

MEMO TO THE EXECUTIVE DIRECTOR

REGARDING THE ENCLOSED PLAIN-PAPER BUDGETARY DOCUMENTS

ROBERSONVILLE HOUSING AUTHORITY LOW RENT PUBLIC HOUSING FUND REGARDING YOUR FISCAL YEAR BUDGET PACKAGE PLAIN-PAPER DOCUMENTS FOR EXECUTIVE DIRECTOR REVIEW	<table border="1"><tr><td>Amended Budget Fiscal Year Ending</td><td>9/30/2025</td></tr><tr><td>Original Budget Fiscal Year Ending</td><td>9/30/2026</td></tr></table>	Amended Budget Fiscal Year Ending	9/30/2025	Original Budget Fiscal Year Ending	9/30/2026
Amended Budget Fiscal Year Ending	9/30/2025				
Original Budget Fiscal Year Ending	9/30/2026				
DATE: 10/15/2025 TO: EXECUTIVE DIRECTOR, ROBERSONVILLE HOUSING AUTHORITY FROM: BRENTON D. UMPHLETT, CPA SUBJECT: PLAIN-PAPER AMENDED & ORIGINAL BUDGET DOCUMENTS MEMO: I. We have completed and are transmitting: - Plain-Paper Budget Summary For the Board - Plain-Paper Budget Detail for Management 1. The sub-totals in the budget detail for Management make up the entry amounts in the budget summary for the Board. II. These plain-paper documents are working documents for your amended and original budget for your current and subsequent fiscal year. 1. We have prepared these budgetary estimates based on review of your actual income and expense data along with any other information provided to us. III. You should carefully review the proposed budget entries in the budget detail for management, making note of changes you would like to be made. IV. You should transmit either your acceptance or your changes to us in writing, as soon as you possibly can. V. When you get plain-paper printouts acceptable to you, then you should submit same to your Board for their approval. VI. If your Board makes changes in this budget, you should transmit same to us in writing as soon as you possibly can. VII. After Board approval of this budget, you should create & transmit to HUD the signed PHA Board Resolutions (Form HUD-52574) via the Public Housing Portal in REAC. 1. Please note that we can no longer provide these forms with this packet as they have not been updated by HUD in HUDCLIPS. VIII. All prior issues of this material should be destroyed to prevent confusion. IX. Note that your PHA is required to have an approved budget in place before the start of the subsequent fiscal year; also, all budget modifications to your current budget are required to be approved no later than the last day of the fiscal year. X. Note that your PHA is required to send both forms HUD-52574 (included with this package) with your board chairperson's signature thereon to the HUD Greensboro Field Office before the beginning of your next fiscal year.					

ROBERSONVILLE HOUSING AUTHORITY

LOW RENT PUBLIC HOUSING FUND

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

Prepared On The Modified Accrual Accounting Basis

FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2025 AND SEPTEMBER 30, 2026

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

Description of the Entity

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

Restriction on Distribution

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

Description of the Special Purpose Accounting Basis used herein

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

Subsequent changes to amounts reported herein

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

What is not included

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



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Oct 15, 2025

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

The accompanying Budgetary Financial Summaries and Detail Schedules Listed Below:

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

of the Entity and Fund referred to above for the last two full fiscal years ended 09/30/2023 and 09/30/2024, the 10 months year to date ended 07/31/2025, the current budget ended 09/30/2025, the amended budget ended 09/30/2025, and the original budget ended 09/30/2026; were not subjected to an audit, review, or compilation engagement by me and accordingly I do not express an opinion, a conclusion, nor provide any assurance on them.

Brenton D. Umphlett

/S/

Brenton D. Umphlett
Certified Public Accountant

ROBERSONVILLE HOUSING AUTHORITY	Budget Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2025
BUDGET ESTIMATE SUMMARY FOR THE BOARD	Original 9/30/2026

	ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
	12 Months Previous FY Ending 9/30/2023	12 Months Previous FY Ending 9/30/2024	10 Months Current FY To Date 7/31/2025	Current Budget FY Ending 9/30/2025	Amended Budget FY Ending 9/30/2025	Original Budget FY Ending 9/30/2026
REVENUES						
Tenant Revenues	399,756	420,004	347,850	410,200	417,400	417,400
Miscellaneous Revenue	1,419	9,388	22	1,100	5,000	2,500
Interproject Revenues & Transfers						
Interfund Revenues & Transfers	75,000	75,000	100,000	100,000	100,000	125,000
Associated Entity Revenues						
Subsidy Revenues	387,997	406,136	332,058	406,000	392,000	350,000
Total Revenues	864,172	910,528	779,930	917,300	914,400	894,900
EXPENDITURES						
Administrative Expense	212,261	209,294	199,400	221,200	246,500	260,220
Resident Services Expense	285	330		600	400	400
Utilities Expense	195,555	215,847	188,301	232,500	232,100	230,600
Maintenance Expense	201,820	211,560	194,755	228,700	240,200	239,100
Protective Services Expense						
General Expense	154,783	163,450	124,656	178,200	171,300	175,600
Housing Assistance Payments						
Fss & Home Ownership						
Debt Service Payments						
Capital Expenditures & Other	9,971	49,054	12,019	37,000	12,100	7,000
Total Expenditures	774,675	849,535	719,131	898,200	902,600	912,920
BUDGETARY ACCOUNTING BASIS NET REVENUES (DEFICIT)	89,497	60,993	60,799	19,100	11,800	(18,020)

	12 Months Previous FY Ending	Amended Budget FY Ending	Original Budget FY Ending
Targeted Operating Reserve (6 Mos of Total Formula Expenses per HUD-52723)		402,000	402,000
Total Cash/Investment Balances (per FDS)	853,242		
Add Total Receivables & Prepaid Items (per FDS)	19,102		
Less Total Current Liabilities Payable (per FDS)	(76,496)		
Operating Reserve Per HUD REAC FDS	795,848		
Add (Less) Estimated Net Revenues (Expenditures) Per Budget		11,800	(18,020)
Estimated Operating Reserve Balance at FYE (*rounded)		807,600	789,600
Estimated Number of Months of Net Operating Reserve at FYEs		12.1	11.8

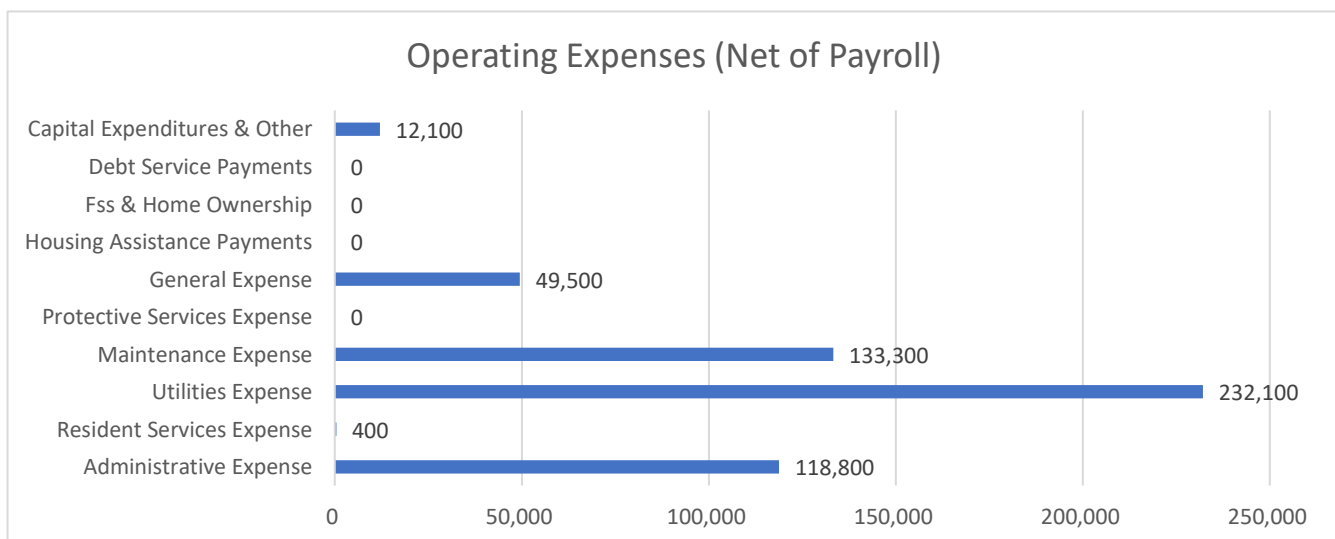
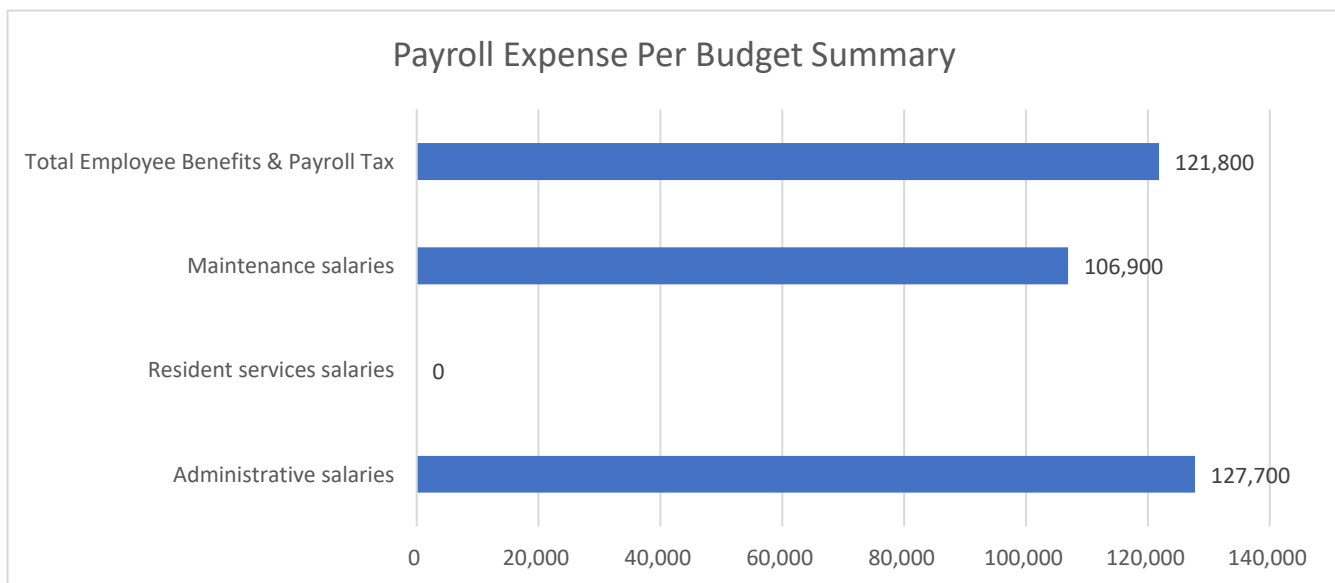
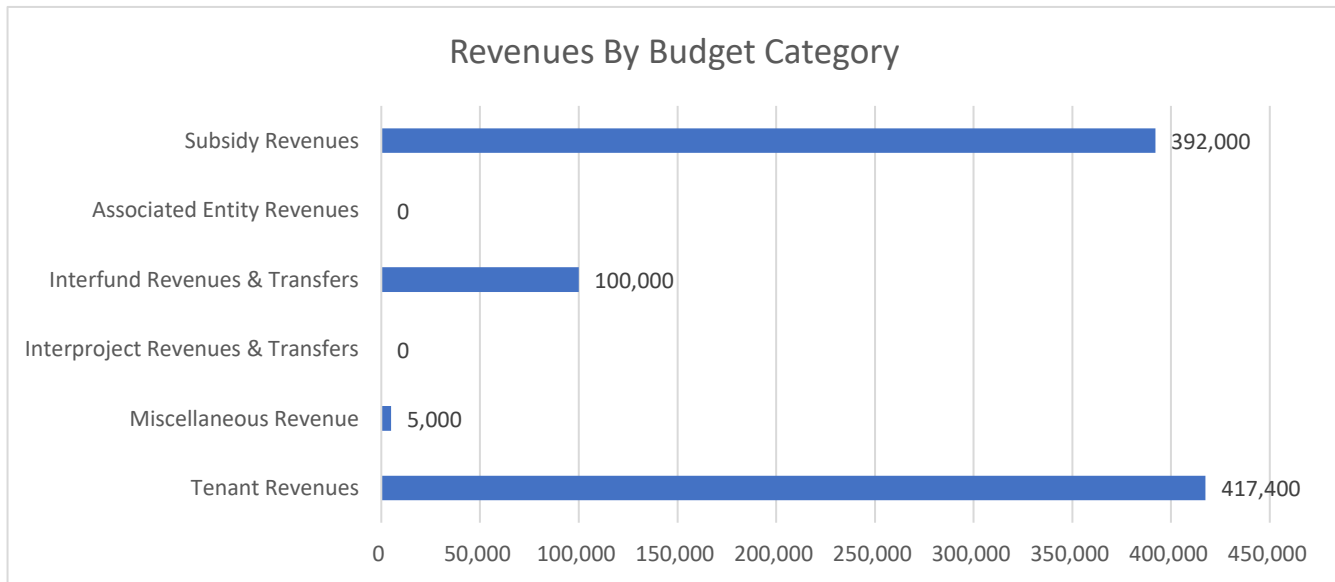
ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2025
CURRENT TO AMENDED BUDGET COMPARISON SUMMARY FOR THE BOARD	

	ACTUAL REV & EXP		BUDGET REV & EXP		BUDGET CHANGES	
	12 Months Previous FY Ending 9/30/2024	10 Months Current FY To Date 7/31/2025	Current Budget FY Ending 9/30/2025	Amended Budget FY Ending 9/30/2025	Amended Budget Amount \$ More (Less)	Amended Budget Percent % More (Less)
REVENUES						
Tenant Revenues	420,004	347,850	410,200	417,400	7,200	1.8%
Miscellaneous Revenue	9,388	22	1,100	5,000	3,900	354.5%
Interproject Revenues & Transfers						
Interfund Revenues & Transfers	75,000	100,000	100,000	100,000		
Associated Entity Revenues						
Subsidy Revenues	406,136	332,058	406,000	392,000	(14,000)	-3.4%
Total Revenues	910,528	779,930	917,300	914,400	(2,900)	-0.3%
EXPENDITURES						
Administrative Expense	209,294	199,400	221,200	246,500	25,300	11.4%
Resident Services Expense	330		600	400	(200)	-33.3%
Utilities Expense	215,847	188,301	232,500	232,100	(400)	-0.2%
Maintenance Expense	211,560	194,755	228,700	240,200	11,500	5.0%
Protective Services Expense						
General Expense	163,450	124,656	178,200	171,300	(6,900)	-3.9%
Housing Assistance Payments						
Fss & Home Ownership						
Debt Service Payments						
Capital Expenditures & Other	49,054	12,019	37,000	12,100	(24,900)	-67.3%
Total Expenditures	849,535	719,131	898,200	902,600	4,400	0.5%
BUDGETARY ACCOUNTING BASIS NET REVENUES (DEFICIT)	60,993	60,799	19,100	11,800	(7,300)	

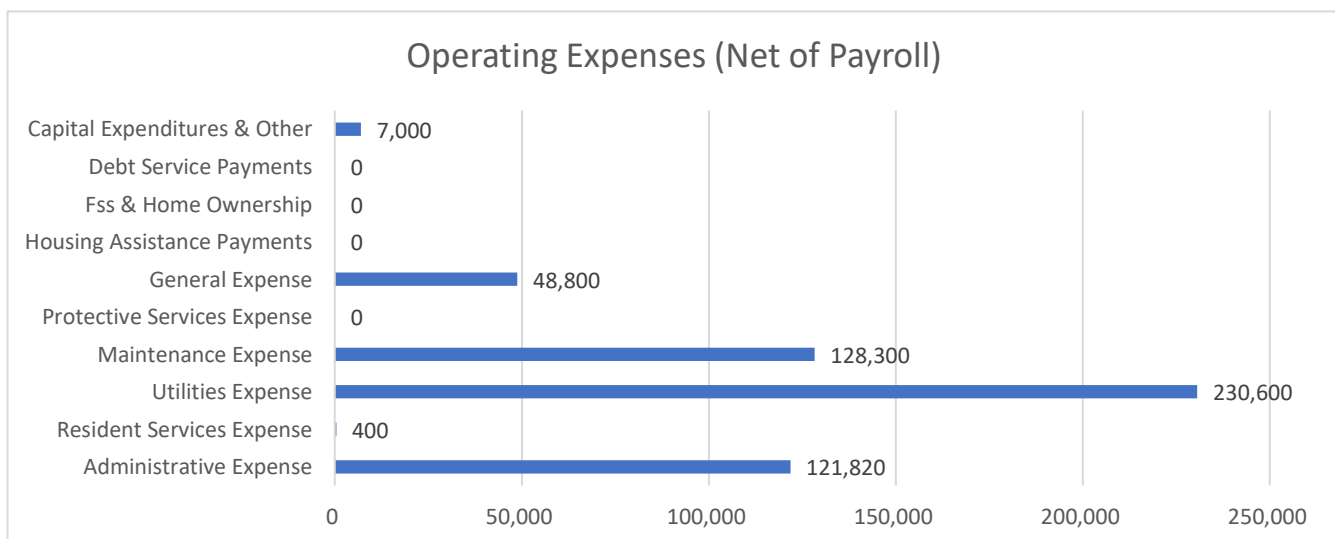
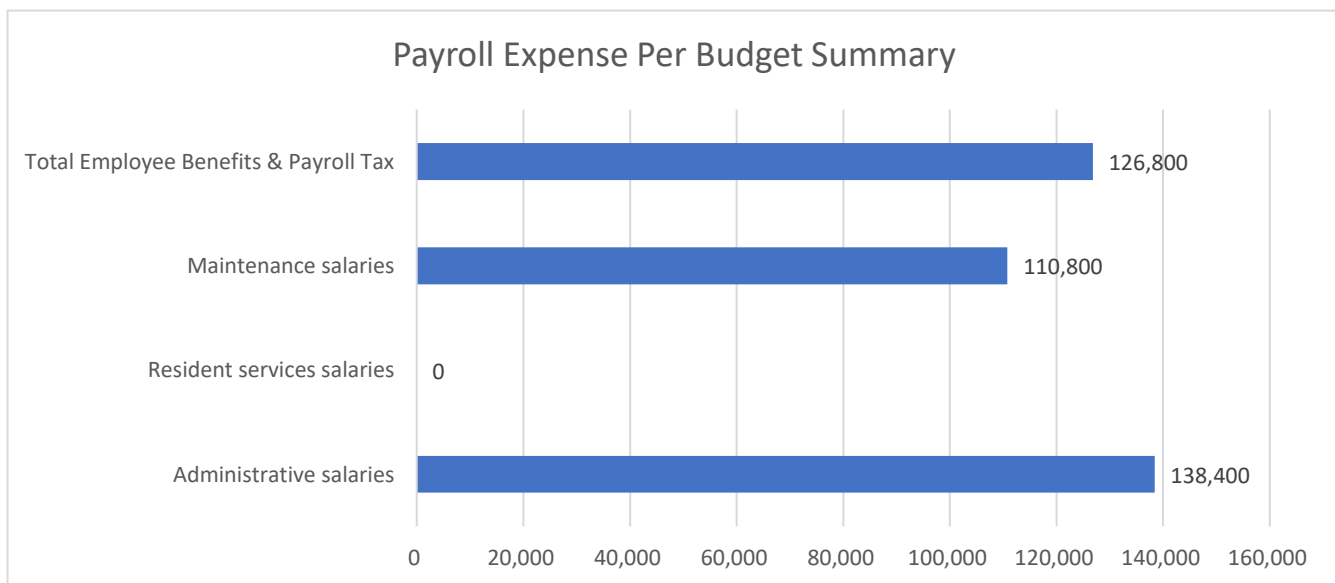
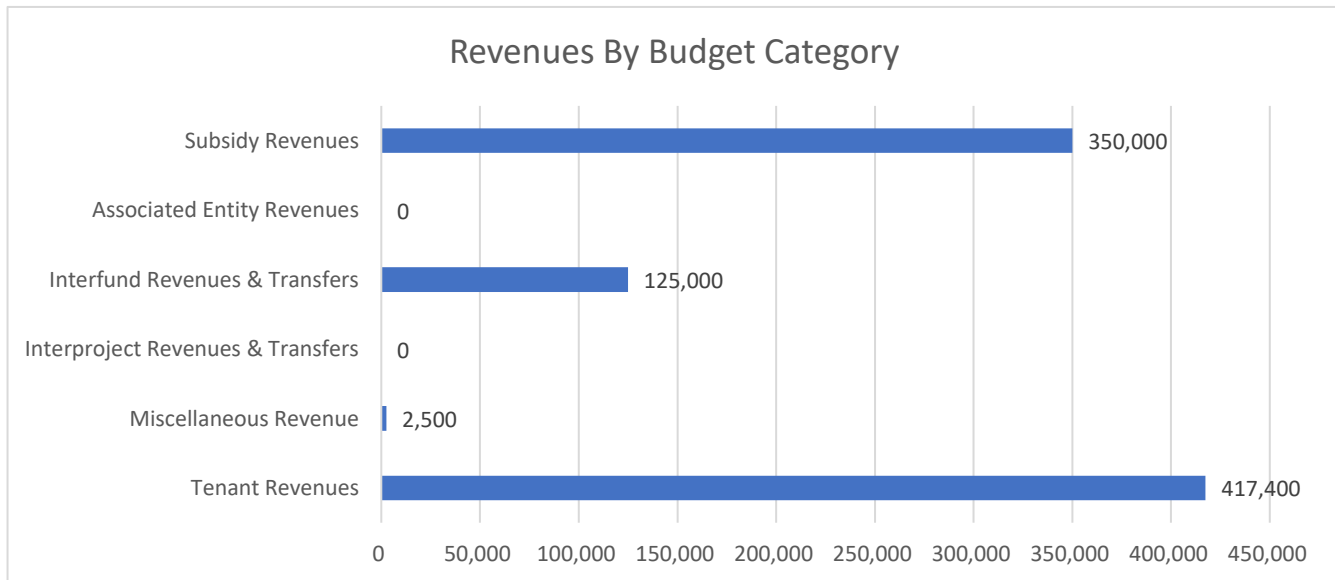
ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending
LOW RENT PUBLIC HOUSING FUND	
AMENDED TO ORIGINAL BUDGET COMPARISON SUMMARY FOR THE BOARD	Original 9/30/2026

	ACTUAL REV & EXP		BUDGET REV & EXP		BUDGET CHANGES	
	12 Months Previous FY Ending 9/30/2024	10 Months Current FY To Date 7/31/2025	Amended Budget FY Ending 9/30/2025	Original Budget FY Ending 9/30/2026	Amended Budget Amount \$ More (Less)	Amended Budget Percent % More (Less)
REVENUES						
Tenant Revenues	420,004	347,850	417,400	417,400		
Miscellaneous Revenue	9,388	22	5,000	2,500	(2,500)	-50.0%
Interproject Revenues & Transfers						
Interfund Revenues & Transfers	75,000	100,000	100,000	125,000	25,000	25.0%
Associated Entity Revenues						
Subsidy Revenues	406,136	332,058	392,000	350,000	(42,000)	-10.7%
Total Revenues	910,528	779,930	914,400	894,900	(19,500)	-2.1%
EXPENDITURES						
Administrative Expense	209,294	199,400	246,500	260,220	13,720	5.6%
Resident Services Expense	330		400	400		
Utilities Expense	215,847	188,301	232,100	230,600	(1,500)	-0.6%
Maintenance Expense	211,560	194,755	240,200	239,100	(1,100)	-0.5%
Protective Services Expense						
General Expense	163,450	124,656	171,300	175,600	4,300	2.5%
Housing Assistance Payments						
Fss & Home Ownership						
Debt Service Payments						
Capital Expenditures & Other	49,054	12,019	12,100	7,000	(5,100)	-42.1%
Total Expenditures	849,535	719,131	902,600	912,920	10,320	1.1%
BUDGETARY ACCOUNTING BASIS NET REVENUES (DEFICIT)	60,993	60,799	11,800	(18,020)	(29,820)	

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending	
LOW RENT PUBLIC HOUSING FUND	Amended	9/30/2025
STATISTICAL ANALYSIS GRAPHICAL DATA		



ROBERSONVILLE HOUSING AUTHORITY	Fiscal Year Ending	
LOW RENT PUBLIC HOUSING FUND	Original	9/30/2026
STATISTICAL ANALYSIS GRAPHICAL DATA		



ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2025
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2026

Acct # Account Name		ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months	12 Months	10 Months	Current	Amended	Original
		Previous	Previous	Current	Budget	Budget	Budget
		FY Ending	FY Ending	FY To Date	FY Ending	FY Ending	FY Ending
		9/30/2023	9/30/2024	7/31/2025	9/30/2025	9/30/2025	9/30/2026
TENANT REVENUES							
3110	Dwelling rental	376,879	394,178	326,443	388,600	391,700	391,700
3111	Net Tenant Deposits	(1,321)	(724)	1,271			
3112	Net uncoded deposits	(1,569)	(1,645)	(1,305)			
3120	Excess utilities	14,336	17,761	10,156	14,100	12,200	12,200
3310	Late charges	5,118	4,681	4,195	4,400	5,000	5,000
3410	Sales, service, work order billings	847	2,639	5,571		6,700	6,700
3420	Pet fees		200				
3430	Fraud recovery		1,580		1,600		
3450	Misc tenant charges	5,466	1,334	1,519	1,500	1,800	1,800
Total Tenant Revenues Recorded		399,756	420,004	347,850	410,200	417,400	417,400
MISCELLANEOUS REVENUE							
3610	Investment income	1,308	6,188	20	100	5,000	2,500
3620	Miscellaneous rentals						
3630	Realty sales						
3640	Equipment sales		3,200		1,000		
3650	Insurance proceeds						
3690	Other income	111		2			
Total Miscellaneous Revenue Recorded		1,419	9,388	22	1,100	5,000	2,500
INTERPROJECT REVENUES & TRANSFERS							
3901	Management fees						
3902	Bookkeeping fees						
3903	Asset management fees						
3904	Administrative rentals						
3905	Maintenance rentals						
3909	Interproject cash transfers received						
Total Interproject Revenues & Transfers Recorded							
INTERFUND REVENUES & TRANSFERS							
3911.1	Management fees						
3913.1	Maintenance fees						
3914	Administrative rentals						
3915	Maintenance rentals						
3918	Admin equipment use						
3919	Cash transfers from Capital Funding	75,000	75,000	100,000	100,000	100,000	125,000
Total Interfund Revenues & Transfers Recorded		75,000	75,000	100,000	100,000	100,000	125,000
ASSOCIATED ENTITY REVENUES							
3921	Management fees						
3922	Bookkeeping fees						
3923	Maintenance fees						
3924	Administrative rentals						
3925	Maintenance rentals						

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2025
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2026

Acct #	Account Name	ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months Previous FY Ending 9/30/2023	12 Months Previous FY Ending 9/30/2024	10 Months Current FY To Date 7/31/2025	Current Budget FY Ending 9/30/2025	Amended Budget FY Ending 9/30/2025	Original Budget FY Ending 9/30/2026
	Total Associated Entity Revenues Recorded						
	SUBSIDY REVENUES						
8020	HUD operating subsidy	387,997	406,136	332,058	406,000	392,000	350,000
	Total Subsidy Revenues Recorded	387,997	406,136	332,058	406,000	392,000	350,000
	ADMINISTRATIVE EXPENSE						
4110	Administrative salaries	127,703	127,703	107,178	132,700	127,700	138,400
4112	Contract administrative personnel						
4130	Court costs, fees, etc.	240	(384)	707	500	1,000	1,000
4131	Attorney fees	150	150		200		
4140	Admin training & education	100	1,475	1,400	700	2,500	2,500
4150	Admin travel expense	977	1,650	2,016	1,300	5,900	5,900
4170	Accounting fees	20,606	20,799	19,315	25,400	23,200	25,520
4171	Auditing fees	8,000	7,500	9,000	8,000	9,000	10,000
4180	Admin office & equip rentals	13,731	10,246	9,828	9,900	11,800	11,800
4181	Office janitorial expense	3,360	4,020	4,540	5,100	5,400	5,100
4182	Advertising & marketing	288	631	626	800	800	800
4190	Office supplies and expense	3,472	2,516	1,363	3,300	2,100	2,100
4191	Telephone & fax expense						
4192	Credit check expense						
4193	Bank service charges	664	1,553	847	700	1,000	1,000
4194	Dues & subscriptions	968	2,073	982	2,200	1,600	1,600
4195	Postage & box rent	1,269	815	684	1,500	800	800
4196	Admin veh/equip repair/oper exp				100		
4197	Computer service & expense	29,443	28,278	38,951	23,400	46,700	46,700
4199	Other administrative expense	1,290	269	1,963	5,400	7,000	7,000
	Total Administrative Expense Recorded	212,261	209,294	199,400	221,200	246,500	260,220
	RESIDENT SERVICES EXPENSE						
4210	Resident services salaries						
4220	Recreation, publications, etc.						
4230	Contracted costs						
4231	Resident participation expense	285	330		600	400	400
	Total Resident Services Expense Recorded	285	330		600	400	400
	UTILITIES EXPENSE						
4310	Water expense	18,920	21,618	14,714	23,600	19,000	19,000
4320	Electricity expense	148,255	161,892	150,062	168,600	180,100	180,100
4330	Natural gas expense						
4340	Fuel oil expense						
4390	Sewerage expense	28,380	32,337	22,072	35,300	26,500	26,500
4398	Tenant utility allowances & payment						
4399	Other utility expenses			1,453	5,000	6,500	5,000
	Total Utilities Expense Recorded	195,555	215,847	188,301	232,500	232,100	230,600

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2025
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2026

Acct # Account Name		ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months	12 Months	10 Months	Current	Amended	Original
		Previous	Previous	Current	Budget	Budget	Budget
		FY Ending	FY Ending	FY To Date	FY Ending	FY Ending	FY Ending
		9/30/2023	9/30/2024	7/31/2025	9/30/2025	9/30/2025	9/30/2026
MAINTENANCE EXPENSE							
4410	Maintenance salaries	106,265	104,195	89,570	106,900	106,900	110,800
4412	Maintenance employee uniforms	1,114	400	1,581	1,500	1,900	1,900
4420	Maintenance materials & supplies	28,718	24,058	28,838	25,000	34,600	34,600
4430	Pest control services & supplies		440		500		
4431	Waste disposal service		20,085	20,085	23,000	20,100	20,100
4432	Heating & cooling repair service		781	196	2,000	200	200
4433	Snow removal service						
4434	Elevator maintenance repair service						
4435	Landscape & grounds service	8,304	14,975	10,679	24,000	16,500	16,500
4436	Dwelling unit turnaround service	39,246	24,405	26,888	23,000	34,000	34,000
4437	Electrical repair service				500		
4438	Plumbing repair service			5,927	500	6,000	1,000
4439	Painting service						
4440	Other contracted maintenance service						
4441	Maint equip/vehicle oper/repair expense	16,188	14,041	9,801	15,000	13,500	13,500
4442	Maintenance training & education	1,158	50	1,068	600	1,300	1,300
4443	Maintenance travel expense	827	880	122	1,200	200	200
4444	Maint building & equipment rentals						
4445	Contract maintenance personnel						
4446	Outside unit inspection fees		7,250				
4449	Other maintenance expense				5,000	5,000	5,000
Total Maintenance Expense Recorded		201,820	211,560	194,755	228,700	240,200	239,100
PROTECTIVE SERVICES EXPENSE							
4460	Protective services salaries						
4470	Materials						
4480	Contracted costs						
Total Protective Services Expense Recorded							
GENERAL EXPENSE							
4510	Property fire/flood insurance	18,137	16,029	16,609	18,200	16,700	16,700
4511	Vehicle/landlord liability insurance	2,423	3,827	2,111	2,500	2,200	2,200
4512	Bond & other insurance	444	490	2,206	500	2,300	2,300
4520	Payment in lieu of tax (PILOT)	18,059	17,596		22,600	22,600	22,600
4540	Social security tax expense	14,433	14,269	12,107	14,900	14,500	15,500
4541	Medicare tax expense	3,376	3,337	2,832	3,500	3,400	3,600
4542	NC unemployment tax expense						
4543	US unemployment tax expense						
4544	Empl medical insurance expense	64,612	68,651	50,758	66,000	60,900	60,900
4545	Empl life & other insurance expense		3,280	6,439	3,600	7,700	7,700
4546	Empl workmens comp insurance	4,067	4,184	4,012	4,100	4,100	4,100
4547	Emplr retirement expense	29,032	31,184	26,979	37,600	31,200	35,000
4548	Empl disability insurance expense						

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2025
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2026

		ACTUAL PER BOOKS			FISCAL YEAR BUDGETS		
		12 Months Previous FY Ending 9/30/2023	12 Months Previous FY Ending 9/30/2024	10 Months Current FY To Date 7/31/2025	Current Budget FY Ending 9/30/2025	Amended Budget FY Ending 9/30/2025	Original Budget FY Ending 9/30/2026
Acct #	Account Name						
4549	Other empl benefits/reimbursement						
4550	Allocated employee benefits						
4560	Compensated absence expense						
4570	Net collection losses						
4590	Bond service fees						
4591	Alarm system monitoring						
4592	Energy audit expense		603	603		700	
4599	Other general expense	200			4,700	5,000	5,000
4601	Net uncoded expenditures						
4690	Depreciation expense						
4691	Amortization expense						
Total General Expense Recorded		154,783	163,450	124,656	178,200	171,300	175,600
DEBT SERVICE PAYMENTS							
5610	Interest expense						
Total Debt Service Payments Recorded							
CAPITAL EXPENDITURES & OTHER							
7520	Equipment purchases	4,298	49,054		5,000		2,000
7540	Realty additions & improvements	5,673		12,019	32,000	12,100	5,000
7540.1	CFP Uncoded Items						
7542	Insurance settlement expenditures						
7600	Other capital expenditures						
Total Capital Expenditures & Other Recorded		9,971	49,054	12,019	37,000	12,100	7,000

ROBERSONVILLE HOUSING AUTHORITY	Fiscal Years Ending
LOW RENT PUBLIC HOUSING FUND	Amended 9/30/2025
BUDGET ESTIMATE DETAIL FOR MANAGEMENT	Original 9/30/2026
OPERATING SUBSIDY SUB-SCHEDULE	

HUD Subsidy Calculation:

	Other Subsidy		Operating Subsidy	
	Collected Per Books	Estimated Remaining	Collected Per Books	Estimated Remaining
October - 2024			30,639	456
November - 2024			30,639	
December - 2024			34,091	
January - 2025			32,346	
February - 2025			32,346	
March - 2025			32,347	
April - 2025			32,346	
May - 2025			34,849	
June - 2025			34,850	
July - 2025			37,149	
August - 2025				30,000
September - 2025				30,000
			331,602	60,456
TOTALS				392,058

USDA Subsidy Calculation:

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

