

Newport News Redevelopment and Housing Authority
Site Budgets (Annual)
July 1, 2013-June 30, 2014

Family/Elderly
Scattered Site?
Year Built
Recently Renovated?
Units
Average Bedroom Size
% Occupancy

Totals, Low-Rent	Harbor/Dickerson 301	Marshall Courts 302	Ridley Place 304	Oyster/Cypress/Brighton 310	Aqueduct 311	Pinecroft 313	New Lassiter 317	Spratley House 321	Ashe Manor 324	Orcutt Townhomes 325	Orcutt TH 326
	Family	Family	Family	Family	Family	Mixed	Family	Mixed	Senior	Family	Family
	No	No	No	No	No	No	No	No	No	No	No
	1944/1954	1941	1953	1982/1985/1972	1971	1986	1996	1998	2004	2006	2011
	No	No	No	Yes	Yes	No	No	No	No	No	No
1565		349	259	285	262	140	100	50	50	40	30
2	2	2	2	2	2	1	3	1	1	3	3
97.0%	0.0%	86.0%	97.0%	98.0%	98.0%	99.0%	98.9%	99.5%	98.0%	97.9%	98.0%

REVENUE

Gross Potential Rent
Less: Vacancy Loss
Net Tenant Rental Revenue
Total Subsidy Eligibility
Less: Est. Proration @ 82%
Net Operating Subsidy
Non-dwelling Rentals
Excess Utility Charges
Capital Fund Operating (1406)
Capital Mgmt/Safety Improvements (1408)
Donations from City
Investment Income
Tenant Charges & Services
Total Revenue

\$ 3,858,824	\$ -	\$ 823,403	\$ 509,712	\$ 762,147	\$ 453,689	\$ 465,173	\$ 230,196	\$ 165,420	\$ 157,188	\$ 151,738	\$ 140,160
\$ (172,029)	\$ -	\$ (115,276)	\$ (15,291)	\$ (15,243)	\$ (9,074)	\$ (4,652)	\$ (2,532)	\$ (827)	\$ (3,144)	\$ (3,186)	\$ (2,803)
\$ 3,686,795	\$ -	\$ 708,126	\$ 494,421	\$ 746,904	\$ 444,615	\$ 460,521	\$ 227,664	\$ 164,593	\$ 154,044	\$ 148,551	\$ 137,356
\$ 5,830,850	\$ 852,145	\$ 1,315,054	\$ 1,137,433	\$ 712,083	\$ 909,816	\$ 280,221	\$ 301,743	\$ 96,732	\$ 104,664	\$ 80,100	\$ 40,859
\$ (1,049,553)	\$ (153,386)	\$ (236,710)	\$ (204,738)	\$ (128,175)	\$ (163,767)	\$ (50,440)	\$ (54,314)	\$ (17,412)	\$ (18,840)	\$ (14,418)	\$ (7,355)
\$ 4,781,297	\$ 698,759	\$ 1,078,344	\$ 932,695	\$ 583,908	\$ 746,049	\$ 229,781	\$ 247,429	\$ 79,320	\$ 85,824	\$ 65,682	\$ 33,504
\$ 35,887	\$ -	\$ 35,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 198,000	\$ -	\$ 95,000	\$ 103,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 232,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108,913	\$ 7,000	\$ 64,459	\$ 52,363	\$ -	\$ -
\$ 65,000	\$ -	\$ -	\$ -	\$ 29,815	\$ 16,359	\$ 7,673	\$ -	\$ 6,221	\$ 4,932	\$ -	\$ -
\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ 20,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -
\$ 3,995	\$ 1,600	\$ 700	\$ 100	\$ 100	\$ 100	\$ 90	\$ 80	\$ 75	\$ 400	\$ 450	\$ 300
\$ 198,100	\$ -	\$ 34,000	\$ 39,000	\$ 34,200	\$ 49,000	\$ 11,800	\$ 13,000	\$ 2,900	\$ 4,200	\$ 6,000	\$ 4,000
\$ 9,251,810	\$ 700,359	\$ 1,962,058	\$ 1,579,216	\$ 1,399,927	\$ 1,276,123	\$ 818,778	\$ 500,173	\$ 317,568	\$ 301,764	\$ 220,683	\$ 175,161

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EXPENSES

Administrative Salaries + Benefits	\$ 1,052,190	\$ 14,034	\$ 208,848	\$ 163,595	\$ 211,624	\$ 173,848	\$ 94,933	\$ 66,015	\$ 35,086	\$ 35,086	\$ 28,069	\$ 21,052
Occupancy Salaries + Benefits	\$ 114,101	\$ -	\$ 25,102	\$ 19,397	\$ 20,538	\$ 19,397	\$ 10,269	\$ 7,417	\$ 3,423	\$ 3,423	\$ 2,853	\$ 2,282
Rent Collection Salaries + Benefits	\$ 11,639	\$ -	\$ 2,341	\$ 1,960	\$ 2,179	\$ 2,003	\$ 1,081	\$ 771	\$ 388	\$ 382	\$ 305	\$ 229
Work Order Salaries + Benefits	\$ 160,333	\$ -	\$ 35,273	\$ 27,257	\$ 28,860	\$ 27,257	\$ 14,430	\$ 10,422	\$ 4,810	\$ 4,810	\$ 4,008	\$ 3,207
Audit	\$ 37,342	\$ -	\$ 8,327	\$ 6,180	\$ 6,800	\$ 6,252	\$ 3,340	\$ 2,386	\$ 1,193	\$ 1,193	\$ 954	\$ 716
Property Mgmt Fee \$ 55.51	\$ 1,075,537	\$ 55,954	\$ 225,502	\$ 167,349	\$ 186,047	\$ 171,033	\$ 92,324	\$ 65,879	\$ 33,139	\$ 32,640	\$ 26,085	\$ 19,584
Property Mgmt Disposition Fee	\$ 118,180	\$ 118,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bookkeeping Fee \$ 7.50	\$ 141,862	\$ 7,560	\$ 27,013	\$ 22,611	\$ 25,137	\$ 23,108	\$ 12,474	\$ 8,901	\$ 4,478	\$ 4,410	\$ 3,524	\$ 2,646
Training	\$ 30,800	\$ -	\$ 5,600	\$ 3,200	\$ 6,300	\$ 5,800	\$ 3,100	\$ 1,300	\$ 1,700	\$ 1,600	\$ 1,400	\$ 800
VHDA Monitoring/Tax Credit Fee	\$ 37,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,436	\$ -	\$ 9,954	\$ 11,942
Travel/Local	\$ 665	\$ -	\$ 35	\$ 30	\$ 300	\$ 100	\$ 50	\$ 50	\$ 25	\$ 25	\$ 25	\$ 25
Legal	\$ 9,800	\$ -	\$ 3,300	\$ 1,000	\$ 2,400	\$ 2,100	\$ 200	\$ 400	\$ 100	\$ 100	\$ 100	\$ 100
Administrative/Operating	\$ 223,300	\$ -	\$ 40,500	\$ 27,100	\$ 39,800	\$ 34,100	\$ 19,800	\$ 19,000	\$ 12,000	\$ 12,000	\$ 10,000	\$ 9,000
Total Administrative	\$ 3,013,080	\$ 195,727	\$ 581,841	\$ 439,678	\$ 529,985	\$ 464,997	\$ 252,002	\$ 182,541	\$ 96,342	\$ 111,105	\$ 87,278	\$ 71,583

Resident Services Salaries+Ben	\$ 359,004	\$ -	\$ 78,981	\$ 61,031	\$ 64,621	\$ 61,031	\$ 32,310	\$ 23,335	\$ 10,770	\$ 10,770	\$ 8,975	\$ 7,180
Resident Services Activities	\$ 31,500	\$ -	\$ 8,100	\$ 5,200	\$ 5,200	\$ 3,600	\$ 3,000	\$ 1,600	\$ 1,500	\$ 1,500	\$ 900	\$ 900
Neigh. Network Lab Sal. & Ben.	\$ 47,391	\$ -	\$ 47,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tenant Services	\$ 437,895	\$ -	\$ 134,472	\$ 66,231	\$ 69,821	\$ 64,631	\$ 35,310	\$ 24,935	\$ 12,270	\$ 12,270	\$ 9,875	\$ 8,080

Gas	\$ 171,600	\$ 1,500	\$ 87,000	\$ 21,400	\$ 4,000	\$ 1,000	\$ 31,000	\$ 5,800	\$ 7,900	\$ 11,000	\$ 600	\$ 400
Electric	\$ 612,550	\$ 7,000	\$ 158,000	\$ 185,000	\$ 36,000	\$ 32,000	\$ 104,000	\$ 20,000	\$ 31,000	\$ 38,000	\$ 750	\$ 800
Water	\$ 361,425	\$ 5,000	\$ 96,000	\$ 82,000	\$ 78,000	\$ 57,000	\$ 24,000	\$ 2,700	\$ 10,000	\$ 6,000	\$ 400	\$ 325
Sanitation	\$ 613,200	\$ 25,000	\$ 152,000	\$ 143,000	\$ 125,000	\$ 95,000	\$ 38,000	\$ 4,700	\$ 17,000	\$ 10,000	\$ 2,500	\$ 1,000
Total Utilities	\$ 1,758,775	\$ 38,500	\$ 493,000	\$ 431,400	\$ 243,000	\$ 185,000	\$ 197,000	\$ 33,200	\$ 65,900	\$ 65,000	\$ 4,250	\$ 2,525

Maintenance Salaries + Benefits	\$ 849,756	\$ -	\$ 241,624	\$ 136,241	\$ 117,457	\$ 135,150	\$ 90,861	\$ 52,987	\$ 22,193	\$ 22,193	\$ 17,736	\$ 13,316
Overtime/Oncall (4% of salaries)	\$ 33,990	\$ -	\$ 9,665	\$ 5,450	\$ 4,698	\$ 5,406	\$ 3,634	\$ 2,119	\$ 888	\$ 888	\$ 709	\$ 533
Specialized Maintenance Standard	\$ 25,700	\$ -	\$ 700	\$ 9,200	\$ 100	\$ 100	\$ 8,900	\$ 2,700	\$ 2,100	\$ 1,900	\$ -	\$ -
FFS HVAC	\$ 105,075	\$ -	\$ 4,875	\$ 18,000	\$ 1,050	\$ 975	\$ 40,000	\$ 6,975	\$ 20,000	\$ 13,050	\$ -	\$ 150
Maintenance Materials	\$ 607,110	\$ -	\$ 92,000	\$ 152,900	\$ 92,800	\$ 118,500	\$ 50,200	\$ 37,400	\$ 22,450	\$ 18,000	\$ 12,700	\$ 10,160
Contracts:												
Janitorial/Make Ready Cleaning	\$ 85,600	\$ 2,000	\$ 16,100	\$ 21,000	\$ 16,000	\$ 11,000	\$ 4,000	\$ 6,300	\$ 3,500	\$ 3,000	\$ 2,000	\$ 700
Grounds	\$ 195,800	\$ 11,000	\$ 30,000	\$ 35,000	\$ 35,000	\$ 28,000	\$ 5,000	\$ 32,000	\$ 2,000	\$ 1,800	\$ 8,000	\$ 8,000
Structure	\$ 92,600	\$ -	\$ 10,000	\$ 20,000	\$ 15,000	\$ 12,000	\$ 11,000	\$ 7,100	\$ 7,000	\$ 4,500	\$ 4,100	\$ 1,900
Painting	\$ 59,360	\$ -	\$ 8,500	\$ 16,400	\$ 11,000	\$ 9,200	\$ 2,500	\$ 5,560	\$ 1,000	\$ 1,500	\$ 1,400	\$ 2,300
Plumbing/Gas	\$ 87,300	\$ -	\$ 13,000	\$ 19,200	\$ 25,000	\$ 11,800	\$ 7,500	\$ 4,500	\$ 2,000	\$ 1,400	\$ 2,400	\$ 500
Electric	\$ 46,600	\$ -	\$ 4,700	\$ 8,000	\$ 5,500	\$ 2,600	\$ 8,000	\$ 10,000	\$ 6,000	\$ 1,600	\$ 100	\$ 100
HVAC	\$ 106,700	\$ -	\$ 4,500	\$ 45,000	\$ 9,000	\$ 21,000	\$ 11,000	\$ 500	\$ 8,000	\$ 6,400	\$ 650	\$ 650
HQS \$9.90/unit	\$ 15,494	\$ -	\$ 3,455	\$ 2,564	\$ 2,822	\$ 2,594	\$ 1,386	\$ 990	\$ 495	\$ 495	\$ 396	\$ 297
Auto Repair	\$ 28,150	\$ -	\$ 9,700	\$ 4,000	\$ 3,000	\$ 4,300	\$ 2,100	\$ 2,000	\$ 950	\$ 900	\$ 600	\$ 600
Pest Control	\$ 59,300	\$ -	\$ 13,000	\$ 10,000	\$ 7,500	\$ 12,000	\$ 2,000	\$ 8,000	\$ 3,000	\$ 1,200	\$ 1,900	\$ 700
Trash Removal	\$ 15,620	\$ 5,940	\$ 2,900	\$ 1,000	\$ 1,000	\$ 1,000	\$ 900	\$ 780	\$ 800	\$ 700	\$ 300	\$ 300
Other	\$ 13,900	\$ -	\$ 8,000	\$ 1,000	\$ 1,100	\$ 1,500	\$ 500	\$ 500	\$ 900	\$ 200	\$ 100	\$ 100
Total Maintenance	\$ 2,428,055	\$ 18,940	\$ 472,719	\$ 504,955	\$ 348,027	\$ 377,125	\$ 249,481	\$ 180,411	\$ 103,275	\$ 79,725	\$ 53,091	\$ 40,305

Security Salaries + Benefits	\$ 37,094	\$ 556	\$ 8,038	\$ 6,211	\$ 6,577	\$ 6,211	\$ 3,288	\$ 2,375	\$ 1,096	\$ 1,096	\$ 913	\$ 731
Materials	\$ 1,500	\$ -	\$ 400	\$ 250	\$ 100	\$ 100	\$ 325	\$ 75	\$ 50	\$ 100	\$ 50	\$ 50
Contracts/Alarm Systems	\$ 46,300	\$ -	\$ 2,700	\$ 8,500	\$ 2,600	\$ 4,100	\$ 11,400	\$ 2,500	\$ 7,300	\$ 7,000	\$ 100	\$ 100
Police Services	\$ 50,000	\$ -	\$ 15,000	\$ 15,000	\$ 5,000	\$ 10,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 134,894	\$ 556	\$ 26,138	\$ 29,961	\$ 14,277	\$ 20,411	\$ 15,013	\$ 9,950	\$ 8,446	\$ 8,196	\$ 1,063	\$ 881

General Liability	\$ 31,500	\$ 5,000	\$ 4,000	\$ 6,000	\$ 5,000	\$ 3,000	\$ 1,800	\$ 1,500	\$ 800	\$ 900	\$ 1,800	\$ 1,700
Property	\$ 264,600	\$ -	\$ 37,000	\$ 13,000	\$ 75,000	\$ 76,000	\$ 10,000	\$ 25,000	\$ 4,000	\$ 3,300	\$ 8,800	\$ 12,500
Workmen's Compensation	\$ 24,800	\$ 100	\$ 6,300	\$ 4,000	\$ 4,500	\$ 3,700	\$ 2,100	\$ 1,400	\$ 850	\$ 850	\$ 700	\$ 300
Auto Insurance	\$ 16,700	\$ -	\$ 4,000	\$ 3,000	\$ 2,500	\$ 2,800	\$ 1,200	\$ 1,100	\$ 700	\$ 600	\$ 450	\$ 350
Total Insurance	\$ 337,600	\$ 5,100	\$ 51,300	\$ 26,000	\$ 87,000	\$ 85,500	\$ 15,100	\$ 29,000	\$ 6,350	\$ 5,650	\$ 11,750	\$ 14,850

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PILOT	\$ 216,191	\$ (3,850)	\$ 34,601	\$ 16,602	\$ 50,390	\$ 25,961	\$ 26,352	\$ 19,446	\$ 9,869	\$ 8,904	\$ 14,430	\$ 13,483
Terminal Leave Payments	\$ 20,580	\$ 117	\$ 4,783	\$ 3,310	\$ 3,597	\$ 3,383	\$ 1,969	\$ 1,300	\$ 619	\$ 619	\$ 500	\$ 382
Collection Loss (2% of rents)	\$ 73,736	\$ -	\$ 16,222	\$ 12,535	\$ 13,272	\$ 12,535	\$ 6,636	\$ 4,793	\$ 2,212	\$ 2,212	\$ 1,843	\$ 1,475
Other: Sub/Mem Dues	\$ 8,520	\$ -	\$ 2,300	\$ 2,100	\$ 1,700	\$ 1,500	\$ 200	\$ 200	\$ 200	\$ 120	\$ 100	\$ 100
Total General Expenses	\$ 319,026	\$ (3,733)	\$ 57,906	\$ 34,547	\$ 68,960	\$ 43,380	\$ 35,157	\$ 25,740	\$ 12,900	\$ 11,856	\$ 16,874	\$ 15,440
N/R Extra Ordinary Maint.	\$ 4,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
N/R Nonexpendable Equip.	\$ 5,700	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 200	\$ 500	\$ 400	\$ -	\$ 300	\$ 300
Total Non Routine Expenses	\$ 9,700	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 200	\$ 500	\$ 400	\$ -	\$ 300	\$ 300
Total Expenses (excluding Asset Management Fee)	\$ 8,439,025	\$ 255,090	\$ 1,819,376	\$ 1,534,772	\$ 1,363,070	\$ 1,243,044	\$ 799,263	\$ 486,277	\$ 305,884	\$ 293,803	\$ 184,482	\$ 153,964
Asset Management Fee	\$ 187,800	\$ -	\$ 41,880	\$ 31,080	\$ 34,200	\$ 31,440	\$ 16,800	\$ 12,000	\$ 6,000	\$ 6,000	\$ 4,800	\$ 3,600
Total Expenses	\$ 8,626,825	\$ 255,090	\$ 1,861,256	\$ 1,565,852	\$ 1,397,270	\$ 1,274,484	\$ 816,063	\$ 498,277	\$ 311,884	\$ 299,803	\$ 189,282	\$ 157,564
Cash Flow From Operations	\$ 624,984	\$ 445,269	\$ 100,801	\$ 13,363	\$ 2,657	\$ 1,639	\$ 2,715	\$ 1,896	\$ 5,684	\$ 1,962	\$ 31,401	\$ 17,597