

ROXBORO HOUSING AUTHORITY
12 MONTHS ENDING 12/31/2021

COMMENTS

	Current Year 2020	Proposed 2021	
OPERATING RECEIPTS			
GROSS POTENTIAL RENTS	\$447,327.00	\$445,186.00	
VACANCY LOSS	-\$9,129.00	-\$9,085.44	Used 98% occupancy needed for PHAS
NET DWELLING RENTAL	\$438,198.00	\$436,100.56	
EXCESS UTILITIES	\$65,000.00	\$56,150.00	
NONDWELLING RENTAL	\$5,600.00	\$2,000.00	Comm. Center Rentals 2nd 3rd Qtrs
RENTAL INCOME	\$508,798.00	\$494,250.56	
OPERATING SUBSIDY	\$887,691.00	\$887,691.00	
CAPITAL FUNDS - OPERATIONS	\$30,000.00	\$30,000.00	
INTEREST ON GF INVESTMENTS			
OTHER INCOME	\$13,000.00	\$25,500.00	Fees, Bed Bug Service, Grant Funds
TOTAL OPERATING INCOME	<u>\$1,439,489.00</u>	<u>\$1,437,441.56</u>	
OPERATING EXPENDITURES - ADMINISTRATION			
ADMINISTRATIVE SALARIES	\$235,157.00	\$229,821.00	
AUDITING FEES	\$9,400.00	\$9,400.00	Based on RFP
ADVERTISING & MARKETING	\$7,000.00	\$7,000.00	Website enhancements and web hosting services
EMPLOYEE BENEFIT CONTRIBUTIONS	\$71,396.00	\$72,225.00	Retirement Contribution Increase to 10.15 percent
OFFICE EXPENSES	\$58,858.00	\$98,060.00	*NEW WI-FI SERVICE (FOUR SITES)
LEGAL	\$10,000.00	\$20,000.00	End retainer; Fee for Service for RHA/RCRC
TRAVEL/CONVENTIONS	\$8,985.00	\$3,500.00	Reduced due to COVID-19
STAFF TRAINING	\$14,015.00	\$7,000.00	Reduced due to COVID-19
TRAVEL (Local)	\$100.00	\$100.00	Use spare truck for continued savings
ACCOUNTING FEES	\$10,450.00	\$10,450.00	Based on RFP

OPERATING EXPENDITURES - ADMINISTRATION cont'd	Current Year	Proposed	COMMENTS
	2020	2021	
SUNDRY	\$9,100.00	\$9,100.00	Uniforms
COLLECTION AGENCY	\$100.00	\$100.00	
TOTAL ADMINISTRATIVE EXPENSE	\$436,581.00	\$468,777.00	
TENANT SERVICES:			
CONTRACT COSTS, TRAINING, OTHER	\$1,000.00	\$1,000.00	
TENANT SERVICES EXPENSES	\$1,000.00	\$1,000.00	
UTILITIES:			
WATER	\$45,000.00	\$45,000.00	
ELECTRICITY	\$170,000.00	\$170,000.00	
GAS	\$130,000.00	\$130,000.00	
SEWER	\$53,000.00	\$53,000.00	
UTILITIES EXPENSE	\$398,000.00	\$398,000.00	
ORDINARY MAINTENANCE & OPERATIONS:			
LABOR	\$144,954.00	\$97,761.00	Contract Maint vs New Employee
MATERIALS	\$40,000.00	\$20,000.00	
GARBAGE & TRASH REMOVAL	\$31,000.00	\$40,000.00	Add'l service needed (recycling)
HEATING & COOLING	\$5,000.00	\$5,000.00	
SNOW REMOVAL	\$1,000.00	\$1,000.00	
LANDSCAPING & GROUNDS	\$45,000.00	\$80,000.00	Add'l service needed (3 cuts/mo. & leaves)
UNIT TURNAROUND	\$2,000.00	\$2,000.00	Continue using mainly CF for unit modernization
ELECTRICAL	\$5,000.00	\$5,000.00	
PLUMBING	\$5,000.00	\$10,000.00	
EXTERMINATION	\$6,000.00	\$6,000.00	
JANITORIAL	\$6,240.00	\$6,720.00	Sec 3 Resident Signed to Resume Cleaning Sites
ROUTINE CONRTRACT COSTS	\$1,250.00	\$1,250.00	
MISCELLANEOUS CONTRACTS	\$40,000.00	\$40,000.00	Includes Contract Maintenance Service
EMPLOYEE BENEFIT CONTRIBUTIONS	\$48,072.00	\$41,224.00	Retirement Contribution Increase to 10.15 percent
ORDINARY MAINTENANCE & OPERATING EXPENSE	\$380,516.00	\$355,955.00	

	Current Year	Revised	COMMENTS
	2020	2021	
PROTECTIVE SERVICES:			
CONTRACT COSTS	\$6,000.00	\$6,000.00	Agreement with Roxboro PD
PROTECTIVE SERVICES EXPENSE	\$6,000.00	\$6,000.00	
INSURANCE EXPENSE			
PROPERTY INSURANCE	\$33,782.00	\$33,782.00	
LIABILITY INSURANCE	\$4,321.00	\$4,321.00	
WORKERS' COMP INSURANCE	\$5,210.00	\$5,210.00	Reduced by FSS & ROSS share
OTHER INSURANCE	\$2,010.00	\$2,010.00	
TOTAL INSURANCE	\$45,323.00	\$45,323.00	
GENERAL EXPENSE			
OTHER GENERAL EXPENSES	\$1,000.00	\$1,000.00	
COMPENSATED ABSENCES			
PAYMENTS IN LIEU OF TAXES	\$10,000.00	\$10,000.00	
COLLECTION LOSSES	\$8,000.00	\$8,000.00	
TERMINAL LEAVE PAYMENTS			
TOTAL GENERAL EXPENSE	\$19,000.00	\$19,000.00	
TOTAL OPERATING EXPENDITURES	\$1,286,420.00	\$1,294,055.00	
NONOPERATING EXPENDITURES:			
EXTRAORDINARY MAINTENANCE			
CASUALTY LOSSES			
TOTAL NON OPERATING EXPENDITURES	\$0.00	\$0.00	
TOTAL EXPENDITURES	\$1,286,420.00	\$1,294,055.00	
CASH FLOW FROM OPERATIONS	\$153,069.00	\$143,386.56	Surplus goes into reserves