Fiscal Year 2026-27 Consolidated Operating Budget

Federally Funded Housing, Voucher & Management Programs



MARCH 31, 2026

Charlottesville Redevelopment & Housing Authority

Completed By:
John Sales, Executive Director
TC Nichols, Director of Finance

CRHA FY 2026-27 Consolidated Operating Budget

Executive Summary

The FY 2026-27 Budget (04/01/2026–03/31/2027) covers all Charlottesville Redevelopment & Housing Authority's (CRHA) federally funded operations (public housing, housing choice vouchers, management (COCC)), capital funds, HUD funded units in related Low Income Housing Tax Credit (LIHTC) redeveloped communities, and the Family Self Sufficiency (FSS) program funding and all sources and uses of funds for Fiscal Year 2026-27. 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.

While the budget process for our ongoing housing and voucher programs are fairly straight forward, the impact of the newly redeveloped communities presented a challenge as the financial operational details of these new programs is still a work in progress.
The attached summary, budgets in various levels of detail and funding attachments are submitted for your review, presentation and discussion on Monday, March 31, 2026.

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REVENUES

Tenant Revenue

The Public Housing Revenue & Unit data provides the historical average Tenant Rent charges across all properties. The budgeted tenant rent revenue is based on FY 26 collections with reasonable assumptions on occupancy.

Site	AMP	Units	Projected Occupied	Budgeted Monthly Rent
Westhaven	**AMP 1**	126	117	$55,124.00
South 1st Street*	**AMP 3**	0	0	$0.00
6th Street	**AMP 3**	19	19	$9,900.00
Madison	**AMP 4**	18	18	$4,465.00
Michie	**AMP 4**	23	23	$8,598.00
Riverside	**AMP 4**	16	16	$7,718.00
Scattered Sites	**AMP4**	5	5	$1701.00
		207	198	$87,506.00

Our Public Housing leasing projections indicate that we will average 8 vacant units for the public housing sites. However, we are not budgeting any CRHA Tenant rent for South First Street, as the traditional owned community will be vacant and under redevelopment. However, all units are eligible to generate management fees and we'll continue to receive HUD Operating Funds. Notice Crescent Halls is no longer part of the CRHA owned housing communities.

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 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 are omitted again this year to present a conservative estimate in tenant related revenue.

GOVERNMENT GRANT INCOME

HUD PHA Operating Grant

This month (February 2026) our HUD Regional office provided us with the calculations and estimated funding levels, by AMP, for calendar year 2026(Budget documents 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. In addition to Operating Funds, the estimate provided for AMP 3, the old South First St., is reported to provide CRHA with 'Asset Repositioning Fee' (ARF) funds to assist in the offset of loss of Operating funds during South First St. Phase II redevelopment transition year.

Please note in the budget as presented these funds are not being utilized and if provided will be used in accordance with ARF allowable expenditures & transfers.

	126	58	25	18	23	16	1	1	1	2	13	53	603
	WH	SFIRST	6TH	MAD	MCH	RS	EL	HA	MO	RD	SFP1-TC	CRH-TC	
Act Name	AMP 1	AMP 3	AMP 3	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 10	AMP 09	Totals
Tenant Rent	661,491	-	118,798	53,575	103,177	92,612	9,819	420	9,171	1,005	-	1,272	1,051,340
HUD PHA Operating Grants/Subsidy	480,025		169,529	77,244	98,700	68,661	4,291	4,291	4,291	8,583	39,034	150,952	1,105,601

The total HUD subsidy for PH operations for calendar year 2026 totals $1,105K for ongoing PH operations (vs calendar year 2025 at $1,584K). In addition to the PH operating funds, there's the previously mentioned ARF of 23,551.

In addition to CRHA operations, HUD is providing funding for the designated Public Housing units in the redeveloped projects at Crescent Halls and South First Street. The programs are now HUD AMPs 9 and 10 respectively. While the funding will flow through CRHA, it will be either passed on to the new entities that now own these properties or utilized for allowable direct expenses only.

HUD Housing Assistance Payments (Section 8)

Section 8 Leasing schedule anticipates the Housing Choice Voucher Program will begin the fiscal year with 637 monthly vouchers leased in April 2026. Along with our traditional Section 8 programs, Mainstream & Emergency Housing Vouchers, the HCV program will also continue to manage the Project Based Vouchers for South First Phase II. By the end of the fiscal year total vouchers are expected to exceed 750 per month.

The 113 Project Based vouchers in the South First Street Phase 2 development along with those in Crescent Halls will allow us to serve families from 0-30% AMI.

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

Act Name	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Totals
HCV	666,652	666,652	666,652	666,652	684,202	711,202	738,202	765,202	792,202	819,202	819,202	819,202	8,815,224
MSV	36,572	36,572	36,572	36,572	36,572	36,572	36,572	36,572	36,572	36,572	36,572	36,572	438,864
EHV	8,274	8,274	8,274	8,274	8,274	8,274	8,274	8,274	8,274	8,274	8,274	8,274	99,288
Section 8 HAP Earned	711,498	711,498	711,498	711,498	729,048	756,048	783,048	810,048	837,048	864,048	864,048	864,048	9,353,376

HUD Capital Funding

CRHA's estimated Capital Funds for 2026 is $1,384K vs 2025 at $1,273K. The 2026-27 capital budget along with the remaining funds in grant year 2024 provides for total available funding of $4,065,554.

- This fiscal year's budget includes the allowable transfer into COCC operations for budget line item (1410) Administration Funding in the amount of $138,686. 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 for 2026 in the amount of $200,000 and $84,572.00. These funds are shown as an Operating Transfer Into Westhaven and AMP 4.

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.

Notice we are also accounting for the appropriate fees for the PH units at both CH Reno & South First Phase I

	WH	SFIRST	6TH	MAD	MCH	RS	EL	HA	MO	RD	SFP1-TC	CRH-TC	
Act Name	AMP 1	AMP 3	AMP 3	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 4	AMP 10	AMP 09	Totals
Management Fee	107492.22	0	16608.24	14762.88	20298.96	13840.2	922.68	922.68	922.68	1845.36	11994.84	45211.32	234822.06
Bookkeeping Fee	10485	0	1620	1440	1980	1350	90	90	90	180	1170	4410	22905
Asset Management Fee	13980	0	2160	1920	2640	1800	120	120	120	240	1560	5880	30540
	131957.22	0	20388.24	18122.88	24918.96	16990.2	1132.68	1132.68	1132.68	2265.36	14724.84	55501.32	288267.06

HCV Admin Fee Income

The Administrative Fees Earned are based on the leasing schedule projecting 8,248 leased unit months earning a net fee of $91.30 PUM.

Agent Fee Income to COCC

Along with the allowable management fees detailed earlier, the COCC will also be earning it's 'Agent Fee' from the redeveloped communities at Crescent Halls & S First Street. Per the management agreement completed at the initiation of the projects, the COCC is eligible for 7.86% of 'Collected Rent' at Crescent Halls and 7% at South First Street.

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 2027 Benefit Year (starting 7/1/2026) we have estimated increases that would likely be split between CRHA and employee contributions. With a more stable workforce in the Maintenance Dept, FY 2026 will likely see a jump in overall benefit costs as employees become eligible and opt in 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 2026 actual.

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.

Total Utility Expense

A rolling 3-year review of actual expenses was used to average and trend each line item. Overall utilities have been trending up slightly. Redevelopment efforts have been made to many of the sights to increase efficiency. Modernization of HVAC, electrical systems, hot water tanks, window, ect. Have been completed in the past year.

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.
The current fiscal year has shown a very dramatic increase Maintenance Supplies with FY 25-26 closing with an increase in Maintenance supply costs over the previous fiscal year. The remainder belongs to increased purchasing in routine Supplies and Appliances. This is one area Management will be targeting to closely monitor in the coming fiscal year.

Total Insurance Expense

All CRHA insurance is provided through VRSA and includes Property, Liability, Worker's Compensation & Auto Insurance and the 2027 budget includes a 6% escalator all coverages that will continue to be carried by CRHA. Property Insurances will need to be adjusted for the removal of the redeveloped properties.

Total Other General Expense

Includes line items that pivot off of other expense items. 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 on the Transfers In/Out accounts must tie to zero.

END

Charlottesville Redevelopment & Housing Authority
Fiscal Year 2026-27
Comprehensive Budget Packet

(Attached Separately)

1. Consolidated Budget

2. Program Fund Budget

3. Public Housing Line-Item Budget

4. Other HUD Operating Line-Item Budget

5. Public Housing Prior Years Comparison

6. Capital Fund Budget – 5 years

Attachments:

A. **Hud Operating Fund Grant – AMP 1**
B. **Hud Operating Fund Grant – AMP 3**
C. **Hud Operating Fund Grant – AMP 4**
D. **Hud Operating Fund Grant – AMP 9**
E. **Hud Operating Fund Grant – AMP 10**

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2027

Line	FDS Line	FDS Account Description	Consolidated Budget	COCC	WH AMP 1	SFIRST AMP 3
1	70300	Net Tenant Rental Revenue	2,751,550	136,000	661,491	-
2	70400	Tenant Revenue-Other	27,985	-	-	-
3		Total Tenant Reveue	2,779,535	136,000	661,491	-
4						
5	70600	HUD PHA Operating Grants	1,105,601	-	480,025	-
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-
7	70600-010	HAP Subsidy	9,353,376	-	-	-
8	70600-020	Administrative Fees Earned	810,014	-	-	-
9	70600-050	Other Government Grants	2,177,877	263,000	50,000	-
10	70610	Capital Grants	408,185	-	-	-
11		Total Government Subsidy	13,855,053	263,000	530,025	-
12						
13	70710	Management Fee Income	794,793	715,592	-	-
14	70720	Asset Management Fee Income	30,540	30,540	-	-
15	70730	Bookkeeping Fee Income	89,445	89,445	-	-
16		Total Fee Revenue	914,778	835,577	-	-
17						
18	70800	Other Grants	-	-	-	-
19	71100	Investment Income - Unrestricted	238	1	126	-
20	71400	Fraud Recovery - HAP	-	-	-	-
21		Agent Fee Income	-	-	-	-
22	71500	Other Revenue	1,611,299	1,532,660	58,639	-
23		Total Other Revenue	1,611,537	1,532,661	58,766	-
24						
25		**TOTAL REVENUE**	**19,160,903**	**2,767,238**	**1,250,282**	**-**
26						
27						
28	91100	Administrative Salaries	2,449,906	681,223	305,651	71,829
29	91200	Auditing Fees	-	-	-	-
30	91300	Management Fee	716,906	-	247,492	-
31	91310	Bookkeeping Fee	89,445	-	10,485	-
32		Advertising & Marketing	15,018	-	5,607	1,838
33	91500	Employee Benefit Contrib-Admin	381,562	99,156	48,336	11,316
34	91600	Office Expenses	351,800	65,421	57,624	10,791
35	91700	Legal Expense	45,927	18,000	10,516	-
36	91800	Travel	29,381	11,304	2,217	-
37	91900	Other Admin Expenses	170,032	73,937	17,094	2,926
38		Total Operating-Administrative	4,249,977	949,042	705,022	98,699
39						
40	92000	Asset Management Fee	30,540	-	13,980	-
41	92200	Tenant Relocation Costs	-	-	-	-
42	92400	Tenant Services-Other	35,515	8,829	7,512	-
43		Total Tenant Services	66,055	8,829	21,492	-
44						
45	93100	Water	209,011	1,742	90,953	72
46	93200	Electricity	167,839	129	113,928	274
47	93300	Gas	-	-	-	-
48		Garbage/Trash Removal	88,454	-	32,859	8,096
49	93600	Sewer	238,577	1,964	102,564	81
50		Stormwater Tax	10,300	1,869	3,566	-
51		Total Utilities	714,180	5,705	343,869	8,524
52						
53	94100	Maintenance Salaries	1,183,543	865,721	145,236	5,744
54	94200	Maintenance Materials & Supplies	374,417	63,929	100,733	24,328
55	94300	Maintenance Contracts	513,986	5,302	130,549	-
56	94500	Employee Benefit Contrib-Maint	227,698	152,707	36,377	1,525
57		Total Maintenance	2,299,645	1,087,658	412,895	31,597
58						
59		Protective Services - Other Contract Costs	4,329	414	1,858	114
60		Total Protective Services	4,329	414	1,858	114
61						
62	96110	Property Insurance	88,194	6,546	33,521	2,016
63	96120	Liability Insurance	39,363	2,192	15,284	793
64	96130	Worker's Compensation	19,395	1,080	7,527	411
65	96140	Other Insurance	7,653	426	2,972	158
66		Total Insurance	154,605	10,245	59,304	3,378
67						
68	96300	Payments in Lieu of Taxes	31,423	-	24,500	-
69	96400	Bad Debt-Tenant Rents	1,096	-	-	-
70		Other General Expenses	12,444	3,136	3,566	1,767
71		Total Other General Expenses	44,963	3,136	28,066	1,767
72						
73		Total Operating Expenses	7,533,754	2,065,028	1,572,506	144,080
74						
75		*Excess Revenue Over Operating Expenses*	*11,627,148*	*702,210*	*(322,224)*	*(144,080)*
76						
77		Mainstream HAP	9,509,107	-	-	-
78		Tenant Protection HAP	-	-	-	-
79		Emergency Housing HAP	-	-	-	-
80		All Other HAP	-	-	-	-
81		Total Housing Assistance Payments	9,509,107	-	-	-
82						
83		**TOTAL EXPENSES**	**17,042,861**	**2,065,028**	**1,572,506**	**144,080**
84						
85	100010	Operating Transfers IN	927,111	240,853	300,000	-
86	100020	Operating Transfers OUT	(810,348)	(283,000)	-	-
87		Total Other Financing Sources (Uses)	116,763	(42,147)	300,000	-
88						
89		Excess (Deficit) of Revenue Over(Under) Expenses	2,234,805	660,063	(22,224)	(144,080)
90						
91		Required Annual Debt Payments	501,068	-	-	-
92		Expected Capital Payments	-			
93		Total Non Operating Expenditures	501,068	-	-	-
94						
95		Net Increase (Decrease) Cash Flow	1,733,737	660,063	(22,224)	(144,080)
96						
97		Unit Months Available	3,276		1,512	696
98		Unit Months Leased	3,262		1,464	696

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2027

Line	FDS Line	FDS Account Description	6TH AMP 3	MAD AMP 4	MCH AMP 4	RS AMP 4
1	70300	Net Tenant Rental Revenue	118,798	53,575	103,177	92,612
2	70400	Tenant Revenue-Other	-	-	-	-
3		Total Tenant Reveue	118,798	53,575	103,177	92,612
4						
5	70600	HUD PHA Operating Grants	169,529	77,244	98,700	68,661
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-
7	70600-010	HAP Subsidy	-	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-	-
9	70600-050	Other Government Grants	-	-	-	-
10	70610	Capital Grants	-	-	-	-
11		Total Government Subsidy	169,529	77,244	98,700	68,661
12						
13	70710	Management Fee Income	-	-	-	-
14	70720	Asset Management Fee Income	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-
16		Total Fee Revenue	-	-	-	-
17						
18	70800	Other Grants	-	-	-	-
19	71100	Investment Income - Unrestricted	-	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-	-
21		Agent Fee Income	-	-	-	-
22	71500	Other Revenue	-	-	-	-
23		Total Other Revenue	-	-	-	-
24						
25		**TOTAL REVENUE**	**288,327**	**130,819**	**201,877**	**161,273**
26						
27						
28	91100	Administrative Salaries	39,986	30,686	39,213	27,290
29	91200	Auditing Fees	-	-	-	-
30	91300	Management Fee	16,608	14,763	20,299	13,840
31	91310	Bookkeeping Fee	1,620	1,440	1,980	1,350
32		Advertising & Marketing	1,102	793	1,013	705
33	91500	Employee Benefit Contrib-Admin	4,761	3,357	4,290	2,985
34	91600	Office Expenses	12,106	6,015	5,890	5,706
35	91700	Legal Expense	2,705	1,989	630	1,440
36	91800	Travel	217	309	200	139
37	91900	Other Admin Expenses	2,266	3,189	2,706	1,913
38		Total Operating-Administrative	81,370	62,541	76,221	55,369
39						
40	92000	Asset Management Fee	2,160	1,920	2,640	1,800
41	92200	Tenant Relocation Costs	-	-	-	-
42	92400	Tenant Services-Other	-	538	742	478
43		Total Tenant Services	2,160	2,458	3,382	2,278
44						
45	93100	Water	24,287	12,514	20,428	14,032
46	93200	Electricity	11,583	7,943	9,110	10,218
47	93300	Gas	-	-	-	-
48		Garbage/Trash Removal	6,969	4,175	5,051	7,206
49	93600	Sewer	27,387	14,112	23,036	18,020
50		Stormwater Tax	919	581	605	353
51		Total Utilities	71,145	39,325	58,230	49,829
52						
53	94100	Maintenance Salaries	6,615	21,115	26,943	18,750
54	94200	Maintenance Materials & Supplies	2,227	20,307	22,826	28,417
55	94300	Maintenance Contracts	28,365	22,610	31,826	24,085
56	94500	Employee Benefit Contrib-Maint	1,954	4,901	6,255	4,353
57		Total Maintenance	39,162	68,933	87,850	75,605
58						
59		Protective Services - Other Contract Costs	776	134	171	119
60		Total Protective Services	776	134	171	119
61						
62	96110	Property Insurance	6,902	4,349	5,429	4,387
63	96120	Liability Insurance	3,147	1,984	2,475	2,000
64	96130	Worker's Compensation	1,550	976	1,219	985
65	96140	Other Insurance	612	385	481	389
66		Total Insurance	12,211	7,695	9,604	7,762
67						
68	96300	Payments in Lieu of Taxes	-	6,923	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-	-
70		Other General Expenses	589	581	605	353
71		Total Other General Expenses	589	7,504	605	353
72						
73		Total Operating Expenses	207,414	188,590	236,063	191,315
74						
75		*Excess Revenue Over Operating Expenses*	*80,913*	*(57,771)*	*(34,186)*	*(30,042)*
76						
77		Mainstream HAP	-	-	-	-
78		Tenant Protection HAP	-	-	-	-
79		Emergency Housing HAP	-	-	-	-
80		All Other HAP	-	-	-	-
81		Total Housing Assistance Payments	-	-	-	-
82						
83		**TOTAL EXPENSES**	**207,414**	**188,590**	**236,063**	**191,315**
84						
85	100010	Operating Transfers IN	-	84,572	-	-
86	100020	Operating Transfers OUT	-	-	-	-
87		Total Other Financing Sources (Uses)	-	84,572	-	-
88						
89		Excess (Deficit) of Revenue Over(Under) Expenses	80,913	26,801	(34,186)	(30,042)
90						
91		Required Annual Debt Payments	-	-	-	-
92		Expected Capital Payments				
93		Total Non Operating Expenditures	-	-	-	-
94						
95		Net Increase (Decrease) Cash Flow	80,913	26,801	(34,186)	(30,042)
96						
97		Unit Months Available	228	216	276	192
98		Unit Months Leased	228	210	272	190

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2027

Line	FDS Line	FDS Account Description	EL AMP 4	HA AMP 4	MO AMP 4	RD AMP 4
1	70300	Net Tenant Rental Revenue	9,819	420	9,171	1,005
2	70400	Tenant Revenue-Other	-	-	-	-
3		Total Tenant Reveue	9,819	420	9,171	1,005
4						
5	70600	HUD PHA Operating Grants	4,291	4,291	4,291	8,583
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-
7	70600-010	HAP Subsidy	-	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-	-
9	70600-050	Other Government Grants	-	-	-	-
10	70610	Capital Grants	-	-	-	-
11		Total Government Subsidy	4,291	4,291	4,291	8,583
12						
13	70710	Management Fee Income	-	-	-	-
14	70720	Asset Management Fee Income	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-
16		Total Fee Revenue	-	-	-	-
17						
18	70800	Other Grants	-	-	-	-
19	71100	Investment Income - Unrestricted	-	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-	-
21		Agent Fee Income	-	-	-	-
22	71500	Other Revenue	-	-	-	-
23		Total Other Revenue	-	-	-	-
24						
25		**TOTAL REVENUE**	**14,110**	**4,711**	**13,462**	**9,588**
26						
27						
28	91100	Administrative Salaries	1,705	1,705	1,705	3,425
29	91200	Auditing Fees	-	-	-	-
30	91300	Management Fee	923	923	923	1,845
31	91310	Bookkeeping Fee	90	90	90	180
32		Advertising & Marketing	44	44	44	88
33	91500	Employee Benefit Contrib-Admin	187	187	187	375
34	91600	Office Expenses	1,424	1,885	1,522	1,180
35	91700	Legal Expense	3	3	3	5
36	91800	Travel	9	9	9	17
37	91900	Other Admin Expenses	119	119	119	235
38		Total Operating-Administrative	4,503	4,964	4,601	7,350
39						
40	92000	Asset Management Fee	120	120	120	240
41	92200	Tenant Relocation Costs	-	-	-	-
42	92400	Tenant Services-Other	30	30	30	60
43		Total Tenant Services	150	150	150	300
44						
45	93100	Water	890	784	1,289	2,148
46	93200	Electricity	5	5	23	1,944
47	93300	Gas	-	-	-	-
48		Garbage/Trash Removal	135	135	221	270
49	93600	Sewer	1,004	884	1,453	2,422
50		Stormwater Tax	16	16	24	39
51		Total Utilities	2,049	1,823	3,009	6,822
52						
53	94100	Maintenance Salaries	1,166	1,166	1,166	2,331
54	94200	Maintenance Materials & Supplies	443	652	430	1,539
55	94300	Maintenance Contracts	1,070	1,070	1,070	2,140
56	94500	Employee Benefit Contrib-Maint	271	271	271	541
57		Total Maintenance	2,949	3,158	2,936	6,551
58						
59		Protective Services - Other Contract Costs	7	7	7	15
60		Total Protective Services	7	7	7	15
61						
62	96110	Property Insurance	259	244	247	503
63	96120	Liability Insurance	118	111	112	229
64	96130	Worker's Compensation	58	55	55	113
65	96140	Other Insurance	23	22	22	45
66		Total Insurance	458	432	436	890
67						
68	96300	Payments in Lieu of Taxes	-	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-	-
70		Other General Expenses	16	16	24	39
71		Total Other General Expenses	16	16	24	39
72						
73		Total Operating Expenses	10,132	10,551	11,163	21,968
74						
75		*Excess Revenue Over Operating Expenses*	*3,978*	*(5,840)*	*2,299*	*(12,380)*
76						
77		Mainstream HAP	-	-	-	-
78		Tenant Protection HAP	-	-	-	-
79		Emergency Housing HAP	-	-	-	-
80		All Other HAP	-	-	-	-
81		Total Housing Assistance Payments	-	-	-	-
82						
83		**TOTAL EXPENSES**	**10,132**	**10,551**	**11,163**	**21,968**
84						
85	100010	Operating Transfers IN	-	-	-	-
86	100020	Operating Transfers OUT	-	-	-	-
87		Total Other Financing Sources (Uses)	-	-	-	-
88						
89		Excess (Deficit) of Revenue Over(Under) Expenses	3,978	(5,840)	2,299	(12,380)
90						
91		Required Annual Debt Payments	-	-	-	-
92		Expected Capital Payments				
93		Total Non Operating Expenditures	-	-	-	-
94						
95		Net Increase (Decrease) Cash Flow	3,978	(5,840)	2,299	(12,380)
96						
97		Unit Months Available	12	12	12	24
98		Unit Months Leased	11	12	12	24

Line	FDS Line	FDS Account Description	SFP1-TC AMP 10	CRH-TC AMP 9	9-dogwoo cityhsg	9-colemn cityhsg
1	70300	Net Tenant Rental Revenue	-	1,272	1,277,928	64,788
2	70400	Tenant Revenue-Other	-	-	27,985	-
3		Total Tenant Reveue	-	1,272	1,305,913	64,788
4						
5	70600	HUD PHA Operating Grants	39,034	150,952	-	-
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-
7	70600-010	HAP Subsidy	-	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-	-
9	70600-050	Other Government Grants	-	-	-	-
10	70610	Capital Grants	-	-	-	-
11		Total Government Subsidy	39,034	150,952	-	-
12						
13	70710	Management Fee Income	-	-	-	-
14	70720	Asset Management Fee Income	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-
16		Total Fee Revenue	-	-	-	-
17						
18	70800	Other Grants	-	-	-	-
19	71100	Investment Income - Unrestricted	-	-	99	-
20	71400	Fraud Recovery - HAP	-	-	-	-
21		Agent Fee Income	-	-	-	-
22	71500	Other Revenue	-	-	-	-
23		Total Other Revenue	-	-	99	-
24						
25		**TOTAL REVENUE**	**39,034**	**152,224**	**1,306,012**	**64,788**
26						
27						
28	91100	Administrative Salaries	-	-	103,024	5,457
29	91200	Auditing Fees	-	-	-	-
30	91300	Management Fee	11,995	45,211	89,392	6,479
31	91310	Bookkeeping Fee	1,170	4,410	-	-
32		Advertising & Marketing	-	-	2,737	152
33	91500	Employee Benefit Contrib-Admin	-	-	13,581	715
34	91600	Office Expenses	34	35	20,913	689
35	91700	Legal Expense	-	-	7,817	38
36	91800	Travel	-	-	406	14
37	91900	Other Admin Expenses	-	-	4,669	235
38		Total Operating-Administrative	13,199	49,656	242,538	13,778
39						
40	92000	Asset Management Fee	1,560	5,880	-	-
41	92200	Tenant Relocation Costs	-	-	-	-
42	92400	Tenant Services-Other	355	1,445	270	10
43		Total Tenant Services	1,915	7,325	270	10
44						
45	93100	Water	-	-	29,150	1,370
46	93200	Electricity	-	-	8,823	180
47	93300	Gas	-	-	-	-
48		Garbage/Trash Removal	-	-	21,498	1,418
49	93600	Sewer	-	-	33,525	1,545
50		Stormwater Tax	-	-	1,138	-
51		Total Utilities	-	-	94,134	4,512
52						
53	94100	Maintenance Salaries	-	-	68,111	-
54	94200	Maintenance Materials & Supplies	-	-	60,025	12,233
55	94300	Maintenance Contracts	-	-	194,051	13,886
56	94500	Employee Benefit Contrib-Maint	-	-	14,292	-
57		Total Maintenance	-	-	336,479	26,119
58						
59		Protective Services - Other Contract Costs	-	-	535	30
60		Total Protective Services	-	-	535	30
61						
62	96110	Property Insurance	-	-	16,955	948
63	96120	Liability Insurance	-	-	7,731	432
64	96130	Worker's Compensation	-	-	3,807	213
65	96140	Other Insurance	-	-	1,503	84
66		Total Insurance	-	-	29,996	1,677
67						
68	96300	Payments in Lieu of Taxes	-	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	1,096	-
70		Other General Expenses	-	-	1,367	(0)
71		Total Other General Expenses	-	-	2,463	(0)
72						
73		Total Operating Expenses	15,114	56,981	706,414	46,126
74						
75		*Excess Revenue Over Operating Expenses*	*23,920*	*95,243*	*599,598*	
76						
77		Mainstream HAP	-	-	-	-
78		Tenant Protection HAP	-	-	-	-
79		Emergency Housing HAP	-	-	-	-
80		All Other HAP	-	-	-	-
81		Total Housing Assistance Payments	-	-	-	-
82						
83		**TOTAL EXPENSES**	**15,114**	**56,981**	**706,414**	**46,126**
84						
85	100010	Operating Transfers IN	-	-	-	-
86	100020	Operating Transfers OUT	(23,920)	(95,243)	-	-
87		Total Other Financing Sources (Uses)	(23,920)	(95,243)	-	-
88						
89		Excess (Deficit) of Revenue Over(Under) Expenses	0	(0)	599,598	18,662
90						
91		Required Annual Debt Payments	-	-	359,486	-
92		Expected Capital Payments				
93		Total Non Operating Expenditures	-	-	359,486	-
94						
95		Net Increase (Decrease) Cash Flow	0	(0)	240,112	18,662
96						
97		Unit Months Available	-	-	24	
98		Unit Months Leased	-	-	24	

Charlottesville Redevelopment Housing Authority
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Fiscal Year Ending March 31, 2027

Line	FDS Line	FDS Account Description	9-montrs cityhsg	9-harris cityhsg	meridian NOAH	407harri NOAH
1	70300	Net Tenant Rental Revenue	35,100	15,000	-	46,644
2	70400	Tenant Revenue-Other	-	-	-	-
3		Total Tenant Reveue	35,100	15,000	-	46,644
4						
5	70600	HUD PHA Operating Grants	-	-	-	-
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-
7	70600-010	HAP Subsidy	-	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-	-
9	70600-050	Other Government Grants	-	-	-	-
10	70610	Capital Grants	-	-	-	-
11		Total Government Subsidy	-	-	-	-
12						
13	70710	Management Fee Income	-	-	-	-
14	70720	Asset Management Fee Income	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-
16		Total Fee Revenue	-	-	-	-
17						
18	70800	Other Grants	-	-	-	-
19	71100	Investment Income - Unrestricted	-	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-	-
21		Agent Fee Income	-	-	-	-
22	71500	Other Revenue	-	-	-	-
23		Total Other Revenue	-	-	-	-
24						
25		**TOTAL REVENUE**	**35,100**	**15,000**	**-**	**46,644**
26						
27						
28	91100	Administrative Salaries	2,748	160	2,748	160
29	91200	Auditing Fees	-	-	-	-
30	91300	Management Fee	3,510	1,500	-	-
31	91310	Bookkeeping Fee	-	-	-	-
32		Advertising & Marketing	76	70	-	419
33	91500	Employee Benefit Contrib-Admin	360	21	360	21
34	91600	Office Expenses	1,715	151	-	878
35	91700	Legal Expense	625	32	-	12
36	91800	Travel	7	5	-	17
37	91900	Other Admin Expenses	119	21	30	172
38		Total Operating-Administrative	9,158	1,960	3,137	1,678
39						
40	92000	Asset Management Fee	-	-	-	-
41	92200	Tenant Relocation Costs	-	-	-	-
42	92400	Tenant Services-Other	81	-	-	-
43		Total Tenant Services	81	-	-	-
44						
45	93100	Water	407	3	839	717
46	93200	Electricity	43	-	10	299
47	93300	Gas	-	-	-	-
48		Garbage/Trash Removal	202	4	217	-
49	93600	Sewer	459	36	946	809
50		Stormwater Tax	-	-	39	50
51		Total Utilities	1,112	43	2,051	1,875
52						
53	94100	Maintenance Salaries	-	-	-	13,009
54	94200	Maintenance Materials & Supplies	2,495	233	8	908
55	94300	Maintenance Contracts	6,944	6,844	-	6,863
56	94500	Employee Benefit Contrib-Maint	-	-	-	2,672
57		Total Maintenance	9,439	7,076	8	23,453
58						
59		Protective Services - Other Contract Costs	15	15	-	96
60		Total Protective Services	15	15	-	96
61						
62	96110	Property Insurance	531	424	-	590
63	96120	Liability Insurance	242	193	-	277
64	96130	Worker's Compensation	119	95	-	135
65	96140	Other Insurance	47	38	-	54
66		Total Insurance	940	751	-	1,056
67						
68	96300	Payments in Lieu of Taxes	-	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-	-
70		Other General Expenses	-	0	-	39
71		Total Other General Expenses	-	0	-	39
72						
73		Total Operating Expenses	20,744	9,845	5,196	28,198
74						
75		*Excess Revenue Over Operating Expenses*				
76						
77		Mainstream HAP	-	-	-	-
78		Tenant Protection HAP	-	-	-	-
79		Emergency Housing HAP	-	-	-	-
80		All Other HAP	-	-	-	-
81		Total Housing Assistance Payments	-	-	-	-
82						
83		**TOTAL EXPENSES**	**20,744**	**9,845**	**5,196**	**28,198**
84						
85	100010	Operating Transfers IN	-	-	-	-
86	100020	Operating Transfers OUT	-	-	-	-
87		Total Other Financing Sources (Uses)	-	-	-	-
88						
89		Excess (Deficit) of Revenue Over(Under) Expenses	14,356	5,155	(5,196)	18,446
90						
91		Required Annual Debt Payments	-	-	-	-
92		Expected Capital Payments				
93		Total Non Operating Expenditures	-	-	-	-
94						
95		Net Increase (Decrease) Cash Flow	14,356	5,155	(5,196)	18,446
96						
97		Unit Months Available				
98		Unit Months Leased				

Charlottesville Redevelopment Housing Authority
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Line	FDS Line	FDS Account Description	grnlf5th NOAH	CSRAP CITY	HCV	RsdSrvs RsdSrvs
1	70300	Net Tenant Rental Revenue	124,750	-	-	-
2	70400	Tenant Revenue-Other	-	-	-	-
3		Total Tenant Reveue	124,750	-	-	-
4						
5	70600	HUD PHA Operating Grants	-	-	-	-
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-
7	70600-010	HAP Subsidy	-	-	9,353,376	-
8	70600-020	Administrative Fees Earned	-	-	810,014	-
9	70600-050	Other Government Grants	-	849,960	-	162,000
10	70610	Capital Grants	-	-	-	-
11		Total Government Subsidy	-	849,960	10,163,390	162,000
12						
13	70710	Management Fee Income	-	79,201	-	-
14	70720	Asset Management Fee Income	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-
16		Total Fee Revenue	-	79,201	-	-
17						
18	70800	Other Grants	-	-	-	-
19	71100	Investment Income - Unrestricted	12	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-	-
21		Agent Fee Income	-	-	-	-
22	71500	Other Revenue	-	-	-	-
23		Total Other Revenue	12	-	-	-
24						
25		**TOTAL REVENUE**	**124,762**	**929,161**	**10,163,390**	**162,000**
26						
27						
28	91100	Administrative Salaries	2,633	59,744	312,378	131,200
29	91200	Auditing Fees	-	-	-	-
30	91300	Management Fee	-	79,201	162,003	-
31	91310	Bookkeeping Fee	-	-	66,540	-
32		Advertising & Marketing	105	-	-	-
33	91500	Employee Benefit Contrib-Admin	387	9,321	54,353	14,401
34	91600	Office Expenses	255	3,291	89,146	23,842
35	91700	Legal Expense	92	-	2,019	-
36	91800	Travel	23	-	1,132	3,313
37	91900	Other Admin Expenses	77	1,491	20,596	6,636
38		Total Operating-Administrative	3,572	153,047	708,167	179,391
39						
40	92000	Asset Management Fee	-	-	-	-
41	92200	Tenant Relocation Costs	-	-	-	-
42	92400	Tenant Services-Other	-	-	-	11,739
43		Total Tenant Services	-	-	-	11,739
44						
45	93100	Water	7,385	-	-	-
46	93200	Electricity	3,324	-	-	-
47	93300	Gas	-	-	-	-
48		Garbage/Trash Removal	-	-	-	-
49	93600	Sewer	8,328	-	-	-
50		Stormwater Tax	1,085	-	-	-
51		Total Utilities	20,122	-	-	-
52						
53	94100	Maintenance Salaries	2,009	-	4,463	-
54	94200	Maintenance Materials & Supplies	27,141	-	79	43
55	94300	Maintenance Contracts	14,034	-	1,460	-
56	94500	Employee Benefit Contrib-Maint	413	-	896	-
57		Total Maintenance	43,596	-	6,897	43
58						
59		Protective Services - Other Contract Costs	15	-	-	-
60		Total Protective Services	15	-	-	-
61						
62	96110	Property Insurance	4,342	-	-	-
63	96120	Liability Insurance	2,039	-	-	-
64	96130	Worker's Compensation	994	-	-	-
65	96140	Other Insurance	394	-	-	-
66		Total Insurance	7,770	-	-	-
67						
68	96300	Payments in Lieu of Taxes	-	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-	-
70		Other General Expenses	346	-	-	-
71		Total Other General Expenses	346	-	-	-
72						
73		Total Operating Expenses	75,422	153,047	715,063	191,173
74						
75		*Excess Revenue Over Operating Expenses*		*776,114*	*9,448,326*	*(29,173)*
76						
77		Mainstream HAP	-	933,379	8,575,728	-
78		Tenant Protection HAP	-	-	-	-
79		Emergency Housing HAP	-	-	-	-
80		All Other HAP	-	-	-	-
81		Total Housing Assistance Payments	-	933,379	8,575,728	
82						
83		**TOTAL EXPENSES**	**75,422**	**1,086,425**	**9,290,791**	**191,173**
84						
85	100010	Operating Transfers IN	-	-	-	-
86	100020	Operating Transfers OUT	-	-	-	-
87		Total Other Financing Sources (Uses)	-	-	-	-
88						
89		Excess (Deficit) of Revenue Over(Under) Expenses	49,340	(157,264)	872,598	(29,173)
90						
91		Required Annual Debt Payments	141,582	-	-	-
92		Expected Capital Payments				
93		Total Non Operating Expenditures	141,582	-	-	-
94						
95		Net Increase (Decrease) Cash Flow	(92,242)	(157,264)	872,598	(29,173)
96						
97		Unit Months Available				
98		Unit Months Leased				

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Line	FDS Line	FDS Account Description	jobs2025 Jobs Plus	ross2025 Ross	CFP	FSS
1	70300	Net Tenant Rental Revenue	-	-	-	-
2	70400	Tenant Revenue-Other	-	-	-	-
3		Total Tenant Reveue	-	-	-	-
4						
5	70600	HUD PHA Operating Grants	-	-	-	-
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-
7	70600-010	HAP Subsidy	-	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-	-
9	70600-050	Other Government Grants	400,000	94,553	-	130,656
10	70610	Capital Grants	-	-	408,185	-
11		Total Government Subsidy	400,000	94,553	408,185	130,656
12						
13	70710	Management Fee Income	-	-	-	-
14	70720	Asset Management Fee Income	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-
16		Total Fee Revenue	-	-	-	-
17						
18	70800	Other Grants	-	-	-	-
19	71100	Investment Income - Unrestricted	-	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-	-
21		Agent Fee Income	-	-	-	-
22	71500	Other Revenue	-	-	-	-
23		Total Other Revenue	-	-	-	-
24						
25		**TOTAL REVENUE**	**400,000**	**94,553**	**408,185**	**130,656**
26						
27						
28	91100	Administrative Salaries	117,350	67,509	-	84,917
29	91200	Auditing Fees	-	-	-	-
30	91300	Management Fee	-	-	-	-
31	91310	Bookkeeping Fee	-	-	-	-
32		Advertising & Marketing	183	-	-	-
33	91500	Employee Benefit Contrib-Admin	23,784	10,377	-	11,456
34	91600	Office Expenses	11,610	4,833	-	3,956
35	91700	Legal Expense	-	-	-	-
36	91800	Travel	452	2,546	-	2,036
37	91900	Other Admin Expenses	22,872	1,927	-	1,543
38		Total Operating-Administrative	176,250	87,191	-	103,907
39						
40	92000	Asset Management Fee	-	-	-	-
41	92200	Tenant Relocation Costs	-	-	-	-
42	92400	Tenant Services-Other	82	-	-	-
43		Total Tenant Services	82	-	-	-
44						
45	93100	Water	-	-	-	-
46	93200	Electricity	-	-	-	-
47	93300	Gas	-	-	-	-
48		Garbage/Trash Removal	-	-	-	-
49	93600	Sewer	-	-	-	-
50		Stormwater Tax	-	-	-	-
51		Total Utilities	-	-	-	-
52						
53	94100	Maintenance Salaries	-	-	-	-
54	94200	Maintenance Materials & Supplies	883	-	-	-
55	94300	Maintenance Contracts	21,818	-	-	-
56	94500	Employee Benefit Contrib-Maint	-	-	-	-
57		Total Maintenance	22,701	-	-	-
58						
59		Protective Services - Other Contract Costs	-	-	-	-
60		Total Protective Services	-	-	-	-
61						
62	96110	Property Insurance	-	-	-	-
63	96120	Liability Insurance	-	-	-	-
64	96130	Worker's Compensation	-	-	-	-
65	96140	Other Insurance	-	-	-	-
66		Total Insurance	-	-	-	-
67						
68	96300	Payments in Lieu of Taxes	-	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-	-
70		Other General Expenses	-	-	-	-
71		Total Other General Expenses	-	-	-	-
72						
73		Total Operating Expenses	199,033	87,191	-	103,907
74						
75		*Excess Revenue Over Operating Expenses*	*200,967*	*7,362*	*408,185*	*26,749*
76						
77		Mainstream HAP	-	-	-	-
78		Tenant Protection HAP	-	-	-	-
79		Emergency Housing HAP	-	-	-	-
80		All Other HAP	-	-	-	-
81		Total Housing Assistance Payments				-
82						
83		**TOTAL EXPENSES**	**199,033**	**87,191**	**-**	**103,907**
84						
85	100010	Operating Transfers IN	-	-	-	-
86	100020	Operating Transfers OUT	-	-	(408,185)	-
87		Total Other Financing Sources (Uses)	-	-	(408,185)	-
88						
89		Excess (Deficit) of Revenue Over(Under) Expenses	200,967	7,362	-	26,749
90						
91		Required Annual Debt Payments	-	-	-	-
92		Expected Capital Payments				
93		Total Non Operating Expenditures	-	-	-	-
94						
95		Net Increase (Decrease) Cash Flow	200,967	7,362	-	26,749
96						
97		Unit Months Available				
98		Unit Months Leased				

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Fiscal Year Ending March 31, 2027

Line	FDS Line	FDS Account Description	REDEV	FVIP
1	70300	Net Tenant Rental Revenue	-	-
2	70400	Tenant Revenue-Other	-	-
3		Total Tenant Reveue	-	-
4				
5	70600	HUD PHA Operating Grants	-	-
6	70600-2	HUD PHA Shortfall Funds	-	-
7	70600-010	HAP Subsidy	-	-
8	70600-020	Administrative Fees Earned	-	-
9	70600-050	Other Government Grants	78,464	149,244
10	70610	Capital Grants	-	-
11		Total Government Subsidy	78,464	149,244
12				
13	70710	Management Fee Income	-	-
14	70720	Asset Management Fee Income	-	-
15	70730	Bookkeeping Fee Income	-	-
16		Total Fee Revenue	-	-
17				
18	70800	Other Grants	-	-
19	71100	Investment Income - Unrestricted	-	-
20	71400	Fraud Recovery - HAP	-	-
21		Agent Fee Income	-	-
22	71500	Other Revenue	20,000	-
23		Total Other Revenue	20,000	-
24				
25		**TOTAL REVENUE**	**98,464**	**149,244**
26				
27				
28	91100	Administrative Salaries	297,709	57,750
29	91200	Auditing Fees	-	-
30	91300	Management Fee	-	-
31	91310	Bookkeeping Fee	-	-
32		Advertising & Marketing	-	-
33	91500	Employee Benefit Contrib-Admin	57,521	9,772
34	91600	Office Expenses	20,892	-
35	91700	Legal Expense	-	-
36	91800	Travel	5,000	-
37	91900	Other Admin Expenses	5,022	(0)
38		Total Operating-Administrative	386,145	67,522
39				
40	92000	Asset Management Fee	-	-
41	92200	Tenant Relocation Costs	-	-
42	92400	Tenant Services-Other	3,285	-
43		Total Tenant Services	3,285	-
44				
45	93100	Water	-	-
46	93200	Electricity	-	-
47	93300	Gas	-	-
48		Garbage/Trash Removal	-	-
49	93600	Sewer	-	-
50		Stormwater Tax	-	-
51		Total Utilities	-	-
52				
53	94100	Maintenance Salaries	-	-
54	94200	Maintenance Materials & Supplies	4,538	-
55	94300	Maintenance Contracts	-	-
56	94500	Employee Benefit Contrib-Maint	-	-
57		Total Maintenance	4,538	-
58				
59		Protective Services - Other Contract Costs	-	-
60		Total Protective Services	-	-
61				
62	96110	Property Insurance	-	-
63	96120	Liability Insurance	-	-
64	96130	Worker's Compensation	-	-
65	96140	Other Insurance	-	-
66		Total Insurance	-	-
67				
68	96300	Payments in Lieu of Taxes	-	-
69	96400	Bad Debt-Tenant Rents	-	-
70		Other General Expenses	-	-
71		Total Other General Expenses	-	-
72				
73		Total Operating Expenses	393,967	67,522
74				
75		*Excess Revenue Over Operating Expenses*	*(295,503)*	*81,722*
76				
77		Mainstream HAP	-	-
78		Tenant Protection HAP	-	-
79		Emergency Housing HAP	-	-
80		All Other HAP	-	-
81		Total Housing Assistance Payments	-	-
82				
83		**TOTAL EXPENSES**	**393,967**	**67,522**
84				
85	100010	Operating Transfers IN	301,686	-
86	100020	Operating Transfers OUT	-	-
87		Total Other Financing Sources (Uses)	301,686	-
88				
89		Excess (Deficit) of Revenue Over(Under) Expenses	6,183	81,722
90				
91		Required Annual Debt Payments	-	-
92		Expected Capital Payments		
93		Total Non Operating Expenditures	-	-
94				
95		Net Increase (Decrease) Cash Flow	6,183	81,722
96				
97		Unit Months Available		
98		Unit Months Leased		

			Charlottesville Redevelopment and Housing Authority
			Public Housing AMP Budget/Prior Years Comparison
			For the Fiscal Year Ending Budget March 31, 2025
Line	FDS Line	FDS Account Description	Description
1	70300	Net Tenant Rental Revenue	Net tenant rental revenue
2	70400	Tenant Revenue-Other	Tenant revenue - other
3		Total Tenant Reveue	**Total Tenant Revenue**
4			
5	70600	HUD PHA Operating Grants	HUD PHA operating grants
6	70600-2	HUD PHA Shortfall Funds	HUD PHA Shortfall funds
7	70600-010	HAP Subsidy	Housing assistance payments
8	70600-020	Administrative Fees Earned	Ongoing administrative fees earned
9	70600-050	Other Government Grants	Total preliminary fees earned
10	70610	Capital Grants	Capital grants
11		Total Government Subsidy	**Total HUD Subsidy**
12			
13	70710	Management Fee Income	Management Fee
14	70720	Asset Management Fee Income	Asset Management Fee
15	70730	Bookkeeping Fee Income	Book-Keeping Fee
16		Total Fee Revenue	**Total Fee Revenue**
17			
18	70800	Other Grants	Other government grants
19	71100	Investment Income - Unrestricted	Investment income - unrestricted
20	71400	Fraud Recovery - HAP	Fraud Recovery- HAP
21		Agent Fee Income	Agent Fee Income
22	71500	Other Revenue	Other revenue
23		Total Other Revenue	**Other Miscellaneous Revenue**
24			
25		**TOTAL REVENUE**	**TOTAL REVENUE**
26			
27			
28	91100	Administrative Salaries	Administrative salaries
29	91200	Auditing Fees	Auditing fees
30	91300	Management Fee	Management Fee
31	91310	Bookkeeping Fee	Book-Keeping Fee
32		Advertising & Marketing	Advertising and Marketing
33	91500	Employee Benefit Contrib-Admin	Employee benefit contributions - administrative
34	91600	Office Expenses	Office Expenses
35	91700	Legal Expense	Legal Expense
36	91800	Travel	Travel
37	91900	Other Admin Expenses	Other
38		Total Operating-Administrative	**Total Operating-Administrative**
39			
40	92000	Asset Management Fee	Asset Management Fee
41	92200	Tenant Relocation Costs	Relocation Costs
42	92400	Tenant Services-Other	Tenant services - other
43		Total Tenant Services	**Total Tenant Services**
44			
45	93100	Water	Water
46	93200	Electricity	Electricity
47	93300	Gas	Gas
48		Garbage/Trash Removal	Garbage/ Trash Removal
49	93600	Sewer	Sewer
50		Stormwater Tax	Stormwater Tax
51		Total Utilities	**Total Utilities**
52			
53	94100	Maintenance Salaries	Ordinary maintenance and operations - labor
54	94200	Maintenance Materials & Supplies	Ordinary maintenance and operations - materials and other
55	94300	Maintenance Contracts	Ordinary Maintenance and Operations Contracts
56	94500	Employee Benefit Contrib-Maint	Employee benefit contribution - ordinary maintenance
57		Total Maintenance	**Total Maintenance**
58			
59		Protective Services - Other Contract Costs	Protective services - other contract costs
60		Total Protective Services	**Total Protective Services**
61			
62	96110	Property Insurance	Property Insurance
63	96120	Liability Insurance	Liability Insurance
64	96130	Worker's Compensation	Workmen's Compensation
65	96140	Other Insurance	All other Insurance
66		Total Insurance	**Total Insurance Premiums**
67			
68	96300	Payments in Lieu of Taxes	Payments in lieu of taxes
69	96400	Bad Debt-Tenant Rents	Bad debt - tenant rents
70		Other General Expenses	
71		Total Other General Expenses	**Total Other General Expenses**
72			
73		Total Operating Expenses	**TOTAL OPERATING EXPENSES**
74			
75		*Excess Revenue Over Operating Expenses*	**Excess Revenue Over Operating Expenses**
76			
77		Mainstream HAP	Mainstream 1 & 5 year
78		Tenant Protection HAP	Tenant Protection
79		Emergency Housing HAP	
80		All Other HAP	All Other
81		Total Housing Assistance Payments	**Total Housing Assistance Payment**
82			
83		**TOTAL EXPENSES**	**TOTAL EXPENSES**
84			
85	100010	Operating Transfers IN	Operating Transfer In
86	100020	Operating Transfers OUT	Operating Transfer Out
87		Total Other Financing Sources (Uses)	**Total Other Financing Sources (uses)**
88			
89		Excess (Deficit) of Revenue Over(Under) Expenses	**Excess (Deficiency) of Revenue Over (Under) Expenses**
90			
91		Required Annual Debt Payments	Required Annual Debt Payments
92		Expected Capital Payments	Expected Capital Payments
93		Total Non Operating Expenditures	**Total Non Operating Expenditures**
94			
95		Net Increase (Decrease) Cash Flow	**Net Increase/(Decrease) of Cash Flow**
96			
97		Unit Months Available	Unit Months Available
98		Unit Months Leased	Unit Months Leased

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2027

Line	FDS Line	FDS Account Description	2025	2024	2023
1	70300	Net Tenant Rental Revenue	2,580,629	2,313,786	880,880
2	70400	Tenant Revenue-Other	-	-	-
3		Total Tenant Reveue	2,580,629	2,313,786	880,880
4					
5	70600	HUD PHA Operating Grants	1,627,591	2,285,651	1,870,035
6	70600-2	HUD PHA Shortfall Funds	-	258,619	519,000
7	70600-010	HAP Subsidy	7,664,604	6,116,425	5,766,546
8	70600-020	Administrative Fees Earned	716,522	658,352	649,540
9	70600-050	Other Government Grants	1,709,219	1,371,500	-
10	70610	Capital Grants	408,185	3,471,243	3,471,242
11		Total Government Subsidy	12,126,121	14,161,790	12,276,363
12					
13	70710	Management Fee Income	675,597	540,224	449,667
14	70720	Asset Management Fee Income	36,600	39,360	39,360
15	70730	Bookkeeping Fee Income	86,310	91,710	90,668
16		Total Fee Revenue	798,507	671,294	579,695
17					
18	70800	Other Grants	-	-	19,350
19	71100	Investment Income - Unrestricted	1,950	-	-
20	71400	Fraud Recovery - HAP	-	1,411	1,411
21		Agent Fee Income	-	76,777	152,527
22	71500	Other Revenue	816858.6412	371700	
23		Total Other Revenue	818,809	449,888	173,288
24					
25		**TOTAL REVENUE**	**16,324,066**	**17,596,758**	**13,910,225**
26					
27					1,338,888
28	91100	Administrative Salaries	2,307,871	2,581,105	21,000
29	91200	Auditing Fees	-	-	378,225
30	91300	Management Fee	601,225	-	85,440
31	91310	Bookkeeping Fee	86,310	-	-
32		Advertising & Marketing	26,401	-	234,600
33	91500	Employee Benefit Contrib-Admin	422,501	-	177,500
34	91600	Office Expenses	421,271	-	30,925
35	91700	Legal Expense	68,203	51,085	11,291
36	91800	Travel	38,950	-	67,500
37	91900	Other Admin Expenses	72136.21333	982150	
38		Total Operating-Administrative	4,044,867	3,614,340	2,345,369
39					
40	92000	Asset Management Fee	36,600	-	32,520
41	92200	Tenant Relocation Costs	8,353	-	36,100
42	92400	Tenant Services-Other	42,300	51,098	68,620
43		Total Tenant Services	87,253	51,098	
44					125,662
45	93100	Water	179,168	126,612	193,776
46	93200	Electricity	248,121	195,166	122,547
47	93300	Gas	156,144	122,698	153,473
48		Garbage/Trash Removal	83,229	63,317	595,458
49	93600	Sewer	203,546	154,618	
50		Stormwater Tax	14,916	12,763	541,317
51		Total Utilities	885,124	675,174	210,323
52					252,561
53	94100	Maintenance Salaries	1,114,212	1,085,065	143,460
54	94200	Maintenance Materials & Supplies	392,298	425,857	1,147,661
55	94300	Maintenance Contracts	708,908	73,200	
56	94500	Employee Benefit Contrib-Maint	193,981	-	
57		Total Maintenance	2,409,399	1,584,122	
58					
59		Protective Services - Other Contract Costs	2,576		37,615
60		Total Protective Services	2,576		23,681
61					34,935
62	96110	Property Insurance	-	38,036	3,000
63	96120	Liability Insurance	-	19,636	99,230
64	96130	Worker's Compensation	-	-	
65	96140	Other Insurance	-	10,415	94,012
66		Total Insurance	-	68,087	40,292
67					22,022
68	96300	Payments in Lieu of Taxes	-	47,990	
69	96400	Bad Debt-Tenant Rents	-	26,884	4,412,664
70		Other General Expenses	36,918		
71		Total Other General Expenses	36,918	74,874	
72					*9,497,561*
73		Total Operating Expenses	7,466,138	6,067,695	
74					337,440
75		*Excess Revenue Over Operating Expenses*	8,857,928	11,529,063	119,354
76					119,952
77		Mainstream HAP	6,690,475	6,633,402	5,234,775
78		Tenant Protection HAP	-	-	5,811,521
79		Emergency Housing HAP	-	-	
80		All Other HAP	**-**	**44,975**	**10,224,185**
81		Total Housing Assistance Payments	6,690,475	6,678,377	
82					359,366
83		**TOTAL EXPENSES**	14,156,613	12,746,072	(2,341,255)
84					(1,981,889)
85	100010	Operating Transfers IN	693,185	359,366	
86	100020	Operating Transfers OUT	(408,185)	(3,286,373)	1,704,151
87		Total Other Financing Sources (Uses)	285,000	(2,927,007)	
88					11,911
89		Excess (Deficit) of Revenue Over(Under) Expenses	2,452,453	1,923,679	-
90					11,911
91		Required Annual Debt Payments	502,245	360,650	
92		Expected Capital Payments	39,723	-	1,692,241
93		Total Non Operating Expenditures	541,967	360,650	
94					3,252
95		Net Increase (Decrease) Cash Flow	1,910,486	1,563,029	3,210
96					
97		Unit Months Available	3276	3252	
98		Unit Months Leased	3262	3238	

Charlottesville Redevelopment Housing Authority
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Line	FDS Line	FDS Account Description	MAD AMP 4	MCH AMP 4	RS AMP 4	EL AMP 4	HA AMP 4	MO AMP 4	RD AMP 4
1	70300	Net Tenant Rental Revenue	53,575	103,177	92,612	9,819	420	9,171	1,005
2	70400	Tenant Revenue-Other	-	-	-	-	-	-	-
3		Total Tenant Reveue	53,575	103,177	92,612	9,819	420	9,171	1,005
4									
5	70600	HUD PHA Operating Grants	77,244	98,700	68,661	4,291	4,291	4,291	8,583
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-	-	-	-
7	70600-010	HAP Subsidy	-	-	-	-	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-	-	-	-	-
9	70600-050	Other Government Grants	-	-	-	-	-	-	-
10	70610	Capital Grants	-	-	-	-	-	-	-
11		Total Government Subsidy	77,244	98,700	68,661	4,291	4,291	4,291	8,583
12									
13	70710	Management Fee Income	-	-	-	-	-	-	-
14	70720	Asset Management Fee Income	-	-	-	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-	-	-	-
16		Total Fee Revenue	-	-	-	-	-	-	-
17									
18	70800	Other Grants	-	-	-	-	-	-	-
19	71100	Investment Income - Unrestricted	-	-	-	-	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-	-	-	-	-
21		Agent Fee Income	-	-	-	-	-	-	-
22	71500	Other Revenue	-	-	-	-	-	-	-
23		Total Other Revenue	-	-	-	-	-	-	-
24									
25		**TOTAL REVENUE**	**130,819**	**201,877**	**161,273**	**14,110**	**4,711**	**13,462**	**9,588**
26									
27									
28	91100	Administrative Salaries	30,686	39,213	27,290	1,705	1,705	1,705	3,425
29	91200	Auditing Fees	-	-	-	-	-	-	-
30	91300	Management Fee	14,763	20,299	13,840	923	923	923	1,845
31	91310	Bookkeeping Fee	1,440	1,980	1,350	90	90	90	180
32		Advertising & Marketing	793	1,013	705	44	44	44	88
33	91500	Employee Benefit Contrib-Admin	3,357	4,290	2,985	187	187	187	375
34	91600	Office Expenses	6,015	5,890	5,706	1,424	1,885	1,522	1,180
35	91700	Legal Expense	1,989	630	1,440	3	3	3	5
36	91800	Travel	309	200	139	9	9	9	17
37	91900	Other Admin Expenses	3,189	2,706	1,913	119	119	119	235
38		Total Operating-Administrative	62,541	76,221	55,369	4,503	4,964	4,601	7,350
39									
40	92000	Asset Management Fee	1,920	2,640	1,800	120	120	120	240
41	92200	Tenant Relocation Costs	-	-	-	-	-	-	-
42	92400	Tenant Services-Other	538	742	478	30	30	30	60
43		Total Tenant Services	2,458	3,382	2,278	150	150	150	300
44									
45	93100	Water	12,514	20,428	14,032	890	784	1,289	2,148
46	93200	Electricity	7,943	9,110	10,218	5	5	23	1,944
47	93300	Gas	-	-	-	-	-	-	-
48		Garbage/Trash Removal	4,175	5,051	7,206	135	135	221	270
49	93600	Sewer	14,112	23,036	18,020	1,004	884	1,453	2,422
50		Stormwater Tax	581	605	353	16	16	24	39
51		Total Utilities	39,325	58,230	49,829	2,049	1,823	3,009	6,822
52									
53	94100	Maintenance Salaries	21,115	26,943	18,750	1,166	1,166	1,166	2,331
54	94200	Maintenance Materials & Supplies	20,307	22,826	28,417	443	652	430	1,539
55	94300	Maintenance Contracts	22,610	31,826	24,085	1,070	1,070	1,070	2,140
56	94500	Employee Benefit Contrib-Maint	4,901	6,255	4,353	271	271	271	541
57		Total Maintenance	68,933	87,850	75,605	2,949	3,158	2,936	6,551
58									
59		Protective Services - Other Contract Costs	134	171	119	7	7	7	15
60		Total Protective Services	134	171	119	7	7	7	15
61									
62	96110	Property Insurance	4,349	5,429	4,387	259	244	247	503
63	96120	Liability Insurance	1,984	2,475	2,000	118	111	112	229
64	96130	Worker's Compensation	976	1,219	985	58	55	55	113
65	96140	Other Insurance	385	481	389	23	22	22	45
66		Total Insurance	7,695	9,604	7,762	458	432	436	890
67									
68	96300	Payments in Lieu of Taxes	6,923	-	-	-	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-	-	-	-	-
70		Other General Expenses	581	605	353	16	16	24	39
71		Total Other General Expenses	7,504	605	353	16	16	24	39
72									
73		Total Operating Expenses	188,590	236,063	191,315	10,132	10,551	11,163	21,968
74									
75		*Excess Revenue Over Operating Expenses*	*(57,771)*	*(34,186)*	*(30,042)*	*3,978*	*(5,840)*	*2,299*	*(12,380)*
76									
77		Mainstream HAP	-	-	-	-	-	-	-
78		Tenant Protection HAP	-	-	-	-	-	-	-
79		Emergency Housing HAP	-	-	-	-	-	-	-
80		All Other HAP	-	-	-	-	-	-	-
81		Total Housing Assistance Payments	-	-	-	-	-	-	-
82									
83		**TOTAL EXPENSES**	**188,590**	**236,063**	**191,315**	**10,132**	**10,551**	**11,163**	**21,968**
84									
85	100010	Operating Transfers IN	84,572	-	-	-	-	-	-
86	100020	Operating Transfers OUT	-	-	-	-	-	-	-

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
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Line			FDS Line	FDS Account Description	MAD AMP 4	MCH AMP 4	RS AMP 4	EL AMP 4	HA AMP 4	MO AMP 4	RD AMP 4
87				Total Other Financing Sources (Uses)	84,572	-	-	-	-	-	-
88											
89				Excess (Deficit) of Revenue Over(Under) Expenses	26,801	(34,186)	(30,042)	3,978	(5,840)	2,299	(12,380)
90											
91				Required Annual Debt Payments	-	-	-	-	-	-	-
92				Expected Capital Payments							
93				Total Non Operating Expenditures	-	-	-	-	-	-	-
94											
95				Net Increase (Decrease) Cash Flow	26,801	(34,186)	(30,042)	3,978	(5,840)	2,299	(12,380)
96											
97				Unit Months Available	216	276	192	12	12	12	24
98				Unit Months Leased	210	272	190	11	12	12	24

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2027

Line	FDS Line	FDS Account Description	SFP1-TC AMP 10	CRH-TC AMP 9	9-dogwoo cityhsg
1	70300	Net Tenant Rental Revenue	-	1,272	1,277,928
2	70400	Tenant Revenue-Other	-	-	27,985
3		Total Tenant Reveue	-	1,272	1,305,913
4					
5	70600	HUD PHA Operating Grants	39,034	150,952	-
6	70600-2	HUD PHA Shortfall Funds	-	-	-
7	70600-010	HAP Subsidy	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-
9	70600-050	Other Government Grants	-	-	-
10	70610	Capital Grants	-	-	-
11		Total Government Subsidy	39,034	150,952	-
12					
13	70710	Management Fee Income	-	-	-
14	70720	Asset Management Fee Income	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-
16		Total Fee Revenue	-	-	-
17					
18	70800	Other Grants	-	-	-
19	71100	Investment Income - Unrestricted	-	-	99
20	71400	Fraud Recovery - HAP	-	-	-
21		Agent Fee Income	-	-	-
22	71500	Other Revenue	-	-	-
23		Total Other Revenue	-	-	99
24					
25		**TOTAL REVENUE**	**39,034**	**152,224**	**1,306,012**
26					
27					
28	91100	Administrative Salaries	-	-	103,024
29	91200	Auditing Fees	-	-	-
30	91300	Management Fee	11,995	45,211	89,392
31	91310	Bookkeeping Fee	1,170	4,410	-
32		Advertising & Marketing	-	-	2,737
33	91500	Employee Benefit Contrib-Admin	-	-	13,581
34	91600	Office Expenses	34	35	20,913
35	91700	Legal Expense	-	-	7,817
36	91800	Travel	-	-	406
37	91900	Other Admin Expenses	-	-	4,669
38		Total Operating-Administrative	13,199	49,656	242,538
39					
40	92000	Asset Management Fee	1,560	5,880	-
41	92200	Tenant Relocation Costs	-	-	-
42	92400	Tenant Services-Other	355	1,445	270
43		Total Tenant Services	1,915	7,325	270
44					
45	93100	Water	-	-	29,150
46	93200	Electricity	-	-	8,823
47	93300	Gas	-	-	-
48		Garbage/Trash Removal	-	-	21,498
49	93600	Sewer	-	-	33,525
50		Stormwater Tax	-	-	1,138
51		Total Utilities	-	-	94,134
52					
53	94100	Maintenance Salaries	-	-	68,111
54	94200	Maintenance Materials & Supplies	-	-	60,025
55	94300	Maintenance Contracts	-	-	194,051
56	94500	Employee Benefit Contrib-Maint	-	-	14,292
57		Total Maintenance	-	-	336,479
58					
59		Protective Services - Other Contract Costs	-	-	535
60		Total Protective Services	-	-	535
61					
62	96110	Property Insurance	-	-	16,955
63	96120	Liability Insurance	-	-	7,731
64	96130	Worker's Compensation	-	-	3,807
65	96140	Other Insurance	-	-	1,503
66		Total Insurance	-	-	29,996
67					
68	96300	Payments in Lieu of Taxes	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	1,096
70		Other General Expenses	-	-	1,367
71		Total Other General Expenses	-	-	2,463
72					
73		Total Operating Expenses	15,114	56,981	706,414
74					
75		*Excess Revenue Over Operating Expenses*	*23,920*	*95,243*	*599,598*
76					
77		Mainstream HAP	-	-	-
78		Tenant Protection HAP	-	-	-
79		Emergency Housing HAP	-	-	-
80		All Other HAP	-	-	-
81		Total Housing Assistance Payments	-	-	-
82					
83		**TOTAL EXPENSES**	**15,114**	**56,981**	**706,414**
84					
85	100010	Operating Transfers IN	-	-	-
86	100020	Operating Transfers OUT	(23,920)	(95,243)	-

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	SFP1-TC AMP 10	CRH-TC AMP 9	9-dogwoo cityhsg
87				Total Other Financing Sources (Uses)	(23,920)	(95,243)	-
88							
89				Excess (Deficit) of Revenue Over(Under) Expenses	0	(0)	599,598
90							
91				Required Annual Debt Payments	-	-	359,486
92				Expected Capital Payments			
93				Total Non Operating Expenditures	-	-	359,486
94							
95				Net Increase (Decrease) Cash Flow	0	(0)	240,112
96							
97				Unit Months Available	-	-	24
98				Unit Months Leased	-	-	24

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	9-colemn cityhsg	9-montrs cityhsg	9-harris cityhsg
1			70300	Net Tenant Rental Revenue	64,788	35,100	15,000
2			70400	Tenant Revenue-Other	-	-	-
3				Total Tenant Reveue	64,788	35,100	15,000
4							
5			70600	HUD PHA Operating Grants	-	-	-
6			70600-2	HUD PHA Shortfall Funds	-	-	-
7			70600-010	HAP Subsidy	-	-	-
8			70600-020	Administrative Fees Earned	-	-	-
9			70600-050	Other Government Grants	-	-	-
10			70610	Capital Grants	-	-	-
11				Total Government Subsidy	-	-	-
12							
13			70710	Management Fee Income	-	-	-
14			70720	Asset Management Fee Income	-	-	-
15			70730	Bookkeeping Fee Income	-	-	-
16				Total Fee Revenue	-	-	-
17							
18			70800	Other Grants	-	-	-
19			71100	Investment Income - Unrestricted	-	-	-
20			71400	Fraud Recovery - HAP	-	-	-
21				Agent Fee Income	-	-	-
22			71500	Other Revenue	-	-	-
23				Total Other Revenue	-	-	-
24							
25				**TOTAL REVENUE**	**64,788**	**35,100**	**15,000**
26							
27							
28			91100	Administrative Salaries	5,457	2,748	160
29			91200	Auditing Fees	-	-	-
30			91300	Management Fee	6,479	3,510	1,500
31			91310	Bookkeeping Fee	-	-	-
32				Advertising & Marketing	152	76	70
33			91500	Employee Benefit Contrib-Admin	715	360	21
34			91600	Office Expenses	689	1,715	151
35			91700	Legal Expense	38	625	32
36			91800	Travel	14	7	5
37			91900	Other Admin Expenses	235	119	21
38				Total Operating-Administrative	13,778	9,158	1,960
39							
40			92000	Asset Management Fee	-	-	-
41			92200	Tenant Relocation Costs	-	-	-
42			92400	Tenant Services-Other	10	81	-
43				Total Tenant Services	10	81	-
44							
45			93100	Water	1,370	407	3
46			93200	Electricity	180	43	-
47			93300	Gas	-	-	-
48				Garbage/Trash Removal	1,418	202	4
49			93600	Sewer	1,545	459	36
50				Stormwater Tax	-	-	-
51				Total Utilities	4,512	1,112	43
52							
53			94100	Maintenance Salaries	-	-	-
54			94200	Maintenance Materials & Supplies	12,233	2,495	233
55			94300	Maintenance Contracts	13,886	6,944	6,844
56			94500	Employee Benefit Contrib-Maint	-	-	-
57				Total Maintenance	26,119	9,439	7,076
58							
59				Protective Services - Other Contract Costs	30	15	15
60				Total Protective Services	30	15	15
61							
62			96110	Property Insurance	948	531	424
63			96120	Liability Insurance	432	242	193
64			96130	Worker's Compensation	213	119	95
65			96140	Other Insurance	84	47	38
66				Total Insurance	1,677	940	751
67							
68			96300	Payments in Lieu of Taxes	-	-	-
69			96400	Bad Debt-Tenant Rents	-	-	-
70				Other General Expenses	(0)	-	0
71				Total Other General Expenses	(0)	-	0
72							
73				Total Operating Expenses	46,126	20,744	9,845
74							
75				*Excess Revenue Over Operating Expenses*			
76							
77				Mainstream HAP	-	-	-
78				Tenant Protection HAP	-	-	-
79				Emergency Housing HAP	-	-	-
80				All Other HAP	-	-	-
81				Total Housing Assistance Payments	-	-	-
82							
83				**TOTAL EXPENSES**	**46,126**	**20,744**	**9,845**
84							
85			100010	Operating Transfers IN	-	-	-
86			100020	Operating Transfers OUT	-	-	-

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	9-colemn cityhsg	9-montrs cityhsg	9-harris cityhsg
87				Total Other Financing Sources (Uses)	-	-	-
88							
89				Excess (Deficit) of Revenue Over(Under) Expenses	18,662	14,356	5,155
90							
91				Required Annual Debt Payments	-	-	-
92				Expected Capital Payments			
93				Total Non Operating Expenditures	-	-	-
94							
95				Net Increase (Decrease) Cash Flow	18,662	14,356	5,155
96							
97				Unit Months Available			
98				Unit Months Leased			

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	meridian NOAH	407harri NOAH	grnlf5th NOAH
1			70300	Net Tenant Rental Revenue	-	46,644	124,750
2			70400	Tenant Revenue-Other	-	-	-
3				Total Tenant Reveue	-	46,644	124,750
4							
5			70600	HUD PHA Operating Grants	-	-	-
6			70600-2	HUD PHA Shortfall Funds	-	-	-
7			70600-010	HAP Subsidy	-	-	-
8			70600-020	Administrative Fees Earned	-	-	-
9			70600-050	Other Government Grants	-	-	-
10			70610	Capital Grants	-	-	-
11				Total Government Subsidy	-	-	-
12							
13			70710	Management Fee Income	-	-	-
14			70720	Asset Management Fee Income	-	-	-
15			70730	Bookkeeping Fee Income	-	-	-
16				Total Fee Revenue	-	-	-
17							
18			70800	Other Grants	-	-	-
19			71100	Investment Income - Unrestricted	-	-	12
20			71400	Fraud Recovery - HAP	-	-	-
21				Agent Fee Income	-	-	-
22			71500	Other Revenue	-	-	-
23				Total Other Revenue	-	-	12
24							
25				**TOTAL REVENUE**	**-**	**46,644**	**124,762**
26							
27							
28			91100	Administrative Salaries	2,748	160	2,633
29			91200	Auditing Fees	-	-	-
30			91300	Management Fee	-	-	-
31			91310	Bookkeeping Fee	-	-	-
32				Advertising & Marketing	-	419	105
33			91500	Employee Benefit Contrib-Admin	360	21	387
34			91600	Office Expenses	-	878	255
35			91700	Legal Expense	-	12	92
36			91800	Travel	-	17	23
37			91900	Other Admin Expenses	30	172	77
38				Total Operating-Administrative	3,137	1,678	3,572
39							
40			92000	Asset Management Fee	-	-	-
41			92200	Tenant Relocation Costs	-	-	-
42			92400	Tenant Services-Other	-	-	-
43				Total Tenant Services	-	-	-
44							
45			93100	Water	839	717	7,385
46			93200	Electricity	10	299	3,324
47			93300	Gas	-	-	-
48				Garbage/Trash Removal	217	-	-
49			93600	Sewer	946	809	8,328
50				Stormwater Tax	39	50	1,085
51				Total Utilities	2,051	1,875	20,122
52							
53			94100	Maintenance Salaries	-	13,009	2,009
54			94200	Maintenance Materials & Supplies	8	908	27,141
55			94300	Maintenance Contracts	-	6,863	14,034
56			94500	Employee Benefit Contrib-Maint	-	2,672	413
57				Total Maintenance	8	23,453	43,596
58							
59				Protective Services - Other Contract Costs	-	96	15
60				Total Protective Services	-	96	15
61							
62			96110	Property Insurance	-	590	4,342
63			96120	Liability Insurance	-	277	2,039
64			96130	Worker's Compensation	-	135	994
65			96140	Other Insurance	-	54	394
66				Total Insurance	-	1,056	7,770
67							
68			96300	Payments in Lieu of Taxes	-	-	-
69			96400	Bad Debt-Tenant Rents	-	-	-
70				Other General Expenses	-	39	346
71				Total Other General Expenses	-	39	346
72							
73				Total Operating Expenses	5,196	28,198	75,422
74							
75				*Excess Revenue Over Operating Expenses*			
76							
77				Mainstream HAP	-	-	-
78				Tenant Protection HAP	-	-	-
79				Emergency Housing HAP	-	-	-
80				All Other HAP	-	-	-
81				Total Housing Assistance Payments	-	-	-
82							
83				**TOTAL EXPENSES**	**5,196**	**28,198**	**75,422**
84							
85			100010	Operating Transfers IN	-	-	-
86			100020	Operating Transfers OUT	-	-	-

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Line			FDS Line	FDS Account Description	meridian NOAH	407harri NOAH	grnlf5th NOAH
87				Total Other Financing Sources (Uses)	-	-	-
88							
89				Excess (Deficit) of Revenue Over(Under) Expenses	(5,196)	18,446	49,340
90							
91				Required Annual Debt Payments	-	-	141,582
92				Expected Capital Payments			
93				Total Non Operating Expenditures	-	-	141,582
94							
95				Net Increase (Decrease) Cash Flow	(5,196)	18,446	(92,242)
96							
97				Unit Months Available			
98				Unit Months Leased			

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	CSRAP CITY	HCV	RsdSrvs RsdSrvs
1			70300	Net Tenant Rental Revenue	-	-	-
2			70400	Tenant Revenue-Other	-	-	-
3				Total Tenant Reveue	-	-	-
4							
5			70600	HUD PHA Operating Grants	-	-	-
6			70600-2	HUD PHA Shortfall Funds	-	-	-
7			70600-010	HAP Subsidy	-	9,353,376	-
8			70600-020	Administrative Fees Earned	-	810,014	-
9			70600-050	Other Government Grants	849,960	-	162,000
10			70610	Capital Grants	-	-	-
11				Total Government Subsidy	849,960	10,163,390	162,000
12							
13			70710	Management Fee Income	79,201	-	-
14			70720	Asset Management Fee Income	-	-	-
15			70730	Bookkeeping Fee Income	-	-	-
16				Total Fee Revenue	79,201	-	-
17							
18			70800	Other Grants	-	-	-
19			71100	Investment Income - Unrestricted	-	-	-
20			71400	Fraud Recovery - HAP	-	-	-
21				Agent Fee Income	-	-	-
22			71500	Other Revenue	-	-	-
23				Total Other Revenue	-	-	-
24							
25				**TOTAL REVENUE**	**929,161**	**10,163,390**	**162,000**
26							
27							
28			91100	Administrative Salaries	59,744	312,378	131,200
29			91200	Auditing Fees	-	-	-
30			91300	Management Fee	79,201	162,003	-
31			91310	Bookkeeping Fee	-	66,540	-
32				Advertising & Marketing	-	-	-
33			91500	Employee Benefit Contrib-Admin	9,321	54,353	14,401
34			91600	Office Expenses	3,291	89,146	23,842
35			91700	Legal Expense	-	2,019	-
36			91800	Travel	-	1,132	3,313
37			91900	Other Admin Expenses	1,491	20,596	6,636
38				Total Operating-Administrative	153,047	708,167	179,391
39							
40			92000	Asset Management Fee	-	-	-
41			92200	Tenant Relocation Costs	-	-	-
42			92400	Tenant Services-Other	-	-	11,739
43				Total Tenant Services	-	-	11,739
44							
45			93100	Water	-	-	-
46			93200	Electricity	-	-	-
47			93300	Gas	-	-	-
48				Garbage/Trash Removal	-	-	-
49			93600	Sewer	-	-	-
50				Stormwater Tax	-	-	-
51				Total Utilities	-	-	-
52							
53			94100	Maintenance Salaries	-	4,463	-
54			94200	Maintenance Materials & Supplies	-	79	43
55			94300	Maintenance Contracts	-	1,460	-
56			94500	Employee Benefit Contrib-Maint	-	896	-
57				Total Maintenance	-	6,897	43
58							
59				Protective Services - Other Contract Costs	-	-	-
60				Total Protective Services	-	-	-
61							
62			96110	Property Insurance	-	-	-
63			96120	Liability Insurance	-	-	-
64			96130	Worker's Compensation	-	-	-
65			96140	Other Insurance	-	-	-
66				Total Insurance	-	-	-
67							
68			96300	Payments in Lieu of Taxes	-	-	-
69			96400	Bad Debt-Tenant Rents	-	-	-
70				Other General Expenses	-	-	-
71				Total Other General Expenses	-	-	-
72							
73				Total Operating Expenses	153,047	715,063	191,173
74							
75				*Excess Revenue Over Operating Expenses*	*776,114*	*9,448,326*	*(29,173)*
76							
77				Mainstream HAP	933,379	8,575,728	-
78				Tenant Protection HAP	-	-	-
79				Emergency Housing HAP	-	-	-
80				All Other HAP	-	-	-
81				Total Housing Assistance Payments	933,379	8,575,728	
82							
83				**TOTAL EXPENSES**	**1,086,425**	**9,290,791**	**191,173**
84							
85			100010	Operating Transfers IN	-	-	-
86			100020	Operating Transfers OUT	-	-	-

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	CSRAP CITY	HCV	RsdSrvs RsdSrvs
87				Total Other Financing Sources (Uses)	-	-	-
88							
89				Excess (Deficit) of Revenue Over(Under) Expenses	(157,264)	872,598	(29,173)
90							
91				Required Annual Debt Payments	-	-	-
92				Expected Capital Payments			
93				Total Non Operating Expenditures	-	-	-
94							
95				Net Increase (Decrease) Cash Flow	(157,264)	872,598	(29,173)
96							
97				Unit Months Available			
98				Unit Months Leased			

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	jobs2025 Jobs Plus	ross2025 Ross	CFP
1			70300	Net Tenant Rental Revenue	-	-	-
2			70400	Tenant Revenue-Other	-	-	-
3				Total Tenant Reveue	-	-	-
4							
5			70600	HUD PHA Operating Grants	-	-	-
6			70600-2	HUD PHA Shortfall Funds	-	-	-
7			70600-010	HAP Subsidy	-	-	-
8			70600-020	Administrative Fees Earned	-	-	-
9			70600-050	Other Government Grants	400,000	94,553	-
10			70610	Capital Grants	-	-	408,185
11				Total Government Subsidy	400,000	94,553	408,185
12							
13			70710	Management Fee Income	-	-	-
14			70720	Asset Management Fee Income	-	-	-
15			70730	Bookkeeping Fee Income	-	-	-
16				Total Fee Revenue	-	-	-
17							
18			70800	Other Grants	-	-	-
19			71100	Investment Income - Unrestricted	-	-	-
20			71400	Fraud Recovery - HAP	-	-	-
21				Agent Fee Income	-	-	-
22			71500	Other Revenue	-	-	-
23				Total Other Revenue	-	-	-
24							
25				**TOTAL REVENUE**	**400,000**	**94,553**	**408,185**
26							
27							
28			91100	Administrative Salaries	117,350	67,509	-
29			91200	Auditing Fees	-	-	-
30			91300	Management Fee	-	-	-
31			91310	Bookkeeping Fee	-	-	-
32				Advertising & Marketing	183	-	-
33			91500	Employee Benefit Contrib-Admin	23,784	10,377	-
34			91600	Office Expenses	11,610	4,833	-
35			91700	Legal Expense	-	-	-
36			91800	Travel	452	2,546	-
37			91900	Other Admin Expenses	22,872	1,927	-
38				Total Operating-Administrative	176,250	87,191	-
39							
40			92000	Asset Management Fee	-	-	-
41			92200	Tenant Relocation Costs	-	-	-
42			92400	Tenant Services-Other	82	-	-
43				Total Tenant Services	82	-	-
44							
45			93100	Water	-	-	-
46			93200	Electricity	-	-	-
47			93300	Gas	-	-	-
48				Garbage/Trash Removal	-	-	-
49			93600	Sewer	-	-	-
50				Stormwater Tax	-	-	-
51				Total Utilities	-	-	-
52							
53			94100	Maintenance Salaries	-	-	-
54			94200	Maintenance Materials & Supplies	883	-	-
55			94300	Maintenance Contracts	21,818	-	-
56			94500	Employee Benefit Contrib-Maint	-	-	-
57				Total Maintenance	22,701	-	-
58							
59				Protective Services - Other Contract Costs	-	-	-
60				Total Protective Services	-	-	-
61							
62			96110	Property Insurance	-	-	-
63			96120	Liability Insurance	-	-	-
64			96130	Worker's Compensation	-	-	-
65			96140	Other Insurance	-	-	-
66				Total Insurance	-	-	-
67							
68			96300	Payments in Lieu of Taxes	-	-	-
69			96400	Bad Debt-Tenant Rents	-	-	-
70				Other General Expenses	-	-	-
71				Total Other General Expenses	-	-	-
72							
73				Total Operating Expenses	199,033	87,191	-
74							
75				*Excess Revenue Over Operating Expenses*	*200,967*	*7,362*	*408,185*
76							
77				Mainstream HAP	-	-	-
78				Tenant Protection HAP	-	-	-
79				Emergency Housing HAP	-	-	-
80				All Other HAP	-	-	-
81				Total Housing Assistance Payments			
82							
83				**TOTAL EXPENSES**	**199,033**	**87,191**	**-**
84							
85			100010	Operating Transfers IN	-	-	-
86			100020	Operating Transfers OUT	-	-	(408,185)

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	jobs2025 Jobs Plus	ross2025 Ross	CFP
87				Total Other Financing Sources (Uses)	-	-	(408,185)
88							
89				Excess (Deficit) of Revenue Over(Under) Expenses	200,967	7,362	-
90							
91				Required Annual Debt Payments	-	-	-
92				Expected Capital Payments			
93				Total Non Operating Expenditures	-	-	-
94							
95				Net Increase (Decrease) Cash Flow	200,967	7,362	-
96							
97				Unit Months Available			
98				Unit Months Leased			

Charlottesville Redevelopment Housing Authority
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Line	FDS Line	FDS Account Description	FSS	REDEV	FVIP
1	70300	Net Tenant Rental Revenue	-	-	-
2	70400	Tenant Revenue-Other	-	-	-
3		Total Tenant Reveue	-	-	-
4					
5	70600	HUD PHA Operating Grants	-	-	-
6	70600-2	HUD PHA Shortfall Funds	-	-	-
7	70600-010	HAP Subsidy	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-
9	70600-050	Other Government Grants	130,656	78,464	149,244
10	70610	Capital Grants	-	-	-
11		Total Government Subsidy	130,656	78,464	149,244
12					
13	70710	Management Fee Income	-	-	-
14	70720	Asset Management Fee Income	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-
16		Total Fee Revenue	-	-	-
17					
18	70800	Other Grants	-	-	-
19	71100	Investment Income - Unrestricted	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-
21		Agent Fee Income	-	-	-
22	71500	Other Revenue	-	20,000	-
23		Total Other Revenue	-	20,000	-
24					
25		**TOTAL REVENUE**	**130,656**	**98,464**	**149,244**
26					
27					
28	91100	Administrative Salaries	84,917	297,709	57,750
29	91200	Auditing Fees	-	-	-
30	91300	Management Fee	-	-	-
31	91310	Bookkeeping Fee	-	-	-
32		Advertising & Marketing	-	-	-
33	91500	Employee Benefit Contrib-Admin	11,456	57,521	9,772
34	91600	Office Expenses	3,956	20,892	-
35	91700	Legal Expense	-	-	-
36	91800	Travel	2,036	5,000	-
37	91900	Other Admin Expenses	1,543	5,022	(0)
38		Total Operating-Administrative	103,907	386,145	67,522
39					
40	92000	Asset Management Fee	-	-	-
41	92200	Tenant Relocation Costs	-	-	-
42	92400	Tenant Services-Other	-	3,285	-
43		Total Tenant Services	-	3,285	-
44					
45	93100	Water	-	-	-
46	93200	Electricity	-	-	-
47	93300	Gas	-	-	-
48		Garbage/Trash Removal	-	-	-
49	93600	Sewer	-	-	-
50		Stormwater Tax	-	-	-
51		Total Utilities	-	-	-
52					
53	94100	Maintenance Salaries	-	-	-
54	94200	Maintenance Materials & Supplies	-	4,538	-
55	94300	Maintenance Contracts	-	-	-
56	94500	Employee Benefit Contrib-Maint	-	-	-
57		Total Maintenance	-	4,538	-
58					
59		Protective Services - Other Contract Costs	-	-	-
60		Total Protective Services	-	-	-
61					
62	96110	Property Insurance	-	-	-
63	96120	Liability Insurance	-	-	-
64	96130	Worker's Compensation	-	-	-
65	96140	Other Insurance	-	-	-
66		Total Insurance	-	-	-
67					
68	96300	Payments in Lieu of Taxes	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-
70		Other General Expenses	-	-	-
71		Total Other General Expenses	-	-	-
72					
73		Total Operating Expenses	103,907	393,967	67,522
74					
75		*Excess Revenue Over Operating Expenses*	*26,749*	*(295,503)*	*81,722*
76					
77		Mainstream HAP	-	-	-
78		Tenant Protection HAP	-	-	-
79		Emergency Housing HAP	-	-	-
80		All Other HAP	-	-	-
81		Total Housing Assistance Payments	-	-	-
82					
83		**TOTAL EXPENSES**	**103,907**	**393,967**	**67,522**
84					
85	100010	Operating Transfers IN	-	301,686	-
86	100020	Operating Transfers OUT	-	-	-

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	FSS	REDEV	FVIP	
87				Total Other Financing Sources (Uses)	-	301,686	-	
88								
89				Excess (Deficit) of Revenue Over(Under) Expenses	26,749	6,183	81,722	
90								
91				Required Annual Debt Payments	-	-	-	
92				Expected Capital Payments				
93				Total Non Operating Expenditures	-	-	-	
94								
95				Net Increase (Decrease) Cash Flow	26,749	6,183	81,722	
96								
97				Unit Months Available				
98				Unit Months Leased				

Charlottesville Redevelopment Housing Authority
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					Charlottesville Redevelopment and Housing Authority
					Public Housing AMP Budget/Prior Years Comparison
					For the Fiscal Year Ending Budget March 31, 2025
					Description
Line			FDS Line	FDS Account Description	
1			70300	Net Tenant Rental Revenue	Net tenant rental revenue
2			70400	Tenant Revenue-Other	Tenant revenue - other
3				Total Tenant Reveue	**Total Tenant Revenue**
4					
5			70600	HUD PHA Operating Grants	HUD PHA operating grants
6			70600-2	HUD PHA Shortfall Funds	HUD PHA Shortfall funds
7			70600-010	HAP Subsidy	Housing assistance payments
8			70600-020	Administrative Fees Earned	Ongoing administrative fees earned
9			70600-050	Other Government Grants	Total preliminary fees earned
10			70610	Capital Grants	Capital grants
11				Total Government Subsidy	**Total HUD Subsidy**
12					
13			70710	Management Fee Income	Management Fee
14			70720	Asset Management Fee Income	Asset Management Fee
15			70730	Bookkeeping Fee Income	Book-Keeping Fee
16				Total Fee Revenue	**Total Fee Revenue**
17					
18			70800	Other Grants	Other government grants
19			71100	Investment Income - Unrestricted	Investment income - unrestricted
20			71400	Fraud Recovery - HAP	Fraud Recovery- HAP
21				Agent Fee Income	Agent Fee Income
22			71500	Other Revenue	Other revenue
23				Total Other Revenue	**Other Miscellaneous Revenue**
24					
25				**TOTAL REVENUE**	**TOTAL REVENUE**
26					
27					
28			91100	Administrative Salaries	Administrative salaries
29			91200	Auditing Fees	Auditing fees
30			91300	Management Fee	Management Fee
31			91310	Bookkeeping Fee	Book-Keeping Fee
32				Advertising & Marketing	Advertising and Marketing
33			91500	Employee Benefit Contrib-Admin	Employee benefit contributions - administrative
34			91600	Office Expenses	Office Expenses
35			91700	Legal Expense	Legal Expense
36			91800	Travel	Travel
37			91900	Other Admin Expenses	Other
38				Total Operating-Administrative	**Total Operating-Administrative**
39					
40			92000	Asset Management Fee	Asset Management Fee
41			92200	Tenant Relocation Costs	Relocation Costs
42			92400	Tenant Services-Other	Tenant services - other
43				Total Tenant Services	**Total Tenant Services**
44					
45			93100	Water	Water
46			93200	Electricity	Electricity
47			93300	Gas	Gas
48				Garbage/Trash Removal	Garbage/ Trash Removal
49			93600	Sewer	Sewer
50				Stormwater Tax	Stormwater Tax
51				Total Utilities	**Total Utilities**
52					
53			94100	Maintenance Salaries	Ordinary maintenance and operations - labor
54			94200	Maintenance Materials & Supplies	Ordinary maintenance and operations - materials and other
55			94300	Maintenance Contracts	Ordinary Maintenance and Operations Contracts
56			94500	Employee Benefit Contrib-Maint	Employee benefit contribution - ordinary maintenance
57				Total Maintenance	**Total Maintenance**
58					
59				Protective Services - Other Contract Costs	Protective services - other contract costs
60				Total Protective Services	**Total Protective Services**
61					
62			96110	Property Insurance	Property Insurance
63			96120	Liability Insurance	Liability Insurance
64			96130	Worker's Compensation	Workmen's Compensation
65			96140	Other Insurance	All other Insurance
66				Total Insurance	**Total Insurance Premiums**
67					
68			96300	Payments in Lieu of Taxes	Payments in lieu of taxes
69			96400	Bad Debt-Tenant Rents	Bad debt - tenant rents
70				Other General Expenses	
71				Total Other General Expenses	**Total Other General Expenses**
72					
73				Total Operating Expenses	**TOTAL OPERATING EXPENSES**
74					
75				*Excess Revenue Over Operating Expenses*	**Excess Revenue Over Operating Expenses**
76					
77				Mainstream HAP	Mainstream 1 & 5 year
78				Tenant Protection HAP	Tenant Protection
79				Emergency Housing HAP	
80				All Other HAP	All Other
81				Total Housing Assistance Payments	**Total Housing Assistance Payment**
82					
83				**TOTAL EXPENSES**	**TOTAL EXPENSES**
84					
85			100010	Operating Transfers IN	Operating Transfer In
86			100020	Operating Transfers OUT	Operating Transfer Out

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
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Line			FDS Line	FDS Account Description	Description
87				Total Other Financing Sources (Uses)	**Total Other Financing Sources (uses)**
88					
89				Excess (Deficit) of Revenue Over(Under) Expenses	**Excess (Deficiency) of Revenue Over (Under) Expenses**
90					
91				Required Annual Debt Payments	Required Annual Debt Payments
92				Expected Capital Payments	Expected Capital Payments
93				Total Non Operating Expenditures	**Total Non Operating Expenditures**
94					
95				Net Increase (Decrease) Cash Flow	**Net Increase/(Decrease) of Cash Flow**
96					
97				Unit Months Available	Unit Months Available
98				Unit Months Leased	Unit Months Leased

Charlottesville Redevelopment Housing Authority
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Line	FDS Line	FDS Account Description	2025	2024	2023
1	70300	Net Tenant Rental Revenue	2,580,629	2,313,786	880,880
2	70400	Tenant Revenue-Other	-	-	-
3		Total Tenant Reveue	2,580,629	2,313,786	880,880
4					
5	70600	HUD PHA Operating Grants	1,627,591	2,285,651	1,870,035
6	70600-2	HUD PHA Shortfall Funds	-	258,619	519,000
7	70600-010	HAP Subsidy	7,664,604	6,116,425	5,766,546
8	70600-020	Administrative Fees Earned	716,522	658,352	649,540
9	70600-050	Other Government Grants	1,709,219	1,371,500	-
10	70610	Capital Grants	408,185	3,471,243	3,471,242
11		Total Government Subsidy	12,126,121	14,161,790	12,276,363
12					
13	70710	Management Fee Income	675,597	540,224	449,667
14	70720	Asset Management Fee Income	36,600	39,360	39,360
15	70730	Bookkeeping Fee Income	86,310	91,710	90,668
16		Total Fee Revenue	798,507	671,294	579,695
17					
18	70800	Other Grants	-	-	19,350
19	71100	Investment Income - Unrestricted	1,950	-	-
20	71400	Fraud Recovery - HAP	-	1,411	1,411
21		Agent Fee Income	-	76,777	152,527
22	71500	Other Revenue	816858.6412	371700	
23		Total Other Revenue	818,809	449,888	173,288
24					
25		**TOTAL REVENUE**	**16,324,066**	**17,596,758**	**13,910,225**
26					
27					1,338,888
28	91100	Administrative Salaries	2,307,871	2,581,105	21,000
29	91200	Auditing Fees	-	-	378,225
30	91300	Management Fee	601,225	-	85,440
31	91310	Bookkeeping Fee	86,310	-	-
32		Advertising & Marketing	26,401	-	234,600
33	91500	Employee Benefit Contrib-Admin	422,501	-	177,500
34	91600	Office Expenses	421,271	-	30,925
35	91700	Legal Expense	68,203	51,085	11,291
36	91800	Travel	38,950	-	67,500
37	91900	Other Admin Expenses	72136.21333	982150	
38		Total Operating-Administrative	4,044,867	3,614,340	2,345,369
39					
40	92000	Asset Management Fee	36,600	-	32,520
41	92200	Tenant Relocation Costs	8,353	-	36,100
42	92400	Tenant Services-Other	42,300	51,098	68,620
43		Total Tenant Services	87,253	51,098	
44					125,662
45	93100	Water	179,168	126,612	193,776
46	93200	Electricity	248,121	195,166	122,547
47	93300	Gas	156,144	122,698	153,473
48		Garbage/Trash Removal	83,229	63,317	595,458
49	93600	Sewer	203,546	154,618	
50		Stormwater Tax	14,916	12,763	541,317
51		Total Utilities	885,124	675,174	210,323
52					252,561
53	94100	Maintenance Salaries	1,114,212	1,085,065	143,460
54	94200	Maintenance Materials & Supplies	392,298	425,857	1,147,661
55	94300	Maintenance Contracts	708,908	73,200	
56	94500	Employee Benefit Contrib-Maint	193,981	-	
57		Total Maintenance	2,409,399	1,584,122	
58					
59		Protective Services - Other Contract Costs	2,576		37,615
60		Total Protective Services	2,576		23,681
61					34,935
62	96110	Property Insurance	-	38,036	3,000
63	96120	Liability Insurance	-	19,636	99,230
64	96130	Worker's Compensation	-	-	
65	96140	Other Insurance	-	10,415	94,012
66		Total Insurance	-	68,087	40,292
67					22,022
68	96300	Payments in Lieu of Taxes	-	47,990	
69	96400	Bad Debt-Tenant Rents	-	26,884	4,412,664
70		Other General Expenses	36,918		
71		Total Other General Expenses	36,918	74,874	
72					*9,497,561*
73		Total Operating Expenses	7,466,138	6,067,695	
74					337,440
75		*Excess Revenue Over Operating Expenses*	8,857,928	11,529,063	119,354
76					119,952
77		Mainstream HAP	6,690,475	6,633,402	5,234,775
78		Tenant Protection HAP	-	-	5,811,521
79		Emergency Housing HAP	-	-	
80		All Other HAP	**-**	**44,975**	**10,224,185**
81		Total Housing Assistance Payments	6,690,475	6,678,377	
82					359,366
83		**TOTAL EXPENSES**	14,156,613	12,746,072	(2,341,255)
84					(1,981,889)
85	100010	Operating Transfers IN	693,185	359,366	
86	100020	Operating Transfers OUT	(408,185)	(3,286,373)	1,704,151

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description		2025	2024	2023
87				Total Other Financing Sources (Uses)		285,000	(2,927,007)	
88								11,911
89				Excess (Deficit) of Revenue Over(Under) Expenses		2,452,453	1,923,679	-
90								11,911
91				Required Annual Debt Payments		502,245	360,650	
92				Expected Capital Payments		39,723	-	1,692,241
93				Total Non Operating Expenditures		541,967	360,650	
94								3,252
95				Net Increase (Decrease) Cash Flow		1,910,486	1,563,029	3,210
96								
97				Unit Months Available		3276	3252	
98				Unit Months Leased		3262	3238	

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	WH AMP 1
1			70300	Net Tenant Rental Revenue	661,491
2			70400	Tenant Revenue-Other	-
3				Total Tenant Reveue	661,491
4					
5			70600	HUD PHA Operating Grants	480,025
6			70600-2	HUD PHA Shortfall Funds	-
7			70600-010	HAP Subsidy	-
8			70600-020	Administrative Fees Earned	-
9			70600-050	Other Government Grants	50,000
10			70610	Capital Grants	-
11				Total Government Subsidy	530,025
12					
13			70710	Management Fee Income	-
14			70720	Asset Management Fee Income	-
15			70730	Bookkeeping Fee Income	-
16				Total Fee Revenue	-
17					
18			70800	Other Grants	-
19			71100	Investment Income - Unrestricted	126
20			71400	Fraud Recovery - HAP	-
21				Agent Fee Income	-
22			71500	Other Revenue	58,639
23				Total Other Revenue	58,766
24					
25				**TOTAL REVENUE**	**1,250,282**
26					
27					
28			91100	Administrative Salaries	305,651
29			91200	Auditing Fees	-
30			91300	Management Fee	247,492
31			91310	Bookkeeping Fee	10,485
32				Advertising & Marketing	5,607
33			91500	Employee Benefit Contrib-Admin	48,336
34			91600	Office Expenses	57,624
35			91700	Legal Expense	10,516
36			91800	Travel	2,217
37			91900	Other Admin Expenses	17,094
38				Total Operating-Administrative	705,022
39					
40			92000	Asset Management Fee	13,980
41			92200	Tenant Relocation Costs	-
42			92400	Tenant Services-Other	7,512
43				Total Tenant Services	21,492
44					
45			93100	Water	90,953
46			93200	Electricity	113,928
47			93300	Gas	-
48				Garbage/Trash Removal	32,859
49			93600	Sewer	102,564
50				Stormwater Tax	3,566
51				Total Utilities	343,869
52					
53			94100	Maintenance Salaries	145,236
54			94200	Maintenance Materials & Supplies	100,733
55			94300	Maintenance Contracts	130,549
56			94500	Employee Benefit Contrib-Maint	36,377
57				Total Maintenance	412,895
58					
59				Protective Services - Other Contract Costs	1,858
60				Total Protective Services	1,858
61					
62			96110	Property Insurance	33,521
63			96120	Liability Insurance	15,284
64			96130	Worker's Compensation	7,527
65			96140	Other Insurance	2,972
66				Total Insurance	59,304
67					
68			96300	Payments in Lieu of Taxes	24,500
69			96400	Bad Debt-Tenant Rents	-
70				Other General Expenses	3,566
71				Total Other General Expenses	28,066
72					
73				Total Operating Expenses	1,572,506
74					

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	WH AMP 1
75				*Excess Revenue Over Operating Expenses*	*(322,224)*
76					
77				Mainstream HAP	-
78				Tenant Protection HAP	-
79				Emergency Housing HAP	-
80				All Other HAP	-
81				Total Housing Assistance Payments	-
82					
83				**TOTAL EXPENSES**	**1,572,506**
84					
85			100010	Operating Transfers IN	300,000
86			100020	Operating Transfers OUT	-
87				Total Other Financing Sources (Uses)	300,000
88					
89				Excess (Deficit) of Revenue Over(Under) Expenses	(22,224)
90					
91				Required Annual Debt Payments	-
92				Expected Capital Payments	
93				Total Non Operating Expenditures	-
94					
95				Net Increase (Decrease) Cash Flow	(22,224)
96					
97				Unit Months Available	1,512
98				Unit Months Leased	1,464

Charlottesville Redevelopment Housing Authority
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Line	FDS Line	FDS Account Description	SFIRST AMP 3	6TH AMP 3
1	70300	Net Tenant Rental Revenue	-	118,798
2	70400	Tenant Revenue-Other	-	-
3		Total Tenant Reveue	-	118,798
4				
5	70600	HUD PHA Operating Grants	-	169,529
6	70600-2	HUD PHA Shortfall Funds	-	-
7	70600-010	HAP Subsidy	-	-
8	70600-020	Administrative Fees Earned	-	-
9	70600-050	Other Government Grants	-	-
10	70610	Capital Grants	-	-
11		Total Government Subsidy	-	169,529
12				
13	70710	Management Fee Income	-	-
14	70720	Asset Management Fee Income	-	-
15	70730	Bookkeeping Fee Income	-	-
16		Total Fee Revenue	-	-
17				
18	70800	Other Grants	-	-
19	71100	Investment Income - Unrestricted	-	-
20	71400	Fraud Recovery - HAP	-	-
21		Agent Fee Income	-	-
22	71500	Other Revenue	-	-
23		Total Other Revenue	-	-
24				
25		**TOTAL REVENUE**	**-**	**288,327**
26				
27				
28	91100	Administrative Salaries	71,829	39,986
29	91200	Auditing Fees	-	-
30	91300	Management Fee	-	16,608
31	91310	Bookkeeping Fee	-	1,620
32		Advertising & Marketing	1,838	1,102
33	91500	Employee Benefit Contrib-Admin	11,316	4,761
34	91600	Office Expenses	10,791	12,106
35	91700	Legal Expense	-	2,705
36	91800	Travel	-	217
37	91900	Other Admin Expenses	2,926	2,266
38		Total Operating-Administrative	98,699	81,370
39				
40	92000	Asset Management Fee	-	2,160
41	92200	Tenant Relocation Costs	-	-
42	92400	Tenant Services-Other	-	-
43		Total Tenant Services	-	2,160
44				
45	93100	Water	72	24,287
46	93200	Electricity	274	11,583
47	93300	Gas	-	-
48		Garbage/Trash Removal	8,096	6,969
49	93600	Sewer	81	27,387
50		Stormwater Tax	-	919
51		Total Utilities	8,524	71,145
52				
53	94100	Maintenance Salaries	5,744	6,615
54	94200	Maintenance Materials & Supplies	24,328	2,227
55	94300	Maintenance Contracts	-	28,365
56	94500	Employee Benefit Contrib-Maint	1,525	1,954
57		Total Maintenance	31,597	39,162
58				
59		Protective Services - Other Contract Costs	114	776
60		Total Protective Services	114	776
61				
62	96110	Property Insurance	2,016	6,902
63	96120	Liability Insurance	793	3,147
64	96130	Worker's Compensation	411	1,550
65	96140	Other Insurance	158	612
66		Total Insurance	3,378	12,211
67				
68	96300	Payments in Lieu of Taxes	-	-
69	96400	Bad Debt-Tenant Rents	-	-
70		Other General Expenses	1,767	589
71		Total Other General Expenses	1,767	589
72				
73		Total Operating Expenses	144,080	207,414
74				

Charlottesville Redevelopment Housing Authority
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Line			FDS Line	FDS Account Description	SFIRST AMP 3	6TH AMP 3
75				*Excess Revenue Over Operating Expenses*	*(144,080)*	*80,913*
76						
77				Mainstream HAP	-	-
78				Tenant Protection HAP	-	-
79				Emergency Housing HAP	-	-
80				All Other HAP	-	-
81				Total Housing Assistance Payments	-	-
82						
83				**TOTAL EXPENSES**	**144,080**	**207,414**
84						
85			100010	Operating Transfers IN	-	-
86			100020	Operating Transfers OUT	-	-
87				Total Other Financing Sources (Uses)	-	-
88						
89				Excess (Deficit) of Revenue Over(Under) Expenses	(144,080)	80,913
90						
91				Required Annual Debt Payments	-	-
92				Expected Capital Payments		
93				Total Non Operating Expenditures	-	-
94						
95				Net Increase (Decrease) Cash Flow	(144,080)	80,913
96						
97				Unit Months Available	696	228
98				Unit Months Leased	696	228

Charlottesville Redevelopment Housing Authority
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Line	FDS Line	FDS Account Description	MAD AMP 4	MCH AMP 4	RS AMP 4	EL AMP 4	HA AMP 4	MO AMP 4	RD AMP 4
1	70300	Net Tenant Rental Revenue	53,575	103,177	92,612	9,819	420	9,171	1,005
2	70400	Tenant Revenue-Other	-	-	-	-	-	-	-
3		Total Tenant Reveue	53,575	103,177	92,612	9,819	420	9,171	1,005
4									
5	70600	HUD PHA Operating Grants	77,244	98,700	68,661	4,291	4,291	4,291	8,583
6	70600-2	HUD PHA Shortfall Funds	-	-	-	-	-	-	-
7	70600-010	HAP Subsidy	-	-	-	-	-	-	-
8	70600-020	Administrative Fees Earned	-	-	-	-	-	-	-
9	70600-050	Other Government Grants	-	-	-	-	-	-	-
10	70610	Capital Grants	-	-	-	-	-	-	-
11		Total Government Subsidy	77,244	98,700	68,661	4,291	4,291	4,291	8,583
12									
13	70710	Management Fee Income	-	-	-	-	-	-	-
14	70720	Asset Management Fee Income	-	-	-	-	-	-	-
15	70730	Bookkeeping Fee Income	-	-	-	-	-	-	-
16		Total Fee Revenue	-	-	-	-	-	-	-
17									
18	70800	Other Grants	-	-	-	-	-	-	-
19	71100	Investment Income - Unrestricted	-	-	-	-	-	-	-
20	71400	Fraud Recovery - HAP	-	-	-	-	-	-	-
21		Agent Fee Income	-	-	-	-	-	-	-
22	71500	Other Revenue	-	-	-	-	-	-	-
23		Total Other Revenue	-	-	-	-	-	-	-
24									
25		**TOTAL REVENUE**	**130,819**	**201,877**	**161,273**	**14,110**	**4,711**	**13,462**	**9,588**
26									
27									
28	91100	Administrative Salaries	30,686	39,213	27,290	1,705	1,705	1,705	3,425
29	91200	Auditing Fees	-	-	-	-	-	-	-
30	91300	Management Fee	14,763	20,299	13,840	923	923	923	1,845
31	91310	Bookkeeping Fee	1,440	1,980	1,350	90	90	90	180
32		Advertising & Marketing	793	1,013	705	44	44	44	88
33	91500	Employee Benefit Contrib-Admin	3,357	4,290	2,985	187	187	187	375
34	91600	Office Expenses	6,015	5,890	5,706	1,424	1,885	1,522	1,180
35	91700	Legal Expense	1,989	630	1,440	3	3	3	5
36	91800	Travel	309	200	139	9	9	9	17
37	91900	Other Admin Expenses	3,189	2,706	1,913	119	119	119	235
38		Total Operating-Administrative	62,541	76,221	55,369	4,503	4,964	4,601	7,350
39									
40	92000	Asset Management Fee	1,920	2,640	1,800	120	120	120	240
41	92200	Tenant Relocation Costs	-	-	-	-	-	-	-
42	92400	Tenant Services-Other	538	742	478	30	30	30	60
43		Total Tenant Services	2,458	3,382	2,278	150	150	150	300
44									
45	93100	Water	12,514	20,428	14,032	890	784	1,289	2,148
46	93200	Electricity	7,943	9,110	10,218	5	5	23	1,944
47	93300	Gas	-	-	-	-	-	-	-
48		Garbage/Trash Removal	4,175	5,051	7,206	135	135	221	270
49	93600	Sewer	14,112	23,036	18,020	1,004	884	1,453	2,422
50		Stormwater Tax	581	605	353	16	16	24	39
51		Total Utilities	39,325	58,230	49,829	2,049	1,823	3,009	6,822
52									
53	94100	Maintenance Salaries	21,115	26,943	18,750	1,166	1,166	1,166	2,331
54	94200	Maintenance Materials & Supplies	20,307	22,826	28,417	443	652	430	1,539
55	94300	Maintenance Contracts	22,610	31,826	24,085	1,070	1,070	1,070	2,140
56	94500	Employee Benefit Contrib-Maint	4,901	6,255	4,353	271	271	271	541
57		Total Maintenance	68,933	87,850	75,605	2,949	3,158	2,936	6,551
58									
59		Protective Services - Other Contract Costs	134	171	119	7	7	7	15
60		Total Protective Services	134	171	119	7	7	7	15
61									
62	96110	Property Insurance	4,349	5,429	4,387	259	244	247	503
63	96120	Liability Insurance	1,984	2,475	2,000	118	111	112	229
64	96130	Worker's Compensation	976	1,219	985	58	55	55	113
65	96140	Other Insurance	385	481	389	23	22	22	45
66		Total Insurance	7,695	9,604	7,762	458	432	436	890
67									
68	96300	Payments in Lieu of Taxes	6,923	-	-	-	-	-	-
69	96400	Bad Debt-Tenant Rents	-	-	-	-	-	-	-
70		Other General Expenses	581	605	353	16	16	24	39
71		Total Other General Expenses	7,504	605	353	16	16	24	39
72									
73		Total Operating Expenses	188,590	236,063	191,315	10,132	10,551	11,163	21,968
74									
75		*Excess Revenue Over Operating Expenses*	*(57,771)*	*(34,186)*	*(30,042)*	*3,978*	*(5,840)*	*2,299*	*(12,380)*
76									
77		Mainstream HAP	-	-	-	-	-	-	-
78		Tenant Protection HAP	-	-	-	-	-	-	-
79		Emergency Housing HAP	-	-	-	-	-	-	-
80		All Other HAP	-	-	-	-	-	-	-
81		Total Housing Assistance Payments	-	-	-	-	-	-	-
82									
83		**TOTAL EXPENSES**	**188,590**	**236,063**	**191,315**	**10,132**	**10,551**	**11,163**	**#####**
84									
85	100010	Operating Transfers IN	84,572	-	-	-	-	-	-
86	100020	Operating Transfers OUT	-	-	-	-	-	-	-

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2027

Line			FDS Line	FDS Account Description	MAD AMP 4	MCH AMP 4	RS AMP 4	EL AMP 4	HA AMP 4	MO AMP 4	RD AMP 4
87				Total Other Financing Sources (Uses)	84,572	-	-	-	-	-	-
88											
89				Excess (Deficit) of Revenue Over(Under) Expenses	26,801	(34,186)	(30,042)	3,978	(5,840)	2,299	#####
90											
91				Required Annual Debt Payments	-	-	-	-	-	-	-
92				Expected Capital Payments							
93				Total Non Operating Expenditures	-	-	-	-	-	-	-
94											
95				Net Increase (Decrease) Cash Flow	26,801	(34,186)	(30,042)	3,978	(5,840)	2,299	#####
96											
97				Unit Months Available	216	276	192	12	12	12	24
98				Unit Months Leased	210	272	190	11	12	12	24

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part I: Summary

PHA Name : Charlottesville Redev & Housing Authority

PHA Number: VA016

Locality (City/County & State)

☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	SCATTERED SITES (VA016000004)	$977,119.00	$899,747.00	$915,808.00	$915,808.00	$899,747.00
	WESTHAVEN (VA016000001)	$200,000.00	$277,372.00	$277,372.00	$277,372.00	$277,372.00
	AUTHORITY-WIDE	$209,747.00	$209,747.00	$193,686.00	$193,686.00	$209,747.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			$977,119.00
ID0000161	Replace Interior Doors(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Doors)	Replace all interior doors to include closet doors and hardware.		$322,089.00
ID0000164	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all VCT tiles with LVP floor.		$577,658.00
ID0000184	Operating Transfer(Operations (1406))	Operating support for AMP 4 while the development is under redevelopment.		$77,372.00
	WESTHAVEN (VA016000001)			$200,000.00
ID0000162	Operations(Operations (1406))	Public housing operational funds		$200,000.00
	AUTHORITY-WIDE (NAWASD)			$209,747.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000163	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000165	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		$71,061.00
	Subtotal of Estimated Cost			$1,386,866.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$209,747.00
ID0000166	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000168	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		$71,061.00
	WESTHAVEN (VA016000001)			$277,372.00
ID0000167	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	SCATTERED SITES (VA016000004)			$899,747.00
ID0000169	Fence Replacement (Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Fencing)	Replace fences around backyards, basketball court, playground areas and community spaces.		$550,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000170	Install Awning over front Porch(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches)	Installation of awning/ canopy over the front and rear exterior entrance.		$349,747.00
	Subtotal of Estimated Cost			$1,386,866.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA016000004)			$915,808.00
ID0000171	Hot Water Tank Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Convert tanked hot water tanks to on demand tankless hot water tank.		$550,000.00
ID0000172	Install Awning over front Porch(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches)	Installation of awning/ canopy over the front and rear exterior entrance.		$365,808.00
	AUTHORITY-WIDE (NAWASD)			$193,686.00
ID0000173	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000175	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		$55,000.00
	WESTHAVEN (VA016000001)			$277,372.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000174	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	Subtotal of Estimated Cost			$1,386,866.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHAVEN (VA016000001)			$277,372.00
ID0000176	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	AUTHORITY-WIDE (NAWASD)			$193,686.00
ID0000177	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		$55,000.00
ID0000178	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
	SCATTERED SITES (VA016000004)			$915,808.00
ID0000179	Half Bathroom Installation(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install half bathroom on first floor of townhouse style units. Includes the installation of vanity, ADA commode, flooring, exhaust fan, lighting and mirror.		$915,808.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			$1,386,866.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$209,747.00
ID0000180	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		$138,686.00
ID0000182	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities.The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		$71,061.00
	WESTHAVEN (VA016000001)			$277,372.00
ID0000181	Operations(Operations (1406))	Public housing operational funds		$277,372.00
	SCATTERED SITES (VA016000004)			$899,747.00
ID0000183	Parking Lot Overlay and Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Complete parking lot overlay and resurfacing to include stripping and CODE compliance work.		$899,747.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			$1,386,866.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2026

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	$71,061.00
Subtotal of Estimated Cost	$209,747.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2027

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	$71,061.00
Subtotal of Estimated Cost	$209,747.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2028

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Staff Training(Management Improvement (1408)-Staff Training)	$55,000.00
Subtotal of Estimated Cost	$193,686.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2029

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Staff Training(Management Improvement (1408)-Staff Training)	$55,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Subtotal of Estimated Cost	$193,686.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 5 2030

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	$138,686.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	$71,061.00
Subtotal of Estimated Cost	$209,747.00

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

As of 03/24/2026 09:13AM - Form ID: 41541 - Status: Accepted

OMB Approval No. 2577-0029 (exp.1/31/2027)

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(e) 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 Fund grant 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.

Total number of ACC units for this PHA: 273

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2026 to 12/31/2026
Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902		**3. Type of Submission:** Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2026	**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. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	

Section 2

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	1,338	1,338	1,338
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 Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section		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
Vacant Unit Months				
05	Units undergoing modernization	12	12	
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			
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	162		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
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**	**1,395**	**1,338**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			112
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			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$542.25	$542.25
02	Inflation factor	1.0350	1.0350
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$561.23	$561.23
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$782,916	$782,916
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$252.01	$252.01
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$351,554	$351,554
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$24,003	$24,003
10	Cost of independent audit	$6,887	$6,887
11	Funding for resident participation activities	$2,800	$2,800
12	Asset management fee	$6,048	$6,048
13	Information technology fee	$3,024	$3,024
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$42,762**	**$42,762**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$1,177,232**	**$1,177,232**
Part B. Formula Income			
01	PUM formula income	$499.79	$499.79
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)	$499.79	$499.79
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$697,207**	**$697,207**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
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)	$480,025	$480,025
02	Cost of independent audit (same as Part A, Line 10)	$6,887.00	$6,887
03	Formula amount (greater of Part D, Lines 01 or 02)	**$480,025**	**$480,025**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$480,025
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$480,025**

Form HUD-52723

Operating Fund Project Number: VA016000001

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ 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 § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that _Charlottesville Redev & Housing Authority_ 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).

As of 03/24/2026

Form HUD-52723

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

As of 03/24/2026 09:13AM - Form ID: 44527 - Status: Accepted

OMB Approval No. 2577-0029 (exp.1/31/2027)

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(e) 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 Fund grant 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.

Total number of ACC units for this PHA: 273

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1/2026 to 12/31/2026
Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902		3. Type of Submission: QC Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2026	**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. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	Melissa Sui

Section 2

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	216	216	216
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 Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section		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
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			
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	12		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	72		
13	All other ACC units not categorized above	696		

Form HUD-52723

Operating Fund Project Number: VA016000003

Calculations Based on Unit Months:				
14	Limited vacancies		12	
15	**Total Unit Months**	**996**	**228**	**216**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			18
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		768	

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$561.30	$561.30
02	Inflation factor	1.0350	1.0350
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$580.95	$580.95
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$132,457	$132,457
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$911.32	$208.62
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$207,781	$47,565
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$0	$0
10	Cost of independent audit	$4,537	$4,537
11	Funding for resident participation activities	$450	$450
12	Asset management fee	$3,984	$3,984
13	Information technology fee	$1,992	$1,992
14	Asset repositioning fee	$23,551	$23,551
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$34,514**	**$34,514**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$374,752**	**$214,536**
Part B. Formula Income			
01	PUM formula income	$197.40	$197.40
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$197.40	$197.40
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$45,007**	**$45,007**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other		
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)	$329,745	$169,529
02	Cost of independent audit (same as Part A, Line 10)	$4,537.00	$4,537
03	Formula amount (greater of Part D, Lines 01 or 02)	**$329,745**	**$169,529**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$169,529
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$169,529**

Form HUD-52723

Operating Fund Project Number: VA016000003

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ 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 § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that _Charlottesville Redev & Housing Authority_ 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).

As of 03/24/2026

Form HUD-52723

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

As of 03/24/2026 09:13AM - Form ID: 41543 - Status: Accepted

OMB Approval No. 2577-0029 (exp.1/31/2027)

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Total number of ACC units for this PHA: 273

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2026 to 12/31/2026
Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902		**3. Type of Submission:** Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2026	**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. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	

Section 2

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	653	653	653
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 Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section		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
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			
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	91		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
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**	**675**	**653**
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			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$510.85	$510.85
02	Inflation factor	1.0350	1.0350
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$528.73	$528.73
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$356,893	$356,893
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$287.85	$287.85
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$194,299	$194,299
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$6,923	$6,923
10	Cost of independent audit	$3,391	$3,391
11	Funding for resident participation activities	$1,350	$1,350
12	Asset management fee	$2,976	$2,976
13	Information technology fee	$1,488	$1,488
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$16,128**	**$16,128**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$567,320**	**$567,320**
Part B. Formula Income			
01	PUM formula income	$446.31	$446.31
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$446.31	$446.31
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$301,259**	**$301,259**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other		
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)	$266,061	$266,061
02	Cost of independent audit (same as Part A, Line 10)	$3,391.00	$3,391
03	Formula amount (greater of Part D, Lines 01 or 02)	**$266,061**	**$266,061**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$266,061
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$266,061**

Form HUD-52723

Operating Fund Project Number: VA016000004

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ 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 § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that _Charlottesville Redev & Housing Authority_ 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).

As of 03/24/2026

Form HUD-52723

New Window Return to Secure Systems About ?

Print Current View

Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of H
Urban Develop
Office of Public and Ind

As of 03/24/2026 09:13AM - Form ID: 41544 - Status: Accepted

OMB Approval No. 2577-0029 (

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Total number of ACC units

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1 12/31/2026
Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902		3. Type of Submissio Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2026	**6. Operating Fund Pr**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	

Section 2

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	C Resident F I
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	599	599	
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		
03	Occupied new units - eligible to receive Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section		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	
Vacant Unit Months				
05	Units undergoing modernization	1	1	
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			
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	36		

Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above	0		

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			Operating Fund
Calculations Based on Unit Months:			
14	Limited vacancies	19	
15	**Total Unit Months**	**636**	**619**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)		
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		

Section 3

Line No.	Description	Requested by PHA	HU
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$395.83	
02	Inflation factor	1.0350	
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$409.68	
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$253,592	
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$119.49	
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$73,964	
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$0	
10	Cost of independent audit	$0	
11	Funding for resident participation activities	$1,250	
12	Asset management fee	$2,544	
13	Information technology fee	$1,272	
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$5,066**	
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$332,622**	
Part B. Formula Income			
01	PUM formula income	$293.49	
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$293.49	
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$181,670**	
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	
03	Other		
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$150,952	
02	Cost of independent audit (same as Part A, Line 10)	$.00	
03	Formula amount (greater of Part D, Lines 01 or 02)	**$150,952**	
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		

Forr
HUD
527

Operating Fund

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be ac accordance with current HUD requirements and regulations.

☐ In accordance with § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approve 2022) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby cert _Charlottesville Redev & Housing Authority_ Housing Agency has 250 units or more and is in compliance with asset mar understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the a management fee.

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As of 03/24/2026

Form HUD-52723

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

As of 03/24/2026 09:13AM - Form ID: 41545 - Status: Accepted

OMB Approval No. 2577-0029 (exp.1/31/2027)

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Total number of ACC units for this PHA: 273

Section 1

1. Name and Address of Public Housing Agency:		**2. Funding Period:** 1/1/2026 to 12/31/2026
Charlottesville Redev & Housing Authority 500 S. 1st Street Charlottesville VA 22902		**3. Type of Submission:** Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2026	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 1 0
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	

Section 2

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	146	146	146
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 Operating Funds during the funding period but not included on Lines 01, 02, or 05-13 of this section		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
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			
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	10		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above	0		

Form HUD-52723

Operating Fund Project Number: VA016000010

Calculations Based on Unit Months:				
14	Limited vacancies		5	
15	**Total Unit Months**	**156**	**151**	**146**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			12
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			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$395.83	$395.83
02	Inflation factor	1.0350	1.0350
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$409.68	$409.68
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$61,862	$61,862
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$193.96	$193.96
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$29,288	$29,288
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$0	$0
10	Cost of independent audit	$0	$0
11	Funding for resident participation activities	$300	$300
12	Asset management fee	$624	$624
13	Information technology fee	$312	$312
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$1,236**	**$1,236**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$92,386**	**$92,386**
Part B. Formula Income			
01	PUM formula income	$352.93	$352.93
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$352.93	$352.93
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$53,292**	**$53,292**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other		
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)	$39,094	$39,094
02	Cost of independent audit (same as Part A, Line 10)	$.00	$0
03	Formula amount (greater of Part D, Lines 01 or 02)	**$39,094**	**$39,094**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$39,094
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$39,094**

Form HUD-52723

Operating Fund Project Number: VA016000010

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ 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 § 213 of Title II of Division L of the Consolidated Appropriations Act, 2023, Pub. L. 117-328 (approved December 29, 2022) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.290 – Compliance of Asset Management Requirements, I hereby certify that _Charlottesville Redev & Housing Authority_ 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).

As of 03/24/2026

Form HUD-52723

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com

CRHA Resolution No.: 1502 CRHA
FY26-27 Annual Budget

30- March- 2026

RESOLUTION NO: 1502
RESOLUTION APPROVING THE AUTHORITY WIDE BUDGET
FOR FISCAL YEAR ENDING MARCH 31, 2027

WHEREAS, the Authority Wide Budget for the Charlottesville Redevelopment and Housing Authority for the fiscal year ending March 31, 2027, which has been reviewed by the Commissioners; and

WHEREAS, the Public Housing Budget, 5 Year CFP Budget for the fiscal year ending March 31, 2027, which is included as a part of the Authority Wide Budget, has also been reviewed; and

WHEREAS, with the respect to the Public Housing Budget, the incomes and rents of the residents residing in the Authority's public housing at the time of the last annual reexamination have also been reviewed.

Now, therefore, be it resolved by the Commissioners of the Charlottesville Redevelopment and Housing Authority, pursuant to the attached Certificates, that:

1. The Authority Wide Budget for the fiscal year ending March 31, 2027, is hereby approved.
2. Public Housing Budget for the fiscal year ending March 31, 2027, is hereby approved.
3. The following certifications are hereby made by the Executive Director with respect to the Public Housing Budget:
   - (a) That:
     1. All regulatory and statutory requirements have been met;
     2. There are sufficient operating reserves to meet the working capital needs of its Developments;
     3. The proposed expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low income residents;
     4. The financial plan is reasonable in that:
        a) It indicates a source of funding adequate to cover all proposed expenditures;
        (b) The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
   - (b) Under 24 CFR 968.1 l0(e) and (f) comply with the wage rate requirements;
   - (c) Under 24 CFR 968.110 (i) will comply with the requirements for access to records and audits; and
   - (d) (d.) Under 24 CFR 960.257and 24 CFR 990.113 will comply with the requirements for the reexamination of family income and composition.

RESOLVED THIS 30TH DAY OF MARCH 2026 BY THE CRHA BOARD OF COMMISSIONERS.

EQUAL HOUSING OPPORTUNITY

CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

Brigid O' Rourke
CRHA Board Chair

Mr. John Sales
CRHA Board Secretary

CHARLOTTESVILLE REDEVELOPMENT &
HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com

Residents *FIRST*!

CRHA Resolution No.: 1503

30- March- 2026

RESOLUTION NO: 1503
Resolution Writing Off Noncollectable
Tenant Accounts Receivable for Public Housing

WHEREAS, the attached exhibit sets forth a list of tenants who have vacated from the designated public housing sites with balances being owed to the Authority in the total amount of $26,439.80; and

WHEREAS, it is considered unlikely that any of these accounts will be paid in full over the next 60 to 90 days and therefore their inclusion on the Housing Authority's ledger as current accounts receivable is inappropriate; and

WHEREAS, these accounts will be transferred to collections and governed by the Housing Authority's collection policy where efforts will continue to collect on the above referenced balances despite their discharged from the Housing Authority's accounts receivables.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Charlottesville Redevelopment and Housing Authority that:

1. The repayment of $26,439.80 owed by vacated tenants during the next 60 to 90 days is considered to be doubtful.

2. The Director of Finance is hereby authorized to write off the vacated tenant accounts, as set forth in the attached exhibit, in the amount totaling $26,439.80.

RESOLVED THIS 30th DAY OF MARCH 2026 BY THE CRHA BOARD OF COMMISSIONERS.

Brigid O' Rourke
CRHA Board Chair

Mr. John Sales
CRHA Board Secretary

EQUAL HOUSING OPPORTUNITY

CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

CRHA TARs by AMP

AMP 1	$ 20,103.80
AMP 2	$ -
AMP 3	$ 597.00
AMP 4	$ 5,739.00
AMP 9	$ -
AMP 10	$ -
Total past TARs	$ 26,439.80