $69.89 PUM, (A Rate of $84.70 multiplied by a proration rate of 84.7%. See table below

Type	Total UML	Admin Fee Rates			AF Revenues
		A Rate	B Rate	Proration Rate	
HCVP	4,950	82.51	N/A	0.847	345,936
PBV - CH	269	82.51	N/A	0.847	18,799
PBV-SFS P1	144	82.51	N/A	0.847	10,064
Tenant Protection	359	82.51	N/A	0.847	25,089
Enhanced	132	82.51	N/A	0.847	9,225
VASH	60	82.51	N/A	0.847	4,193
Portable Paid	36	82.51	N/A	0.847	2,516
EHV	159	82.51	N/A	0.847	11,112
MS	467	82.51	N/A	0.847	32,637
	6,576				459,570

Miscellaneous Other Income

The 6th Street program earns $33,000 annually in the form of Rental Income from the HCV office for the rental of the 6th Street Community Center that serves as the HCV/Section 8 Administrative Office.

EXPENSES

Total Operating - Administrative

Administrative operating expenses include Administrative Salaries & Benefits which were thoroughly reviewed and encompass all known vacancies and expected employee changes & hires as of this date. Currently for CRHA purposes, all staff not directly working in the Maintenance department are classified as “Administrative”

For our 2022 Benefit Year (starting 7/1/2022) we expect premiums to remain steady, however the number of employees opting for benefits, primarily health insurance, are increasing as are the average tenure of current staff. All vacancies were assigned a prorated benefit factor for budget purposes and agency wide benefits are approximately 30% of gross wages for eligible employees.

Audit Fees are based on an existing contract, intercompany Management & Bookkeeping Fees are as detailed on the COCC Income schedule above, and Legal expense is based on 2022 actual. Office Expenses include Office Rent from HCV/Section 8 to AMP 3 for the use of the 6th Street Community Center as well as the Central Office Cost Center to the City of Charlottesville, office supplies, telephone & cell service, postage, copier and networking & broadband services are recorded here as well. The “Other” category

includes Consulting Services, Membership Fees & Dues, Staff Training and other miscellaneous expenses.

Total Tenant Services

The Asset Management Fee is included here – calculated at $10/Unit with the detail above on the COCC Income side. Tenant Services Contract Costs cover the costs for Property Beautification Project and the Resident Contractors. We've also estimated expense for the Tenant Relocation costs for the return to Crescent Halls and the moves related to South First Street Phase I moves.

Total Utility Expense

A rolling 3-year review of actual expenses was use to average and trend each line item. Overall utilities have been trending down slightly with the exception of 6th Street where a water leak elevated the current FY Water & Sewer bills. FY 2023 reflects a 1% increase over the monthly average for FY2022 with the exception of 6th Street where the water & sewer expenses are expected to be reduced. With CH partially offline, we expect Total Utilities to be approximately $35k less than FY2022

Total Maintenance Expense

As with the Administrative expenses, Maintenance Salaries and Benefits comprise the majority of the budget, approximately 2/3rds of the total Maintenance costs. While the Supplies categories and cost remain fairly consistent with FY 22, overall contracted services is budgeted slightly below the FY 22 level given the status of the previously off-line unit renovations.

Service contracts for Pest Control & Waste Management services are budgeted per current agreements.

Total Insurance Expense

All CRHA insurance is provided through VRSA and includes Property,Liabiliity, Worker's Compensation & Auto Insurance and the 2023 budget includes a 5% escalator for Auto Premiums and 1.9% for Property & Liability Insurances.

Total Other General Expense

Includes line items that pivot off of other expense items. Compensated Absences are calculated at 5% of budgeted salaries. The PILOT fee to the City of Charlottesville is budgeted based on our projected "Shelter Rent" (Rental Income – Utility Expense). And finally Bad Debt Expense is reserved at 2.5% of Tenant Rental Income.

Total Housing Assistance Payments (HAP)

The total HAP payments is tied directly to the calculated HAP Revenue as detailed for the HAP Subsidy in the revenue section above.

Total Other Financing Sources(Uses) - "Operating Transfer In/Out"

Allowable Capital Fund transfers for CFP lines 1406 and 1410 are indicated 10 the Transfers In/Out accounts must tie to zero.

Total Non-Operating Expenditures

The annual debt service payments required by the PH program for the leased vehicles is represented by the $11.9K and will reduce the available cash.

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	Consolidated Budget
1	Net Tenant Rental Revenue	1,307,015
2	Tenant Revenue-Other	-
3	Total Tenant Reveue	1,307,015
4		
5	HUD PHA Operating Grants	1,431,556
6	HUD PHA Shortfall Funds	500,390
7	HAP Subsidy	4,877,554
8	Administrative Fees Earned	459,570
9	Preliminary Fees	-
10	Capital Grants	2,870,585
11	Total Government Subsidy	10,139,656
12		
13	Management Fee Income	395,515
14	Asset Management Fee Income	39,270
15	Bookkeeping Fee Income	77,775
16	Total Fee Revenue	512,560
17		
18	Other Government Grants	-
19	Investment Income - Unrestricted	-
20	Fraud Recovery - HAP	1,411
21	Other Revenue	106,000
22	Total Other Revenue	107,411
23		
24	**TOTAL REVENUE**	**12,066,642**
25		
26		
27	Administrative Salaries	778,596
28	Auditing Fees	21,000
29	Management Fee	385,135
30	Bookkeeping Fee	77,775
31	Advertising & Marketing	-
32	Employee Benefit Contrib-Admin	207,653
33	Office Expenses	146,814
34	Legal Expense	31,100
35	Travel	8,491
36	Other Admin Expenses	97,750
37	Total Operating-Administrative	1,754,314
38		
39	Asset Management Fee	39,270
40	Tenant Relocation Costs	24,000
41	Tenant Services-Other	38,600
42	Total Tenant Services	101,870
43		
44	Water	156,798
45	Electricity	271,835
46	Gas	152,759
47	Sewer	207,848
48	Total Utilities	789,240

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	Consolidated Budget
49		
50	Maintenance Salaries	615,440
51	Maintenance Materials & Supplies	167,162
52	Maintenance Contracts	302,964
53	Employee Benefit Contrib-Maint	148,956
54	Total Maintenance	1,234,522
55		
56	Protective Services - Other Contract Costs	
57	Total Protective Services	
58		
59	Property Insurance	54,299
60	Liability Insurance	30,335
61	Worker's Compensation	24,764
62	Other Insurance	3,600
63	Total Insurance	112,998
64		
65	Compensated Absences	69,700
66	Payments in Lieu of Taxes	68,112
67	Bad Debt-Tenant Rents	32,675
68	Total Other General Expenses	170,487
69		
70	Total Operating Expenses	4,163,432
71		
72	*Excess Revenue Over Operating Expenses*	*7,903,210*
73		
74	Mainstream HAP	307,286
75	Tenant Protection HAP	273,199
76	Emergency Housing HAP	113,526
77	All Other HAP	4,228,518
78	Total Housing Assistance Payments	4,922,529
79		
80	**TOTAL EXPENSES**	**9,085,961**
81		
82	Operating Transfers IN	440,152
83	Operating Transfers OUT	(440,152)
84	Total Other Financing Sources (Uses)	-
85		
86	Excess (Deficit) of Revenue Over(Under) Expenses	2,980,681
87		
88	Required Annual Debt Payments	11,911
89	Expected Capital Payments	2,430,433
90	Total Non Operating Expenditures	2,442,344
91		
92	Net Increase (Decrease) Cash Flow	538,337
93		
94	Unit Months Available	12,000
95	Unit Months Leased	10,404

Charlottesville Redevelopment Housing Authority
Program Fund Budget
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	Consolidated Budget	AMPs	HCV	COCC	CFP
1	Net Tenant Rental Revenue	1,307,015	1,307,015	-	-	-
2	Tenant Revenue-Other	-	-	-	-	-
3	Total Tenant Reveue	1,307,015	1,307,015	-	-	-
4						
5	HUD PHA Operating Grants	1,431,556	1,431,556	-	-	-
6	HUD PHA Shortfall Funds	500,390	500,390			-
7	HAP Subsidy	4,877,554	-	4,877,554	-	-
8	Administrative Fees Earned	459,570	-	459,570	-	-
9	Preliminary Fees	-	-	-	-	-
10	Capital Grants	2,870,585	-	-	-	2,870,585
11	Total Government Subsidy	10,139,656	1,931,946	5,337,124	-	2,870,585
12						
13	Management Fee Income	395,515	-	-	395,515	-
14	Asset Management Fee Income	39,270	-	-	39,270	-
15	Bookkeeping Fee Income	77,775	-	-	77,775	-
16	Total Fee Revenue	512,560	-	-	512,560	-
17						
18	Other Government Grants	-	-	-	-	-
19	Investment Income - Unrestricted	-	-	-	-	-
20	Fraud Recovery - HAP	1,411	-	1,411	-	-
21	Other Revenue	106,000	33,000	-	73,000	-
22	Total Other Revenue	107,411	33,000	1,411	73,000	-
23						
24	**TOTAL REVENUE**	**12,066,642**	**3,271,962**	**5,338,535**	**585,560**	**2,870,585**
25						
26						
27	Administrative Salaries	778,596	235,873	133,118	409,605	-
28	Auditing Fees	21,000	15,000	2,000	4,000	-
29	Management Fee	385,135	291,721	93,414	-	-
30	Bookkeeping Fee	77,775	28,455	49,320	-	-
31	Advertising & Marketing	-				
32	Employee Benefit Contrib-Admin	207,653	70,542	30,271	106,840	-
33	Office Expenses	146,814	87,799	24,033	34,982	-
34	Legal Expense	31,100	6,800	6,200	18,100	-
35	Travel	8,491	5,000	291	3,200	-
36	Other Admin Expenses	97,750	25,650	43,500	28,600	-
37	Total Operating-Administrative	1,754,314	766,840	382,147	605,327	-
38						
39	Asset Management Fee	39,270	39,270	-	-	-
40	Tenant Relocation Costs	24,000	24,000	-	-	-
41	Tenant Services-Other	38,600	38,600	-	-	-
42	Total Tenant Services	101,870	101,870	-	-	-
43						
44	Water	156,798	156,798	-	-	-
45	Electricity	271,835	271,835	-	-	-
46	Gas	152,759	152,759	-	-	-
47	Sewer	207,848	207,848	-	-	-
48	Total Utilities	789,240	789,240	-	-	-
49						
50	Maintenance Salaries	615,440	615,440	-	-	-
51	Maintenance Materials & Supplies	167,162	166,262	500	400	-
52	Maintenance Contracts	302,964	302,714	-	250	-
53	Employee Benefit Contrib-Maint	148,956	148,956	-	-	-
54	Total Maintenance	1,234,522	1,233,372	500	650	-
55						
56	Protective Services - Other Contract Costs					
57	Total Protective Services					
58						
59	Property Insurance	54,299	54,299	-	-	-

Charlottesville Redevelopment Housing Authority
Program Fund Budget
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	Consolidated Budget	AMPs	HCV	COCC	CFP
60	Liability Insurance	30,335	21,720	1,103	7,512	-
61	Worker's Compensation	24,764	15,819	2,474	6,471	-
62	Other Insurance	3,600	2,850	250	500	-
63	Total Insurance	112,998	94,688	3,827	14,483	-
64						
65	Compensated Absences	69,700	42,564	6,656	20,480	-
66	Payments in Lieu of Taxes	68,112	68,112	-	-	-
67	Bad Debt-Tenant Rents	32,675	32,675	-	-	-
68	Total Other General Expenses	170,487	143,351	6,656	20,480	-
69						
70	Total Operating Expenses	4,163,432	3,129,362	393,130	640,940	-
71						
72	*Excess Revenue Over Operating Expenses*	*7,903,210*	*142,600*	*4,945,405*	*(55,380)*	*2,870,585*
73						
74	Mainstream HAP	307,286	-	307,286	-	-
75	Tenant Protection HAP	273,199	-	273,199	-	-
76	Emergency Housing HAP	113,526	-	113,526	-	
77	All Other HAP	4,228,518	-	4,228,518	-	-
78	Total Housing Assistance Payments	4,922,529	-	4,922,529	-	-
79						
80	**TOTAL EXPENSES**	**9,085,961**	**3,129,362**	**5,315,659**	**640,940**	**-**
81						
82	Operating Transfers IN	440,152	235,000	-	205,152	-
83	Operating Transfers OUT	(440,152)	-	-	-	(440,152)
84	Total Other Financing Sources (Uses)	-	235,000	-	205,152	(440,152)
85						
86	Excess (Deficit) of Revenue Over(Under) Expenses	2,980,681	377,600	22,876	149,772	2,430,433
87						
88	Required Annual Debt Payments	11,911	11,911			-
89	Expected Capital Payments	2,430,433	-			2,430,433
90	Total Non Operating Expenditures	2,442,344	11,911	-	-	2,430,433
91						
92	Net Increase (Decrease) Cash Flow	538,337	365,689	22,876	149,772	0
93						
94	Unit Months Available	12,000	4,512	7,488		
95	Unit Months Leased	10,404	3,828	6,576		

Charlottesville Redevelopment Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2023

Line	Account Name	1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	Total PH	Total COC	Total HCV
	NET INCOME	224,328	77,316	6,815	8,021	16,513	19,633	21,570	4,001	(1,567)	2,850	(1,879)	377,600	149,772	22,876
1	Rent Income-Gross Potential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Tenant Rent	428,365	289,823	257,450	107,742	54,881	70,318	73,690	8,520	1,680	7,416	7,130	1,307,015	-	-
3	Total Rental Income	428,365	289,823	257,450	107,742	54,881	70,318	73,690	8,520	1,680	7,416	7,130	1,307,015	-	-
4															
5	Laundry and Vending	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Cleaning Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Damages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Legal Fees - Tenant	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Misc.Tenant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Pet Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Total Other Tenant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	NET TENANT INCOME	428,365	289,823	257,450	107,742	54,881	70,318	73,690	8,520	1,680	7,416	7,130	1,307,015	-	-
14															
15	HUD PHA Operating Grants/Subsidy	526,570	335,258	212,398	91,549	77,156	98,605	68,598	4,279	4,279	4,279	8,585	1,431,556	-	-
16	HUD Operating Subsidy COVID	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	HUD PHA Shortfall Funds	152,684	139,737	87,188	38,271	23,955	30,609	21,293	1,331	1,331	1,331	2,662	500,390	-	-
18	Section 8 HAP Earned	-	-	-	-	-	-	-	-	-	-	-	-	-	4,877,554
19	Section 8 Admin. Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	459,570
20	Port-In Admin Fees Earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Port In HAP Earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Section 8 EHV Prelim & Srvc Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Other Government Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Capital Fund Grants														
25	TOTAL GRANT INCOME	679,254	474,995	299,586	129,819	101,111	129,214	89,891	5,610	5,610	5,610	11,246	1,931,946	-	5,337,124
26															
27	Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Management Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	395,515	-
29	Bookkeeping Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	77,775	-
30	Asset Management Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	39,270	-
31	Fraud Recovery - HAP	-	-	-	-	-	-	-	-	-	-	-	-	-	1,411
32	Miscellaneous Other Income	-	-	-	33,000	-	-	-	-	-	-	-	33,000	73,000	-
33	Operating Transfers IN	235,000	-	-	-	-	-	-	-	-	-	-	235,000	205,152	-
34	TOTAL OTHER INCOME	235,000	-	-	33,000	-	-	-	-	-	-	-	268,000	790,712	1,411
35															
36	TOTAL INCOME	1,342,619	764,818	557,036	270,561	155,992	199,532	163,581	14,130	7,290	13,026	18,376	3,506,962	790,712	5,338,535
37															

Charlottesville Redevelopment Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2023

													Total		
Line	Account Name	1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	PH	COC	HCV
	NET INCOME	224,328	77,316	6,815	8,021	16,513	19,633	21,570	4,001	(1,567)	2,850	(1,879)	377,600	149,772	22,876
38															
39	Administrative Salaries	63,939	47,955	64,652	27,867	9,134	11,671	8,119	507	507	507	1,015	235,873	409,605	133,118
40	Administrative Salaries - Contra Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41	Compensated Absences	15,690	10,661	7,239	3,120	1,700	2,172	1,511	94	94	94	189	42,564	20,480	6,656
42	Employee Benefit FICA - Admin	4,900	3,670	4,950	2,140	700	900	630	40	40	40	80	18,090	31,340	10,190
43	Emp Benefit FICA - Admin - Contra Acc	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44	Employee Insurance - Admin	10,146	7,640	13,035	5,619	1,449	1,851	1,288	80	80	80	161	41,429	58,330	15,928
45	Retirement - Admin	991	739	1,361	587	142	181	126	8	8	8	16	4,167	10,656	2,521
46	Unemployment Insurance - Admin	645	489	648	279	92	118	82	5	5	5	10	2,378	3,514	1,632
47	Disability - Admin (Incl in Retirement)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
48	Fitness - Admin	-	-	-	-	-	-	-	-	-	-	-	-	-	-
49	Workers Comp - Admin	1,188	891	1,201	518	170	217	151	9	9	9	19	4,382	6,471	2,474
50	Total Administrative Salaries	97,499	72,045	93,086	40,130	13,387	17,110	11,907	743	743	743	1,490	348,883	540,396	172,519
51	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
52	Criminal Background Checks	101	84	46	20	14	18	13	1	1	1	2	300	100	400
53	Tenant Screening	168	140	77	33	24	31	21	1	1	1	3	500	-	4,800
54	General Legal Expense	2,011	1,676	926	399	287	367	255	16	16	16	32	6,000	18,000	1,000
55	Total Legal Expense	2,279	1,899	1,049	452	326	416	289	18	18	18	36	6,800	18,100	6,200
56	Other Admin Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
57	Staff Training	4,021	3,351	1,851	798	574	734	511	32	32	32	64	12,000	4,500	4,000
58	Staff Training COVID	-	-	-	-	-	-	-	-	-	-	-	-	-	-
59	Travel	1,676	1,396	771	332	239	306	213	13	13	13	27	5,000	3,200	291
60	Auditing Fees	5,027	4,189	2,314	997	718	918	638	40	40	40	80	15,000	4,000	2,000
61	Port Out Admin Fee Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500
62	Management Fee	109,799	51,901	49,825	22,990	16,608	21,222	14,763	923	923	923	1,845	291,721	-	91,914
63	Bookkeeping Fee	10,710	5,063	4,860	2,243	1,620	2,070	1,440	90	90	90	180	28,455	-	49,320
64	Asset Management Fee	15,120	6,750	6,960	3,000	2,160	2,760	1,920	120	120	120	240	39,270	-	-
65	Office Rent	-	-	-	-	-	-	-	-	-	-	-	-	3,600	33,000
66	Consultants	8,378	6,981	3,856	1,662	1,197	1,529	1,064	66	66	66	133	25,000	25,000	10,000
67	Contract Services COVID	-	-	-	-	-	-	-	-	-	-	-	-	-	-
68	Professional Meetings	670	559	309	133	96	122	85	5	5	5	11	2,000	500	500
69	Total Other Admin Expenses	155,400	80,189	70,746	32,155	23,213	29,661	20,634	1,290	1,290	1,290	2,579	418,446	40,800	192,525
70	Miscellaneous Admin Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71	Membership and Fees	335	279	154	66	48	61	43	3	3	3	5	1,000	4,000	500
72	Publications	-	-	-	-	-	-	-	-	-	-	-	-	200	-
73	Advertising	670	559	309	133	96	122	85	5	5	5	11	2,000	1,500	500
74	Office Supplies	1,173	977	540	233	168	214	149	9	9	9	19	3,500	2,500	4,000
75	Office Supplies COVID	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Charlottesville Redevelopment Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2023

													Total		
Line	Account Name	1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	PH	COC	HCV
	NET INCOME	224,328	77,316	6,815	8,021	16,513	19,633	21,570	4,001	(1,567)	2,850	(1,879)	377,600	149,772	22,876
76	Telecom & Cell Services	2,815	2,346	1,296	559	402	514	357	22	22	22	45	8,400	4,300	2,050
77	Postage	2,312	1,927	1,064	459	330	422	294	18	18	18	37	6,900	2,000	3,800
78	Software Liscense Fees	503	419	231	100	72	92	64	4	4	4	8	1,500	950	333
79	Copy & Print Services	2,949	2,457	1,357	585	421	538	374	23	23	23	47	8,800	2,000	2,450
80	Printer Supplies	69	48	32	14	10	13	9	1	1	1	1	199	32	-
81	Software/IT	-	-	-	-	-	-	-	-	-	-	-	-	-	-
82	Network & Broadband Services	10,053	8,378	4,628	1,995	1,436	1,835	1,277	80	80	80	160	30,000	5,500	5,400
83	Small Office Equipment	-	-	-	-	-	-	-	-	-	-	-	-	850	500
84	TV/Cable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85	Bank & Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	750	-
86	Other Misc Admin Expenses	3,854	3,211	1,774	765	551	703	489	31	31	31	61	11,500	5,400	-
87	Total Miscellaneous Admin Expenses	24,733	20,601	11,385	4,908	3,533	4,515	3,141	197	197	197	392	73,799	29,982	19,533
88	TOTAL ADMINISTRATIVE EXPENSES	279,911	174,734	176,266	77,645	40,459	51,702	35,971	2,247	2,247	2,247	4,498	847,928	629,278	390,777
89															
90	Other Tenant Svcs.	2,513	2,094	1,157	499	359	459	319	20	20	20	40	7,500	-	-
91	Tenant Services Contract Costs	10,200	-	8,700	3,400	2,700	2,700	2,400	200	200	200	400	31,100	-	-
92	Tenant Relocation	-	12,000	12,000	-	-	-	-	-	-	-	-	24,000	-	-
93	TOTAL TENANT SERVICES EXPENSES	12,713	14,094	21,857	3,899	3,059	3,159	2,719	220	220	220	440	62,600	-	-
94															
95	Water	64,335	14,670	25,780	21,472	5,329	10,301	10,689	487	822	1,010	1,903	156,798	-	-
96	Electricity	94,804	51,053	53,097	25,283	13,052	15,640	12,531	2,172	784	944	2,475	271,835	-	-
97	Gas	55,287	6,921	37,797	18,672	9,881	9,629	10,229	647	784	801	2,111	152,759	-	-
98	Garbage/Trash Removal	32,932	10,543	14,361	7,182	6,326	7,157	4,233	39	39	127	81	83,020	-	-
99	Sewer	86,784	19,029	34,223	27,474	6,996	13,588	14,199	633	1,086	1,332	2,504	207,848	-	-
100	Stormwater Tax	6,669	1,455	3,613	1,455	1,087	1,131	749	30	30	44	73	16,334	-	-
101	TOTAL UTILITY EXPENSES	340,811	103,671	168,871	101,538	42,671	57,446	52,630	4,008	3,545	4,258	9,147	888,594	-	-
102															
103	Maintenance Salaries	249,857	165,262	80,128	34,538	24,867	31,775	22,104	1,382	1,382	1,382	2,763	615,440	-	-
104	FICA - Maintenance	19,120	12,650	6,130	2,650	1,910	2,440	1,700	110	110	110	220	47,150	-	-
105	Employee Insurance - Maintenance	40,923	19,012	8,599	3,706	2,669	3,410	2,371	149	149	149	296	81,433	-	-
106	Retirement - Maintenance	3,160	1,957	890	384	276	353	245	15	15	15	31	7,341	-	-
107	Unemployment Insurance - Maintenance	3,213	2,170	1,060	457	329	420	292	18	18	18	37	8,032	-	-
108	Disability - Maintenance (Incl in retiremer	-	-	-	-	-	-	-	-	-	-	-	-	-	-
109	Fitness - Maintenance	67	56	31	13	10	12	9	1	1	1	1	200	-	-
110	Workers Comp - Maintenance	4,643	3,071	1,489	642	462	590	411	26	26	26	51	11,437	-	-
111	Maintenace Uniforms	1,609	1,340	740	319	230	294	204	13	13	13	26	4,800	-	-
112	Total General Maint Expense	322,592	205,518	99,067	42,709	30,752	39,294	27,336	1,713	1,713	1,713	3,425	775,833	-	-
113	Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Charlottesville Redevelopment Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2023

													Total		
Line	Account Name	1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	PH	COC	HCV
	NET INCOME	224,328	77,316	6,815	8,021	16,513	19,633	21,570	4,001	(1,567)	2,850	(1,879)	377,600	149,772	22,876
114	Supplies - Grounds	2,748	2,290	1,265	545	393	502	349	22	22	22	44	8,200	-	-
115	Supplies-Appliance	938	782	432	186	134	171	119	7	7	7	15	2,800	-	-
116	Supplies-Decorating/Painting	5,027	4,189	2,314	997	718	918	638	40	40	40	80	15,000	-	-
117	Supplies-Electrical	2,279	1,899	1,049	452	326	416	289	18	18	18	36	6,800	-	-
118	Supplies-Exterminating	402	335	185	80	57	73	51	3	3	3	6	1,200	-	-
119	Supplies-Janitorial/Cleaning	2,312	1,927	1,064	459	330	422	294	18	18	18	37	6,900	-	-
120	Supplies-Maint/Repairs	25,500	2,500	13,800	6,800	3,500	6,500	5,400	250	250	200	750	65,450	400	500
121	Supplies-Plumbing	10,723	2,500	4,936	2,128	1,532	1,957	1,362	85	85	85	170	25,564	-	-
122	Tools and Equipment	4,021	1,200	1,851	798	574	734	511	32	32	32	64	9,849	-	-
123	Maintenance Paper/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
124	Supplies-Turn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Supplies - HVAC	3,208	100	1,477	637	458	586	407	25	25	25	51	7,000	-	-
126	Vehicle-Gas & Oil	5,864	4,887	2,699	1,164	838	1,070	745	47	47	47	93	17,500	-	-
127	Total Materials	63,023	22,609	31,072	14,245	8,860	13,349	10,165	548	548	498	1,346	166,262	400	500
128	Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Contract-Building Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
130	Contract-Electrical	2,500	-	1,500	1,000	750	750	750	-	-	-	-	7,250	-	-
131	Contract-Pest Control	23,000	10,000	5,560	6,990	2,550	1,225	1,600	273	273	273	560	52,304	-	-
132	Contract-Grounds	16,085	13,404	7,404	3,191	2,298	2,936	2,043	128	128	128	255	48,000	-	-
133	Contract-Plumbing	1,350	-	4,800	-	-	-	-	-	-	-	-	6,150	-	-
134	Contract-Plumbing COVID	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135	Contract-HVAC	1,500	1,200	100	750	500	500	250	-	-	-	-	4,800	-	-
136	Contract-Vehicle Maintenance	3,351	2,793	1,543	665	479	612	426	27	27	27	53	10,000	-	-
137	Contract-Equipment Rental	-	42,000	-	-	-	-	-	-	-	-	-	42,000	-	-
138	Contract-Maintenance Consultants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
139	Contract-Elevator Monitoring	-	41,100	-	-	-	-	-	-	-	-	-	41,100	-	-
140	Contract-Alarm Monitoring	-	3,950	-	-	-	-	-	-	-	-	-	3,950	-	-
141	Answering Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Contract-Consultants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
143	Contract Costs-Other	-	4,140	-	-	-	-	-	-	-	-	-	4,140	250	-
144	Total Contract Costs	47,786	118,587	20,907	12,596	6,577	6,023	5,068	427	427	427	869	219,694	250	-
145	TOTAL MAINTENACE EXPENSES	433,401	346,714	151,047	69,551	46,189	58,666	42,569	2,688	2,688	2,638	5,639	1,161,789	650	500
146															
147	Property Insurance	17,764	13,597	10,674	3,685	2,308	3,243	2,407	124	124	124	249	54,299	-	-
148	Liability Insurance	3,740	3,117	1,722	742	534	683	475	30	30	30	59	11,162	6,697	-
149	Auto Insurance	2,776	2,313	1,278	551	397	507	353	22	22	22	44	8,285	-	690
150	Other Business Insurance	814	511	425	183	98	126	87	6	6	6	11	2,273	815	413
151	Payments in Lieu of Taxes	12,716	19,815	10,655	1,484	1,962	2,116	2,604	458	(180)	333	(186)	51,778	-	-

Charlottesville Redevelopment Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2023

													Total		
Line	Account Name	1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	PH	COC	HCV
	NET INCOME	224,328	77,316	6,815	8,021	16,513	19,633	21,570	4,001	(1,567)	2,850	(1,879)	377,600	149,772	22,876
152	Misc. Taxes/Liscenses/Insurance	1,000	350	250	250	200	200	150	100	100	100	150	2,850	500	250
153	Retiree Expense	1,287	1,340	740	319	230	294	204	13	13	13	26	4,478	3,000	-
154	Bad Debt-Tenant Rents	10,709	7,246	6,436	2,694	1,372	1,758	1,842	213	42	185	178	32,675	-	-
155	Other General Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	500
156	Other General Expense COVID	-	-	-	-	-	-	-	-	-	-	-	-	-	-
157	TOTAL GENERAL EXPENSES	50,806	48,289	32,181	9,908	7,101	8,926	8,123	966	157	813	531	167,800	11,012	1,853
158															
159	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	4,877,554
160	Tenant Utility Payments-Voucher	-	-	-	-	-	-	-	-	-	-	-	-	-	23,775
161	Portable Out HAP Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	21,200
162	TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	4,922,529
163															
164	Interest Expense-Loan 1	650	-	-	-	-	-	-	-	-	-	-	650	-	-
165	TOTAL FINANCING EXPENSES	650	-	-	-	-	-	-	-	-	-	-	650	-	-
166															
167	Operating Transfers OUT	-	-	-	-	-	-	-	-	-	-	-	-	-	-
168	TOTAL NON-OPERATING ITEMS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
169															
170	TOTAL EXPENSES	1,118,291	687,502	550,221	262,540	139,480	179,899	142,011	10,129	8,857	10,176	20,255	3,129,362	640,940	5,315,659
171															
172	Excess (Deficit) Revenue Over(under) Expense	224,328	77,316	6,815	8,021	16,513	19,633	21,570	4,001	(1,567)	2,850	(1,879)	377,600	149,772	22,876

Charlottesville Redevelopment Housing Authority
Public Housing Budget Prior Years Comparison
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	2023 AMP Totals	Public Housing AMPs 2022	2021	2020
1	Net Tenant Rental Revenue	1,307,015	1,222,663	1,372,437	1,168,624
2	Tenant Revenue-Other	-	2,000	19,600	20,612
3	Total Tenant Reveue	1,307,015	1,224,663	1,392,037	1,189,236
4					
5	HUD PHA Operating Grants	1,431,556	2,052,021	1,528,305	1,316,787
6	HUD PHA Shortfall Funds	500,390			
7	HAP Subsidy	-	-	-	-
8	Administrative Fees Earned	-	-	-	-
9	Preliminary Fees	-	-	-	-
10	Capital Grants	-	-	-	-
11	Total Government Subsidy	1,931,946	2,052,021	1,528,305	1,316,787
12					
13	Management Fee Income	-	-	-	-
14	Asset Management Fee Income	-	-	-	-
15	Bookkeeping Fee Income	-	-	-	-
16	Total Fee Revenue	-	-	-	-
17					
18	Other Government Grants	-	-	250,000	87,535
19	Investment Income - Unrestricted	-	34	34	34
20	Fraud Recovery - HAP	-	-	-	-
21	Other Revenue	33,000	34,000	2,210	30,434
22	Total Other Revenue	33,000	34,034	252,244	118,003
23					
24	**TOTAL REVENUE**	**3,271,962**	**3,310,718**	**3,172,586**	**2,624,026**
25					
26					
27	Administrative Salaries	235,873	260,060	210,199	203,380
28	Auditing Fees	15,000	13,300	13,300	13,229
29	Management Fee	291,721	308,638	295,510	278,211
30	Bookkeeping Fee	28,455	30,623	32,130	32,405
31	Advertising & Marketing		4,200	4,200	4,200
32	Employee Benefit Contrib-Admin	70,542	75,571	61,502	69,889
33	Office Expenses	87,799	73,525	76,195	121,393
34	Legal Expense	6,800	44,075	83,575	-
35	Travel	5,000	760	760	2,676
36	Other Admin Expenses	25,650	31,955	45,255	35,669
37	Total Operating-Administrative	766,840	842,706	822,627	761,053
38					
39	Asset Management Fee	39,270	41,520	45,120	45,120
40	Tenant Relocation Costs	24,000	-	-	-
41	Tenant Services-Other	38,600	58,650	9,400	9,400
42	Total Tenant Services	101,870	100,170	54,520	54,520
43					
44	Water	156,798	207,592	211,751	181,592
45	Electricity	271,835	292,627	297,066	293,651
46	Gas	152,759	137,886	167,795	119,524
47	Sewer	207,848	286,016	294,207	21,991
48	Total Utilities	789,240	943,336	987,319	839,907
49					

Charlottesville Redevelopment Housing Authority
Public Housing Budget Prior Years Comparison
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	2023 AMP Totals	Public Housing AMPs 2022	2021	2020
50	Maintenance Salaries	615,440	544,360	276,184	272,818
51	Maintenance Materials & Supplies	166,262	166,790	166,790	209,310
52	Maintenance Contracts	302,714	284,878	624,900	350,835
53	Employee Benefit Contrib-Maint	148,956	154,401	66,823	101,039
54	Total Maintenance	1,233,372	1,150,429	1,134,698	934,001
55					
56	Protective Services - Other Contract Costs		-	224,500	120,000
57	Total Protective Services		-	224,500	120,000
58					
59	Property Insurance	54,299	48,486	44,778	38,697
60	Liability Insurance	21,720	9,783	5,217	1,859
61	Worker's Compensation	15,819	10,937	16,288	12,586
62	Other Insurance	2,850	4,174	4,503	3,084
63	Total Insurance	94,688	73,380	70,788	56,225
64					
65	Compensated Absences	42,564	40,221	24,319	47,620
66	Payments in Lieu of Taxes	68,112	48,282	55,012	258,082
67	Bad Debt-Tenant Rents	32,675	18,370	20,881	17,839
68	Total Other General Expenses	143,351	87,657	83,712	100,391
69					
70	Total Operating Expenses	3,129,362	3,197,677	3,378,162	2,866,098
71					
72	*Excess Revenue Over Operating Expenses*	*142,600*	*113,040*	*(205,576)*	*(242,072)*
73					
74	Mainstream HAP	-	-	-	-
75	Tenant Protection HAP	-	-	-	-
76	Emergency Housing HAP	-			
77	All Other HAP	-	-	-	-
78	Total Housing Assistance Payments	-	-	-	
79					-
80	**TOTAL EXPENSES**	**3,129,362**	**3,197,677**	**3,378,162**	**2,866,098**
81					
82	Operating Transfers IN	235,000	256,441	241,250	255,362
83	Operating Transfers OUT	-	-	-	-
84	Total Other Financing Sources (Uses)	235,000	256,441	241,250	255,362
85					
86	Excess (Deficit) of Revenue Over(Under) Expenses	377,600	369,481	35,674	13,290
87					
88	Required Annual Debt Payments	11,911	12,368	-	-
89	Expected Capital Payments	-	-	-	-
90	Total Non Operating Expenditures	11,911	12,368	-	-
91					
92	Net Increase (Decrease) Cash Flow	365,689	357,113	35,674	13,290
93					
94	Unit Months Available	4,512	4,152	4,512	4,512
95	Unit Months Leased	3,828	3,808	3,765	3,960
		85%	**92%**	**83%**	**88%**

Charlottesville Redevelopment Housing Authority
Capital Fund Budget 5 Years
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	CFP Totals	CFP 2018	CFP 2019	CFP 2020	CFP 2021	CFP 2022
1	Net Tenant Rental Revenue	-	-	-	-	-	-
2	Tenant Revenue-Other	-	-	-	-	-	-
3	Total Tenant Reveue	-	-	-	-	-	-
4							
5	HUD PHA Operating Grants	-	-	-	-	-	-
6	HUD PHA Shortfall Funds	-					
7	HAP Subsidy	-	-	-	-	-	-
8	Administrative Fees Earned	-	-	-	-	-	-
9	Preliminary Fees	-	-	-	-	-	-
10	Capital Grants	2,870,585	63,304	487,231	581,724	712,562	1,025,764
11	Total Government Subsidy	2,870,585	63,304	487,231	581,724	712,562	1,025,764
12							
13	Management Fee Income	-	-	-	-	-	-
14	Asset Management Fee Income	-	-	-	-	-	-
15	Bookkeeping Fee Income	-	-	-	-	-	-
16	Total Fee Revenue	-	-	-	-	-	-
17							
18	Other Government Grants	-	-	-	-	-	-
19	Investment Income - Unrestricted	-	-	-	-	-	-
20	Fraud Recovery - HAP	-	-	-	-	-	-
21	Other Revenue	-	-	-	-	-	-
22	Total Other Revenue	-	-	-	-	-	-
23							
24	**TOTAL REVENUE**	**2,870,585**	**63,304**	**487,231**	**581,724**	**712,562**	**1,025,764**
25							
26							
27	Administrative Salaries	-	-	-	-	-	-
28	Auditing Fees	-	-	-	-	-	-
29	Management Fee	-	-	-	-	-	-
30	Bookkeeping Fee	-	-	-	-	-	-
31	Advertising & Marketing						
32	Employee Benefit Contrib-Admin	-	-	-	-	-	-
33	Office Expenses	-	-	-	-	-	-
34	Legal Expense	-	-	-	-	-	-
35	Travel	-	-	-	-	-	-
36	Other Admin Expenses	-	-	-	-	-	-
37	Total Operating-Administrative	-	-	-	-	-	-
38							
39	Asset Management Fee	-	-	-	-	-	-
40	Tenant Relocation Costs	-	-	-	-	-	-
41	Tenant Services-Other	-	-	-	-	-	-
42	Total Tenant Services	-	-	-	-	-	-
43							
44	Water	-	-	-	-	-	-
45	Electricity	-	-	-	-	-	-
46	Gas	-	-	-	-	-	-
47	Sewer	-	-	-	-	-	-
48	Total Utilities	-	-	-	-	-	-
49							
50	Maintenance Salaries	-	-	-	-	-	-
51	Maintenance Materials & Supplies	-	-	-	-	-	-
52	Maintenance Contracts	-	-	-	-	-	-
53	Employee Benefit Contrib-Maint	-	-	-	-	-	-
54	Total Maintenance	-	-	-	-	-	-
55							

Charlottesville Redevelopment Housing Authority
Capital Fund Budget 5 Years
Fiscal Year Ending March 31, 2023

Line	FDS Account Description	CFP Totals	CFP 2018	CFP 2019	CFP 2020	CFP 2021	CFP 2022
56	Protective Services - Other Contract Costs						
57	Total Protective Services						
58							
59	Property Insurance	-	-	-	-	-	-
60	Liability Insurance	-	-	-	-	-	-
61	Worker's Compensation	-	-	-	-	-	-
62	Other Insurance	-	-	-	-	-	-
63	Total Insurance	-	-	-	-	-	-
64							
65	Compensated Absences	-	-	-	-	-	-
66	Payments in Lieu of Taxes	-	-	-	-	-	-
67	Bad Debt-Tenant Rents	-	-	-	-	-	-
68	Total Other General Expenses	-	-	-	-	-	-
69							
70	Total Operating Expenses	-	-	-	-	-	-
71							
72	*Excess Revenue Over Operating Expenses*	*2,870,585*	*63,304*	*487,231*	*581,724*	*712,562*	*1,025,764*
73							
74	Mainstream HAP	-	-	-	-	-	-
75	Tenant Protection HAP	-	-	-	-	-	-
76	Emergency Housing HAP		-	-	-	-	-
77	All Other HAP	-	-	-	-	-	-
78	Total Housing Assistance Payments	-	-	-	-	-	-
79							
80	**TOTAL EXPENSES**	**-**	**-**	**-**	**-**	**-**	**-**
81							
82	Operating Transfers IN	-	-	-	-	-	-
83	Operating Transfers OUT	(440,152)	-	-	-	(205,152)	(235,000)
84	Total Other Financing Sources (Uses)	(440,152)	-	-	-	(205,152)	(235,000)
85							
86	Excess (Deficit) of Revenue Over(Under) Expenses	2,430,433	63,304	487,231	581,724	507,410	790,764
87							
88	Required Annual Debt Payments	-					
89	Expected Capital Payments	2,430,433	63,304	487,231	581,724	507,410	790,764
90	Total Non Operating Expenditures	2,430,433	63,304	487,231	581,724	507,410	790,764
91							
92	Net Increase (Decrease) Cash Flow	0	0	(0)	-	0	-

Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

CY 2022 For UAT/Testing purpose only 03/03/22

OMB Approval No. 2577-0029 (exp.08/31/2023)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of operating subsidy to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Enter total number of ACC units for this PHA: 429

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2022 to 12/31/2022
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		**3. Type of Submission:** ☑ Original ☐ Revision No.
4. ACC Number:	**5. Fiscal Year End:** 03-31-2022	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 1
7. DUNS Number:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
079015306	0336	Wilma Henry

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2020	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2021
126		0		0		126

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,292	1,292	1,292
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section	0	0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant	0	0	0
Vacant Unit Months				
05	Units undergoing modernization	112	112	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units		0	
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	108		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee	0		

	and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Form HUD-52723

				Operating Fund Project Number: VA016000001
Calculations Based on Unit Months:				
14	Limited vacancies		45	
15	**Total Unit Months**	**1,512**	**1,449**	**1,292**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			108
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		0	

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$456.21	$456.21
02	Inflation factor	1.02800	1.02800
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$468.98	$468.98
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$679,552	$679,552
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$205.42	$205.42
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$297,654	$297,654
Add-Ons			
07	Self-sufficiency	$0	$0
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)	$0	$0
09	Payment in lieu of taxes (PILOT)	$10,401	$10,401
10	Cost of independent audit	$3,840	$3,840
11	Funding for resident participation activities	$2,700	$2,700
12	Asset management fee	$6,048	$6,048
13	Information technology fee	$3,024	$3,024
14	Asset repositioning fee	$0	$0
15	Costs attributable to changes in federal law, regulation, or economy	$0	$0
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$26,013**	**$26,013**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$1,003,219**	**$1,003,219**
Part B. Formula Income			
01	PUM formula income	$328.95	$328.95
02	Resident paid utility (RPU) incentive energy performance contract (EPC)	$.00	$.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$328.95	$328.95
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$476,649**	**$476,649**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	$.00	$.00
02	Transition funding	$.00	$.00
03	Other	$.00	$.00
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$526,570	$526,570
02	Cost of independent audit (same as Part A, Line 10)	$3,840.00	$3,840
03	Formula amount (greater of Part D, Lines 01 or 02)	**$526,570**	**$526,570**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$526,570
02	Adjustment due to availability of funds		$0
03	HUD discretionary adjustments		$0
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$0**

Form HUD-52723

Operating Fund Project Number: VA016000001

Section 4

Remarks (provide section, part and line numbers):

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _____ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☑ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _____ Housing Agency has 400 or fewer units and is implementing asset management.

☐ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that _____ Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

☑ I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Operating Fund Grant: Calculation of Total Program Expense Level
PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

CY 2022 For UAT/Testing purpose only 03/02/22

OMB Approval No. 2577-0029 (exp.08/31/2023)

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Enter total number of ACC units for this PHA: 429

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2022 to 12/31/2022
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		**3. Type of Submission:** ☑ Original ☐ Revision No.
4. ACC Number:	**5. Fiscal Year End:** 03-31-2022	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 2
7. DUNS Number:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
079015306	0336	Wilma Henry

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2020	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2021
105		0		0		105

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section	0	0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant	0	0	0
Vacant Unit Months				
05	Units undergoing modernization	0	0	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units		0	
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	0		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee	1,260		

	and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Form HUD-52723

				Operating Fund Project Number: VA016000002
Calculations Based on Unit Months:				
14	Limited vacancies		0	
15	**Total Unit Months**	**1,260**	**0**	**0**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		0	

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$333.03	$333.03
02	Inflation factor	1.02800	1.02800
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$342.35	$342.35
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$0	$0
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$.00	$.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$0	$0
Add-Ons			
07	Self-sufficiency	$0	$0
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)	$0	$0
09	Payment in lieu of taxes (PILOT)	$8,673	$8,673
10	Cost of independent audit	$3,200	$3,200
11	Funding for resident participation activities	$0	$0
12	Asset management fee	$5,040	$5,040
13	Information technology fee	$2,520	$2,520
14	Asset repositioning fee	$323,521	$323,521
15	Costs attributable to changes in federal law, regulation, or economy	$0	$0
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$342,954**	**$342,954**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$342,954**	**$342,954**
Part B. Formula Income			
01	PUM formula income	$277.55	$277.55
02	Resident paid utility (RPU) incentive energy performance contract (EPC)	$.00	$.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$277.55	$277.55
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$0**	**$0**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	$.00	$.00
02	Transition funding	$.00	$.00
03	Other	$.00	$.00
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$342,954	$342,954
02	Cost of independent audit (same as Part A, Line 10)	$3,200.00	$3,200
03	Formula amount (greater of Part D, Lines 01 or 02)	**$342,954**	**$342,954**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$342,954
02	Adjustment due to availability of funds		$0
03	HUD discretionary adjustments		$0
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$0**

Form HUD-52723

Operating Fund Project Number: VA016000002

Section 4

Remarks (provide section, part and line numbers):

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _____ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☑ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _____ Housing Agency has 400 or fewer units and is implementing asset management.

☐ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that _____ Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

☑ I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Operating Fund Grant: Calculation of Total Program Expense Level
PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

CY 2022 For UAT/Testing purpose only 03/03/22

OMB Approval No. 2577-0029 (exp.08/31/2023)

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Enter total number of ACC units for this PHA: 429

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2022 to 12/31/2022
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		**3. Type of Submission:** ☑ Original ☐ Revision No.
4. ACC Number:	**5. Fiscal Year End:** 03-31-2022	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 3
7. DUNS Number:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
079015306	0336	Wilma Henry

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2020	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2021
83		0		0		83

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	906	906	906
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section	0	0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant	0	0	0
Vacant Unit Months				
05	Units undergoing modernization	42	42	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units		0	
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	48		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee	0		

	and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Form HUD-52723

				Operating Fund Project Number: VA016000003
Calculations Based on Unit Months:				
14	Limited vacancies		30	
15	**Total Unit Months**	**996**	**978**	**906**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			76
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		0	

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$472.24	$472.24
02	Inflation factor	1.02800	1.02800
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$485.46	$485.46
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$474,780	$474,780
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$248.03	$248.03
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$242,573	$242,573
Add-Ons			
07	Self-sufficiency	$0	$0
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)	$0	$0
09	Payment in lieu of taxes (PILOT)	$5,364	$5,364
10	Cost of independent audit	$2,530	$2,530
11	Funding for resident participation activities	$1,900	$1,900
12	Asset management fee	$3,984	$3,984
13	Information technology fee	$1,992	$1,992
14	Asset repositioning fee	$0	$0
15	Costs attributable to changes in federal law, regulation, or economy	$0	$0
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$15,770**	**$15,770**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$733,123**	**$733,123**
Part B. Formula Income			
01	PUM formula income	$438.83	$438.83
02	Resident paid utility (RPU) incentive energy performance contract (EPC)	$.00	$.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$438.83	$438.83
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$429,176**	**$429,176**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	$.00	$.00
02	Transition funding	$.00	$.00
03	Other	$.00	$.00
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$303,947	$303,947
02	Cost of independent audit (same as Part A, Line 10)	$2,530.00	$2,530
03	Formula amount (greater of Part D, Lines 01 or 02)	**$303,947**	**$303,947**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$303,947
02	Adjustment due to availability of funds		$0
03	HUD discretionary adjustments		$0
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$0**

Form HUD-52723

Operating Fund Project Number: VA016000003

Section 4

Remarks (provide section, part and line numbers):

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _____ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☑ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _____ Housing Agency has 400 or fewer units and is implementing asset management.

☐ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that _____ Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

☑ I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

CY 2022 For UAT/Testing purpose only 03/03/22

OMB Approval No. 2577-0029 (exp.08/31/2023)

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Enter total number of ACC units for this PHA: 429

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2022 to 12/31/2022
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		**3. Type of Submission:** ☑ Original ☐ Revision No.
4. ACC Number:	**5. Fiscal Year End:** 03-31-2022	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 4
7. DUNS Number:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
079015306	0336	Wilma Henry

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2020	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2021
62		0		0		62

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	646	646	646
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section	0	0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant	0	0	0
Vacant Unit Months				
05	Units undergoing modernization	45	45	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units		0	
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	53		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee	0		

	and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Form HUD-52723

				Operating Fund Project Number: VA016000004
Calculations Based on Unit Months:				
14	Limited vacancies		22	
15	**Total Unit Months**	**744**	**713**	**646**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			54
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		0	

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$429.80	$429.80
02	Inflation factor	1.02800	1.02800
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$441.83	$441.83
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$315,025	$315,025
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$189.90	$189.90
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$135,399	$135,399
Add-Ons			
07	Self-sufficiency	$0	$0
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)	$0	$0
09	Payment in lieu of taxes (PILOT)	$5,001	$5,001
10	Cost of independent audit	$1,893	$1,893
11	Funding for resident participation activities	$1,350	$1,350
12	Asset management fee	$0	$2,976
13	Information technology fee	$1,488	$1,488
14	Asset repositioning fee	$0	$0
15	Costs attributable to changes in federal law, regulation, or economy	$0	$0
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$9,732**	**$12,708**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$460,156**	**$463,132**
Part B. Formula Income			
01	PUM formula income	$276.79	$276.79
02	Resident paid utility (RPU) incentive energy performance contract (EPC)	$.00	$.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$276.79	$276.79
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$197,351**	**$197,351**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	$.00	$.00
02	Transition funding	$.00	$.00
03	Other	$.00	$.00
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$262,805	$265,781
02	Cost of independent audit (same as Part A, Line 10)	$1,893.00	$1,893
03	Formula amount (greater of Part D, Lines 01 or 02)	**$262,805**	**$265,781**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$265,781
02	Adjustment due to availability of funds		$0
03	HUD discretionary adjustments		$0
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$0**

Form HUD-52723

Operating Fund Project Number: VA016000004

Section 4

Remarks (provide section, part and line numbers):

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _____ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☑ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _____ Housing Agency has 400 or fewer units and is implementing asset management.

☐ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that _____ Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

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Operating Fund Grant: Calculation of Total Program Expense Level
PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
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CY 2022 For UAT/Testing purpose only 03/03/22

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Enter total number of ACC units for this PHA: 429

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2022 to 12/31/2022
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		**3. Type of Submission:** ☑ Original ☐ Revision No.
4. ACC Number:	**5. Fiscal Year End:** 03-31-2022	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 9
7. DUNS Number:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
079015306	0336	Wilma Henry

Section 2

Calculation of ACC Units for the 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

ACC Units on 7/1/2020	+	Units Added to ACC	-	Units Deleted from ACC	=	ACC Units on 6/30/2021
0		0		0		53

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section	0	0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant	0	0	0
Vacant Unit Months				
05	Units undergoing modernization	0	0	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units		0	
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	636		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee	0		

	and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above	0		

Form HUD-52723

				Operating Fund Project Number: VA016000009
Calculations Based on Unit Months:				
14	Limited vacancies		19	
15	**Total Unit Months**	**636**	**19**	**0**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		0	

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$333.03	$333.03
02	Inflation factor	1.02800	1.02800
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$342.35	$342.35
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$6,505	$6,505
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$1,774.05	$1,774.05
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$33,707	$33,707
Add-Ons			
07	Self-sufficiency	$0	$0
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)	$0	$0
09	Payment in lieu of taxes (PILOT)	$4,378	$0
10	Cost of independent audit	$1,615	$0
11	Funding for resident participation activities	$0	$0
12	Asset management fee	$2,544	$2,544
13	Information technology fee	$1,272	$1,272
14	Asset repositioning fee	$0	$0
15	Costs attributable to changes in federal law, regulation, or economy	$0	$0
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$9,809**	**$3,816**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$50,021**	**$44,028**
Part B. Formula Income			
01	PUM formula income	$277.05	$277.05
02	Resident paid utility (RPU) incentive energy performance contract (EPC)	$.00	$.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$277.05	$277.05
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$5,264**	**$5,264**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	$.00	$.00
02	Transition funding	$.00	$.00
03	Other	$.00	$.00
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$44,757	$38,764
02	Cost of independent audit (same as Part A, Line 10)	$1,615.00	$0
03	Formula amount (greater of Part D, Lines 01 or 02)	**$44,757**	**$38,764**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$38,764
02	Adjustment due to availability of funds		$0
03	HUD discretionary adjustments		$0
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$0**

Form HUD-52723

Operating Fund Project Number: VA016000009

Section 4

Remarks (provide section, part and line numbers):

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _____ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☑ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _____ Housing Agency has 400 or fewer units and is implementing asset management.

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