



## **AGENDA**

**ANNUAL MEETING**  
**DELTA HOUSING AUTHORITY BOARD OF COMMISSIONERS**  
**July 28, 2021**  
**3:30 P.M.**

### **MEETING CALLED TO ORDER**

#### **Changes to the Agenda**

**Citizen Comments** (sign in to speak – 3 minutes each)

**Congratulations to Commissioner Brad Kolman for the reappointment of his second term**

#### **Election of Officers – Chair and Vice Chair**

1. Minutes                      June 23, 2021 Regular Meeting
2. Financial Reports          June 2021
3. Reports:                      Voucher Program  
  Occupancy/Vacancy/Turnaround  
  Maintenance/Work Orders
4. Old Business:                NONE
5. New Business:                NONE
6. Executive Director Comments
7. Correspondence
8. Commissioner Comments

Adjourn



## Regular Board Meeting Minutes

June 23, 2021

The regular board meeting of the Delta Housing Authority Board of Commissioners was held on Wednesday, June 23, 2021, at 3:30 p.m. in the agency office of the Housing Authority. The meeting was called to order by Chair Edward Sanford. The following Commissioners and officers of the agency were present at the meeting: Chair Edward Sanford; Vice Chair Brad Kolman; Commissioner Kerry Williams; and Secretary Ute Jantz (Executive Director). Commissioners Kim Guthrie Burch and Nathan Clay were absent. Notice of the regular board meeting was properly posted at least twenty-four hours prior to the meeting. Notice was also sent, upon standing request, to the City of Delta.

Quorum present (minimum of three Commissioners):  Yes  No

### Changes or Additions to the Agenda

There were no changes to the agenda.

### Citizen Comments

There were no citizen comments.

#### **1. Approval of Minutes**

Minutes of the regular board meeting held on May 26, 2021, were approved as presented; motion to approve by Vice Chair Kolman and seconded by Commissioner Williams. All in favor, motion carried (3:0).

#### **2. Financial Reports for May 2021**

Penny Thompson (Fee Accountant) joined the meeting and presented the financial reports for the month of May 2021. Expenses should be at approximately 42% of the total operating expenses. All programs look great and are within budget. In May the auto insurance premium (for the entire year) and part of the DHA audit were paid. All COVID funds have been expended. Year to date, the Public Housing Program receipts are over expenditures by \$57,253 and the 2020 Capital Fund Program Grant (CFP) has a remaining balance of \$166,272. The 2021 CFP Grant is in the amount of \$216,220. The Board reviewed the account balances and budget worksheets with a few questions for discussion, and clarification. It was moved by Commissioner Williams and seconded by Vice Chair Kolman to accept the financial reports for the month of May as presented and discussed. All in favor, motion carried (3:0).

#### **3. Reports for May 2021**

Victoria Miller, Housing Operations Manager, joined the meeting and presented the occupancy and maintenance reports for the month of May. Voucher lease up was as follows: 216 vouchers are leased up; there are 233 applications, combined, on the waiting lists. One new voucher was leased up, 14 vouchers were issued but are not under a HAP contract yet, and eight voucher holders ended participation. No ports were reported, and no voucher unit inspections were completed. Ms. Miller stated that she is planning on purging the waiting list. Public Housing is fully leased up, 249 applicants are on the waiting list; there were no unit turn overs. Villas at the Bluff (combined) has 73 applicants on its waiting list, both properties are fully leased up, and no unit turnovers were reported. Grand Manor Apartments are fully leased up and no unit turnovers were reported. Nothing out of the ordinary was reported for the maintenance department. The board reviewed and discussed the occupancy and maintenance reports. It was moved by Vice Chair Kolman and seconded by Commissioner Williams to approve the reports for the month of May as presented and discussed. All in favor, motion carried (3:0).

#### **4. Old Business None**

## 5. New Business

### **A) Presentation of the 2020 DHA Audit by Penny Thompson, Fee Accountant**

Ms. Thompson presented the 2020 audit for the Delta Housing Authority. She referred the board to page V of the report and to the Management's Discussion & Analysis (MD&A) section and explained the financial categories in detail. The net position went down because the Housing Rehabilitation Program was transferred to the Gunnison Valley Regional Housing Authority, however, the cash increased by \$113, 489 due to the COIVD funds. The auditor reported zero findings and the overall outcome of the audit was favorable for the housing authority. A copy of the audit was attached to the board packet. No further action was taken.

### **B) Resolution #612-21 Adopting the Colorado Department of Local Affairs Use Covenant & Regulatory Agreement**

Executive Director stated that in order to move forward with the DHA-owned unit remodel projects, the board needs to execute the attached covenants and regulatory agreement with the Colorado Department of Local Affairs. The agreement dictates the terms of the use restrictions (how long the properties are encumbered), eligible beneficiaries (residents whose income is below 80% of the Area Median Income), income eligibility determination, affordable rents and other restrictions as outlined in the agreement. The legal description for the 953 A Street property still needs to be revised. Vice Chair Kolman stated that the terms for the use restrictions (how long the properties will be encumbered) seem very restrictive, especially in comparison with the dollar amount of the grant and requested renegotiating the terms of the use restrictions, which the Executive Director gladly agreed to do. The director was seeking the board's permission for the Chairman of the Delta Housing Authority Board of Commissioners to execute the agreement once the terms of the agreement have been renegotiated. Signing of the agreement will be done digitally. After discussion, it was moved by Vice Chair Kolman and seconded by Commissioner Williams to approve Board Resolution #612-21 Adopting the Colorado Department of Local Affairs Use Covenant & Regulatory Agreement as presented and discussed. **Roll call vote:** Commissioner Williams, aye; Vice Chair Kolman, aye; and Chair Sanford, aye. Motion carried (3:0).

### **C) Authorization to Issue a Request for Proposals for Project Basing Vouchers in Delta, CO**

The Executive Director stated that housing prices and rents have been increasing in our county. Longtime senior residents on fixed incomes are particularly vulnerable to rising rents and low availability. Very few choices are available if they need to downsize or move into housing that better accommodates aging in place. Executive Director was requesting permission to issue a Request for Proposal to project-base up to eight Vouchers for seniors aged 62 and older within the city limits of Delta. After discussion, it was moved by Vice Chair Kolman and seconded by Commissioner Williams instructing the Executive Director to issue a Request for Proposal to project base up to eight Vouchers within the City limits of Delta as presented and discussed. Motion carried (3:0).

### **D) Resolution #613-21 Apply with DOLA/DOH for Grant Funding for Residences at Delta and Signatory Authority and Delegation of Signatory Authority for Residences at Delta**

The Executive Director summarized that on June 9, 2021, she approached the board via email requesting permission to apply for grant funding in the amount of \$1,000,000 with the Colorado Division of Housing (DOH) for the new Residences at Delta property and that four Commissioners responded to the request stating to move forward with the grant application and that the decision needed to be ratified. The Executive Director further requested passing a Resolution approving the application with DOH and certifying that the Executive Director has full signatory authority in regard to all contracts and corresponding documents associated with agreements entered into by the Delta Housing Authority. And, to delegate the Executive Director as the agent of Delta Housing Authority for the purpose of authorizing and signing the following: Payment Requests; Quarterly Financial Status Repots; Quarterly Project Performance Repots; and Monitoring Documents. After discussion, it was moved by Vice Chair Kolman and seconded by Commissioner Williams to approve Board Resolution #613-21 as presented and discussed. **Roll call vote:** Commissioner Williams, aye; Vice Chair Kolman, aye; and Chair Sanford, aye. Motion carried (3:0).

## 6. Executive Director Comments

The Executive Director (ED) provided the following report:

### General

- Voucher Technician resigned from her position, and we are in the process of hiring a new team member.
- ED contacted by two developers who are interested in partnering with DHA.
- The 2020 DHA audit is completed and submitted to HUD and the Clearing House.

### Public Housing Program (PHA)

- Working on our 2021 Annual Plan submissions. The public hearing is scheduled for September 8, 2021. The Resident Advisory Board meeting is scheduled for August 25, 2021. The Commissioners are invited to attend the hearing but are not required to do so.

### Housing Choice Voucher (HCV) Program:

- Working on Administrative Plan revisions for 2021
- DHA lost its last Foster Youth Initiative (FYI) Voucher. The Youth is not eligible for the voucher anymore. There are currently no FYI participants.
- Veterans Vouchers: Two Veterans are currently out searching for a unit and Victoria is planning on issuing two more vouchers soon. The difficult part is for the Veterans to find a suitable unit.

### Villas at the Bluff (VAB and VABII)

- Helping the Delta PD find residents who are interested in participating with the Neighborhood Watch program. Two tenants have signed up for the program.

### Grand Manor Apartments - USDA

- Performed annual utility analysis. We are considering requesting permission from USDA to increase the rents and utility allowances which is a long process.

### DHA-Owned Houses (6 Units)

- Remodel project: ED is waiting for the grant contract to be executed by the Delta County Board of County Commissioners and the Division of Housing (DOH). The next step for DHA is to execute a Use Covenant which is listed as a separate agenda item.
- Sale of DHA-owned units: Two tenants might be willing to relocate.

### Residences at Delta

- ED is working on the grant application for the Division of Housing with the help of TWG. A public notice will be posted in the DCI on June 23, 2021.

## 7. Correspondence

There was no correspondence.

## 8. Commissioner Comments

No comments were made.

Chair Sanford adjourned the meeting at 4:38 p.m.

Respectfully submitted

\_\_\_\_\_  
Ute Jantz, Secretary of the Board

\_\_\_\_\_  
Chair/Vice Chair DHA Board of Commissioners

**Upcoming Board Meetings:**

Annual Board Meeting

July 28, 2021 at 3:30 pm

Regular Board Meeting

August 25, 2021 at 3:30 pm

Regular Board Meeting

September 22, 2021 at 3:30 p.m.

**Delta Housing Authority  
Board Financial Summary  
June 2021**

<b>Budget worksheets</b>	<b>PHA</b>	<b>RD</b>	<b>AH</b>	<b>Voucher</b>	<b>Villas I</b>	<b>Villas II</b>
YTD Receipts over (under) expenditures	56,534	5,907	4,763	94,090	33,387	22,216
Page No	3	7	10	12	18	21

**Overall Comments**

All the above programs overall look great and within budget. Audit fees and property insurance premiums were paid in June which include all programs, except Villas I and Villas II.

**PHA**

This program looks good and within budget.

**Capital Funds Program**

Spending for the 2019 grant is complete. Expenditures for the 2020 Capital Fund Program have started with \$50,786 already used.

**Rural Development**

USDA (RD) is requiring DHA to spend money remaining in our operating checking account on capital improvements. On page 5 you'll notice two income lines called "RD Required Reduction...". These two lines agree with page 7 lines 7520.R and 7540.R. These funds represent the amounts spent from available operating account reserves.

**Affordable Housing**

This program looks good and within budget.

**Voucher**

The HUD COVID-19 Operating Subsidy amount allocated to 2021 is \$52,365.

**Villas at the Bluff**

This program looks good and within budget. Flooring was replaced in one unit.

**Villas at the Bluff II**

This program looks good and within budget.

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>PUBLIC HOUSING</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>OPERATING RECEIPTS:</b>					
3110	DWELLING RENT	218,428	17,563	111,692	218,000	51.2%
3120	EXCESS UTILITIES	4,080	198	980	4,500	21.8%
3190	NONDWELLING RENTAL	6,430			7,320	0.0%
	<b>TOTAL RENTAL INCOME</b>	<b>228,938</b>	<b>17,761</b>	<b>112,672</b>	<b>229,820</b>	<b>49.0%</b>
3002	CAPITAL PROJECT FUND GRANT (DESIGNATED AS OPERATING) CFP DESIGNATED - PROCUREMENT, SOW, DAVIS BACON - 1410	24,519		39,049	66,000	59.2%
3115	OPERATING SUBSIDY	195,202	19,241	109,661	200,000	54.8%
	OPERATING SUBSIDY - COVID-19	30,044				
3610	INTEREST INCOME	43	3	20	43	46.5%
3690	LATE CHARGES (TENANT)	990	410	410	800	51.3%
3690.1	MISCELLANEOUS INCOME	3,626		755	1,000	75.5%
	TRANSFER IN FROM RESERVE - ADA REMODEL					
	<b>TOTAL OPERATING INCOME</b>	<b>483,362</b>	<b>37,415</b>	<b>262,567</b>	<b>514,663</b>	<b>51.0%</b>
	<b>OPERATING EXPENDITURES - ADMINISTRATION:</b>					
4110	ADMINISTRATIVE SALARIES	126,011	11,061	59,683	144,974	41.2%
4110.1	ADMINISTRATIVE - TEMP STAFFING					
4130	LEGAL EXPENSE	3,076	418	497	8,000	6.2%
4140	STAFF TRAINING	2,629	390	1,024	7,000	14.6%
4150	TRAVEL	80			5,000	0.0%
4170	ACCOUNTING FEES	12,752	1,031	6,188	12,737	48.6%
4171	AUDITING FEES	4,851	5,000	5,000	5,094	98.2%
4190	SUNDRY - OFFICE SUPPLIES	4,807	115	727	3,500	20.8%
4190.1	SUNDRY - OFFICE FURNITURE AND EQUIPMENT	3,232		57	500	11.4%
4190.2	SUNDRY - ADVERTISING	165		19	550	3.5%
4190.3	SUNDRY - TELEPHONE AND ANSWERING SERVICE	1,306	74	429	1,545	27.8%
4190.4	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	12,552	452	3,439	12,000	28.7%
4190.42	SUNDRY- OPERATIONAL SOFTWARE	5,601		5,640	6,000	94.0%

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>PUBLIC HOUSING</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	TOTAL ADMINISTRATIVE EXPENSE	177,062	18,541	82,703	206,900	40.0%
	<b>UTILITIES:</b>					
4310	WATER	7,819	440	2,584	8,560	30.2%
4320	ELECTRICITY	16,369	1,248	7,674	16,800	45.7%
4330	GAS	10,277		6,912	11,900	58.1%
4340	SANITATION (TRASH)	6,572	484	3,153	7,000	45.0%
4390	OTHER UTILITIES EXPENSE (SEWER)	10,786	882	5,197	11,200	46.4%
	TOTAL UTILITIES EXPENSE	51,823	3,054	25,520	55,460	46.0%
	<b>ORDINARY MAINTENANCE AND OPERATION:</b>					
4410	LABOR	91,305	5,558	38,274	87,489	43.7%
4420	SUPPLIES	17,184	2,090	6,513	20,000	32.6%
4430	CONTRACTS	19,365	1,074	10,697	25,000	42.8%
4430.1	TEMPORARY EMPLOYMENT CONTRACTS	8,680		8,673	5,000	173.5%
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSE	136,534	8,722	64,157	137,489	46.7%
	<b>GENERAL EXPENSE:</b>					
4510	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	3,999	397	2,240	3,596	62.3%
4510.1	INSURANCE - PROPERTY	12,383	3,175	6,334	12,661	50.0%
4510.2	INSURANCE - AUTO	1,652		1,657	1,735	95.5%
4540	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX	17,063	1,281	7,635	17,781	42.9%
4540.1	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	29,261	2,220	13,340	38,582	34.6%
4540.2	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	3,978			3,564	0.0%
4540.3	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	5,273	335	2,028	6,807	29.8%
4590	OTHER GENERAL EXPENSE	1,023		419	1,600	26.2%
	TOTAL GENERAL EXPENSE	74,632	7,408	33,653	86,326	39.0%
	<b>TOTAL OPERATING EXPENSE</b>	<b>440,051</b>	<b>37,725</b>	<b>206,033</b>	<b>486,175</b>	<b>42.4%</b>

SEE ACCOUNTANT'S REPORT



DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>PUBLIC HOUSING</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>NONROUTINE EXPENDITURES:</b>					
7520	REPLACEMENT / NONEXPENDABLE EQUIPMENT	5,568			2,500	0.0%
7540	PROPERTY BETTERMENTS AND ADDITIONS				2,000	
	EXTRAORDINARY - TENANT HOTEL - WATER DAMAGE TO PHA UNIT				1,000	
	<b>TOTAL NONROUTINE EXPENDITURES</b>	<b>5,568</b>	<b>0</b>	<b>0</b>	<b>5,500</b>	<b>0.0%</b>
	<b>TOTAL OPERATING EXPENDITURES</b>	<b>445,619</b>	<b>37,725</b>	<b>206,033</b>	<b>491,675</b>	<b>41.9%</b>
	<b>TOTAL REVENUES</b>	<b>483,362</b>	<b>37,415</b>	<b>262,567</b>	<b>514,663</b>	
	<b>TOTAL EXPENDITURES</b>	<b>445,619</b>	<b>37,725</b>	<b>206,033</b>	<b>491,675</b>	
	<b>RECEIPTS OVER (UNDER) EXPENDITURES</b>	<b>37,743</b>	<b>(310)</b>	<b>56,534</b>	<b>22,988</b>	

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

CAPITAL FUNDS		GRANT #19	GRANT #19	GRANT #20	GRANT #20	GRANT #21	GRANT #21
ACCT #	DESCRIPTION	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL
	CAPITAL GRANT PROCEEDS	191,355	191,355	207,741	50,786	216,220	
	<b>TOTAL GRANT PROCEEDS</b>	<b>191,355</b>	<b>191,355</b>	<b>207,741</b>	<b>50,786</b>	<b>216,220</b>	<b>0</b>
0100	RESERVED BUDGET			1,500		-	
1406	OPERATIONS (WILL BE TRANSFERRED TO PHA DESIGNATED FOR OPERATING)	39,049	39,049	55,935		68,000	
1408	MANAGEMENT IMPROVEMENT	122	122	4,900		4,900	
1410	ADMINISTRATION			14,000		10,580	
1430	FEES AND COSTS NEW CATEGORIES IN 2019						
1450	SITE IMPROVEMENT Sewer Repairs Begin to replace PHA lawns with zeroscaping						
1460	DWELLING UNITS Insulation in PHA Units ADA Renovations to 612 Hastings and 1053 Palmer ADA Renovations to Second Units in a four year program						
1465	DWELLING EQUIPMENT Air Conditioners/Appliances for PHA Units Renovations to Utility Doors and Returns Air Venting Begin to replace PHA Units with new Appliances - 4 year program						
1470	NONDWELLING STRUCTURES						
1475	NONDWELLING EQUIPMENT		-		-		-
1480	GENERAL CAPITAL ACTIVITY	152,184	152,184	131,406	50,786	132,740	
1502	CONTINGENCY						
	<b>TOTAL EXPENDITURES</b>	<b>191,355</b>	<b>191,355</b>	<b>207,741</b>	<b>50,786</b>	<b>216,220</b>	<b>0</b>
	<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	UNSPENT BALANCE		0		156,955		216,220

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>RURAL DEVELOPMENT</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>OPERATING RECEIPTS:</b>					
3110.F	DWELLING RENT	17,482	1,688	9,398	18,070	52.0%
3120.2F	EXCESS ELECTRIC	195			195	
3310.F	RENTAL SUBSIDY	34,502	2,859	17,230	37,800	45.6%
3315.F	OVERAGE / SURCHARGE	(425)			(170)	0.0%
	<b>TOTAL RENTAL INCOME</b>	<b>51,754</b>	<b>4,547</b>	<b>26,628</b>	<b>55,895</b>	<b>47.6%</b>
3610.R	INTEREST INCOME					
3690.1F	TENANTS CHARGES - LATE FEES		30	30		
3690.4R	MISCELLANEOUS INCOME	318		10		
	TRANSFER IN FROM CAPITAL RESERVES					
7520.R	RD REQUIRED REDUCTION OF OPERATING CASH FROM PRIOR YEARS	23		8,196	10,000	82.0%
7540.R	RD REQUIRED REDUCTION OF OPERATING CASH FROM PRIOR YEARS	27,594		311	16,000	1.9%
	<b>TOTAL OPERATING INCOME</b>	<b>79,689</b>	<b>4,577</b>	<b>35,175</b>	<b>81,895</b>	<b>43.0%</b>
	<b>OPERATING EXPENDITURES - ADMINISTRATION:</b>					
4110.R	ADMINISTRATIVE SALARIES	5,956	465	2,811	6,100	46.1%
	MANAGEMENT FEE	7,680	640	3,840	7,680	50.0%
	ASSET MANAGEMENT FEE / RETURN TO OWNER					
4130.R	LEGAL EXPENSE	71	622	635	500	127.0%
4140.R	STAFF TRAINING	9		18	900	2.0%
4150.R	TRAVEL				500	0.0%
4170.R	ACCOUNTING FEES					
4171.R	AUDITING FEES	582	600	600	605	99.2%
4190.1R	SUNDRY - OFFICE FURNITURE AND EQUIPMENT					
4190.2R	SUNDRY - ADVERTISING	178		5	190	2.6%
4190.3R	SUNDRY - TELEPHONE AND ANSWERING SERVICE					
4190.42R	SUNDRY - OPERATIONAL SOFTWARE					
4190.4R	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	997	13	177	1,000	17.7%
4190.R	SUNDRY - OFFICE SUPPLIES					
	<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>15,473</b>	<b>2,340</b>	<b>8,086</b>	<b>17,475</b>	<b>46.3%</b>

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>RURAL DEVELOPMENT</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>UTILITIES:</b>					
4310.R	WATER	2,126	199	1,082	1,902	56.9%
4320.R	ELECTRICITY	870	48	313	980	31.9%
4330.R	GAS					
4340.R	SANITATION (TRASH)	1,477	126	770	1,671	46.1%
4390.R	OTHER UTILITIES EXPENSE (SEWER)	3,009	251	1,505	3,400	44.3%
	<b>TOTAL UTILITIES EXPENSE</b>	<b>7,482</b>	<b>624</b>	<b>3,670</b>	<b>7,953</b>	<b>46.1%</b>
	<b>ORDINARY MAINTENANCE AND OPERATION:</b>					
4410.R	LABOR	7,449	475	2,722	5,758	47.3%
4420.R	SUPPLIES	1,620	152	853	2,100	40.6%
4430.R	CONTRACTS	1,664	652	1,797	5,000	35.9%
4430.1R	TEMPORARY EMPLOYMENT CONTRACTS					
	<b>TOTAL ORDINARY MAINTENANCE &amp; OPERATION EXPENSE</b>	<b>10,733</b>	<b>1,279</b>	<b>5,372</b>	<b>12,858</b>	<b>41.8%</b>
	<b>GENERAL EXPENSE:</b>					
4510.1R	INSURANCE - PROPERTY	2,112	36	2,106	2,141	98.4%
4510.2R	INSURANCE - AUTO					
4510.R	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	510	46	476	754	63.1%
4540.1R	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	2,369	141	566	2,363	24.0%
4540.2R	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	306			249	0.0%
4540.3R	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	235	5	57	335	17.0%
4540.R	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX	1,053	71	428	907	47.2%
	RD BUDGET DIFFERENTIAL FOR EMPLOYEE BENEFITS					
4590.R	OTHER GENERAL EXPENSE					
	<b>TOTAL GENERAL EXPENSE</b>	<b>6,585</b>	<b>299</b>	<b>3,633</b>	<b>6,749</b>	<b>53.8%</b>
	<b>TOTAL OPERATING EXPENSE</b>	<b>40,273</b>	<b>4,542</b>	<b>20,761</b>	<b>45,035</b>	<b>46.1%</b>

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>RURAL DEVELOPMENT</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>NONROUTINE EXPENDITURES:</b>					
7520.R	REPLACEMENT / NONEXPENDABLE EQUIPMENT	23		8,196	10,000	82.0%
7540.R	PROPERTY BETTERMENTS AND ADDITIONS	27,594		311	16,000	1.9%
	RURAL DEVELOPMENT DEBT PAYMENT	6,120			6,120	0.0%
	<b>TOTAL NONROUTINE EXPENDITURES</b>	<b>33,737</b>	<b>0</b>	<b>8,507</b>	<b>32,120</b>	<b>26.5%</b>
	<b>TOTAL OPERATING EXPENDITURES</b>	<b>74,010</b>	<b>4,542</b>	<b>29,268</b>	<b>77,155</b>	<b>37.9%</b>
	<b>TOTAL REVENUES</b>	<b>79,689</b>	<b>4,577</b>	<b>35,175</b>	<b>81,895</b>	
	<b>TOTAL EXPENDITURES</b>	<b>74,010</b>	<b>4,542</b>	<b>29,268</b>	<b>77,155</b>	
	<b>RECEIPTS OVER (UNDER) EXPENDITURES</b>	<b>5,679</b>	<b>35</b>	<b>5,907</b>	<b>4,740</b>	

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>AFFORDABLE HOUSING</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>OPERATING RECEIPTS:</b>					
3110.S	DWELLING RENT	40,576	3,168	21,056	25,000	84.2%
3120.S	EXCESS UTILITIES					
	<b>TOTAL RENTAL INCOME</b>	<b>40,576</b>	<b>3,168</b>	<b>21,056</b>	<b>25,000</b>	<b>84.2%</b>
3115.S	GRANT INCOME				95,500	
	MANAGEMENT FEE INCOME - VAB (8% OF RENTAL INCOME)	28,953	2,457	14,340	29,024	49.4%
	MANAGEMENT FEE INCOME - VABII (8% OF RENTAL INCOME)	17,215	1,438	8,414	17,094	49.2%
	MANAGEMENT FEE INCOME - RD (GRAND MANOR) (\$7,680 ANNUAL)	7,680	640	3,840	7,680	50.0%
	INCOME FROM DIV OF HOUSING (REHAB PROGRAM) THROUGH 4/30/20	30,052				
	TRANSFER IN FROM RESERVES FOR UNIT REMODELS				15,000	
3610.S	INTEREST ON GENERAL FUND INVESTMENTS	2				
3690.S	OTHER INCOME	790	25	25	30	
5999.1S	PROPERTY SALE PROCEEDS (CASH RECEIVED)					
	LOAN SERVICING INCOME FROM HOUSING REHAB	1,275				
	SALE OF DHA-OWNED UNITS				180,000	
	<b>TOTAL OPERATING INCOME</b>	<b>126,543</b>	<b>7,728</b>	<b>47,675</b>	<b>369,328</b>	<b>12.9%</b>
	<b>OPERATING EXPENDITURES - ADMINISTRATION:</b>					
4110.S	ADMINISTRATIVE SALARIES	71,454	3,780	22,060	48,553	45.4%
4130.S	LEGAL EXPENSE	2,834	2	1,760	8,900	19.8%
4140.S	STAFF TRAINING	180	75	93	800	11.6%
4150.S	TRAVEL	15	34	34	500	6.8%
4170.S	ACCOUNTING FEES	1,005	76	458	1,056	43.4%
4171.S	AUDITING FEES	291	300	300	300	100.0%
4190.1S	SUNDRY - OFFICE FURNITURE AND EQUIPMENT				50	0.0%
4190.2S	SUNDRY - ADVERTISING	7	19	23	50	46.0%
4190.3S	SUNDRY - TELEPHONE AND ANSWERING SERVICE	251	14	83	300	27.7%
4190.42S	SUNDRY - OPERATIONAL SOFTWARE	2,113		2,083	2,400	86.8%
4190.4S	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	1,807	49	657	1,700	38.6%
4190.S	SUNDRY - OFFICE SUPPLIES	777	23	95	700	13.6%
	<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>80,734</b>	<b>4,372</b>	<b>27,646</b>	<b>65,309</b>	<b>42.3%</b>
	<b>UTILITIES:</b>					
4310.S	WATER	81	1	3	200	1.5%
4320.S	ELECTRICITY	175	19	126	206	61.2%

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>AFFORDABLE HOUSING</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
4330.S	GAS	15			315	0.0%
4340.S	SANITATION (TRASH)	132	1	63	206	30.6%
4390.S	OTHER UTILITIES EXPENSE (SEWER)	77	1	3	258	1.2%
	<b>TOTAL UTILITIES EXPENSE</b>	<b>480</b>	<b>22</b>	<b>195</b>	<b>1,185</b>	<b>16.5%</b>
	<b>ORDINARY MAINTENANCE AND OPERATION:</b>					
4410.S	LABOR	4,382	203	2,400	5,543	43.3%
4420.S	SUPPLIES	2,336	123	689	6,000	11.5%
4430.S	CONTRACTS	1,846		682	6,000	11.4%
4430.1S	TEMPORARY EMPLOYMENT CONTRACTS					
	<b>TOTAL ORDINARY MAINTENANCE &amp; OPERATION EXPENSE</b>	<b>8,564</b>	<b>326</b>	<b>3,771</b>	<b>17,543</b>	<b>21.5%</b>
	<b>GENERAL EXPENSE:</b>					
4510.1S	INSURANCE - PROPERTY	1,251	328	655	850	77.1%
4510.2S	INSURANCE - AUTO	318		319	334	95.5%
4510.S	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	302	31	176	329	53.5%
4540.1S	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	9,643	464	2,824	8,471	33.3%
4540.2S	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	153			166	0.0%
4540.3S	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	2,196	114	692	1,602	43.2%
4540.S	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX	5,883	307	1,905	4,138	46.0%
4590.S	OTHER GENERAL EXPENSE	744		150	500	30.0%
8750.S	REIMBURSEMENT TO OTHER FUNDS	2,471				
	<b>TOTAL GENERAL EXPENSE</b>	<b>22,961</b>	<b>1,244</b>	<b>6,721</b>	<b>16,390</b>	<b>41.0%</b>
	<b>TOTAL ROUTINE EXPENSE</b>	<b>112,739</b>	<b>5,964</b>	<b>38,333</b>	<b>100,427</b>	<b>38.2%</b>
	<b>NONROUTINE EXPENDITURES:</b>					
7520.S	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	14			1,000	0.0%
7540.S	PROPERTY BETTERMENTS AND ADDITIONS	1,866		4,579	20,000	22.9%
	DHA-OWNED UNITS - SALE-RELATED EXPENSES				20,000	
	PROPERTY BETTERMENTS AND ADDITIONS - CDBG				95,500	
	<b>TOTAL NONROUTINE EXPENDITURES</b>	<b>1,880</b>	<b>0</b>	<b>4,579</b>	<b>136,500</b>	<b>3.4%</b>

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>AFFORDABLE HOUSING</b>						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	TOTAL OPERATING EXPENDITURES	114,619	5,964	42,912	236,927	18.1%
	<b>TOTAL REVENUES</b>	<b>126,543</b>	<b>7,728</b>	<b>47,675</b>	<b>369,328</b>	
	<b>TOTAL EXPENDITURES</b>	<b>114,619</b>	<b>5,964</b>	<b>42,912</b>	<b>236,927</b>	
	<b>RECEIPTS OVER (UNDER) EXPENDITURES</b>	<b>11,924</b>	<b>1,764</b>	<b>4,763</b>	<b>132,401</b>	

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VOUCHER						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>OPERATING RECEIPTS:</b>					
2840	HUD SUBSIDY - HAP	1,171,374	105,177	622,578	1,182,427	52.7%
2840.1V	HUD SUBSIDY- ADMIN FEE	231,575	19,603	126,148	226,000	55.8%
	HUD SUBSIDY- ADMIN FEE - COVID-19 - TOTAL RECEIVED \$102,365	50,000		52,365	52,365	100.0%
	\$50,000 FOR 2020 & \$52,365 FOR 2021					
	<b>TOTAL RENTAL INCOME</b>	<b>1,452,949</b>	<b>124,780</b>	<b>801,091</b>	<b>1,460,792</b>	<b>54.8%</b>
3610.V	INTEREST INCOME	40	3	18	37	48.6%
3690.V	OTHER INCOME					
3300.V	INCOMING PORT ADMIN FEE (80% OF INITIAL PHA'S ADMIN FEE)				200	
4715.2	FRAUD RECOVERY	1,791	1,110	3,186	1,500	212.4%
	TRANSFER IN FROM HAP EQUITY RESERVES (NRP) - PRIOR YEAR ONLY					
	PROJECTED HAP NEGATIVE EQUITY AT 12/31/17 (\$57,291)					
	<b>TOTAL OPERATING INCOME</b>	<b>1,454,780</b>	<b>125,893</b>	<b>804,295</b>	<b>1,462,529</b>	<b>55.0%</b>
	<b>OPERATING EXPENDITURES - ADMINISTRATION</b>					
4110.V	ADMINISTRATIVE SALARIES	111,961	8,870	56,099	132,550	42.3%
4110.1V	ADMINISTRATIVE - TEMP STAFFING					
4130.V	LEGAL EXPENSE	1,060	41	113	2,500	4.5%
4140.V	STAFF TRAINING	4,648	540	1,246	6,000	20.8%
4150.V	TRAVEL	139			4,000	0.0%
4170.V	ACCOUNTING FEES	14,183	1,146	6,876	14,174	48.5%
4171.V	AUDITING FEES	3,978	4,100	4,100	4,177	98.2%
4190.1V	SUNDRY - OFFICE FURNITURE AND EQUIPMENT				900	0.0%
4190.2V	SUNDRY - ADVERTISING	190	500	500	700	71.4%
4190.3V	SUNDRY - TELEPHONE AND ANSWERING SERVICE	1,808	102	595	2,060	28.9%
4190.42V	SUNDRY - OPERATIONAL SOFTWARE	6,994		7,011	7,000	100.2%
4190.4V	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	14,111	787	4,430	12,800	34.6%
4190.V	SUNDRY - OFFICE SUPPLIES	5,291	367	1,388	3,800	36.5%
	<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>164,363</b>	<b>16,453</b>	<b>82,358</b>	<b>190,661</b>	<b>43.2%</b>
	<b>UTILITIES:</b>					
4310.V	WATER	276	9	56	248	22.6%
4320.V	ELECTRICITY	1,068	67	655	1,485	44.1%
4340.V	SANITATION (TRASH)	117	10	60	148	40.5%
4390.V	OTHER UTILITIES EXPENSE (SEWER)	108	9	54	138	39.1%
	<b>TOTAL UTILITIES EXPENSE</b>	<b>1,569</b>	<b>95</b>	<b>825</b>	<b>2,019</b>	<b>40.9%</b>

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VOUCHER						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>ORDINARY MAINTENANCE AND OPERATION:</b>					
4410.V	LABOR					
4420.V	SUPPLIES	71		44	300	14.7%
4430.V	CONTRACTS	227		73	1,000	7.3%
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSES	298	0	117	1,300	9.0%
	<b>GENERAL EXPENSE:</b>					
4510.1V	INSURANCE - PROPERTY	410	109	218	362	60.2%
4510.2V	INSURANCE - AUTO	2,287		2,295	2,401	95.6%
4510.V	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	4,251	550	3,102	5,018	61.8%
4540.1V	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	10,260	701	4,111	18,837	21.8%
4540.2V	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	2,142			1,906	0.0%
4540.3V	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	3,163	255	1,627	3,977	40.9%
4540.V	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX	8,779	688	4,359	10,140	43.0%
4590.1V	OTHER GENERAL EXPENSE - OUTGOING PORT ADMIN FEE (80% x \$61.50 x # UNITS OUTGOING)				1,400	0.0%
4590.V	OTHER GENERAL EXPENSE	422		157	1,200	13.1%
	TOTAL GENERAL EXPENSE	31,714	2,303	15,869	45,241	35.1%
4715	HOUSING ASSISTANCE PAYMENTS	1,170,567	100,443	605,706	1,170,603	51.7%
4715.1	UTILITIES REIMBURSEMENT	10,156	969	5,240	11,824	44.3%
	TOTAL HOUSING ASSISTANCE PAYMENTS	1,180,723	101,412	610,946	1,182,427	51.7%
	TOTAL ROUTINE EXPENSE	1,378,667	120,263	710,115	1,421,648	50.0%
	<b>NONROUTINE EXPENDITURES:</b>					
7520.V	REPLACEMENT OF NONEXPENDABLE EQUIPMENT			90	3,000	3.0%
7540.V	PROPERTY BETTERMENTS AND ADDITIONS					
	TOTAL NONROUTINE EXPENDITURES	0	0	90	3,000	0.0%
	TOTAL OPERATING EXPENDITURES	1,378,667	120,263	710,205	1,424,648	49.9%
	<b>TOTAL REVENUES</b>	<b>1,454,780</b>	<b>125,893</b>	<b>804,295</b>	<b>1,462,529</b>	
	<b>TOTAL EXPENDITURES</b>	<b>1,378,667</b>	<b>120,263</b>	<b>710,205</b>	<b>1,424,648</b>	
	<b>RECEIPTS OVER (UNDER) EXPENDITURES</b>	<b>76,113</b>	<b>5,630</b>	<b>94,090</b>	<b>37,881</b>	

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>VOUCHER EQUITY</b>				
ACCT #	DESCRIPTION	HAP	Admin Fee	2021 YTD
<b>OPERATING RECEIPTS:</b>				
2840	HUD SUBSIDY - HAP	622,578		622,578
2840.1V	HUD SUBSIDY- ADMIN FEE		126,148	126,148
	HUD SUBSIDY- ADMIN FEE - COVID-19 - TOTAL RECEIVED \$102,365 \$50,000 FOR 2020 & \$52,365 FOR 2021		52,365	52,365
	<b>TOTAL RENTAL INCOME</b>	<b>622,578</b>	<b>178,513</b>	<b>801,091</b>
3610.V	INTEREST INCOME		18	18
3690.V	OTHER INCOME			0
3300.V	INCOMING PORT ADMIN FEE (80% OF INITIAL PHA'S ADMIN FEE)			0
4715.2	FRAUD RECOVERY	1,593	1,593	3,186
				0
	TRANSFER IN FROM HAP EQUITY RESERVES (NRP) - PRIOR YEAR ONLY PROJECTED HAP NEGATIVE EQUITY AT 12/31/17 (\$57,291)			
	<b>TOTAL OPERATING INCOME</b>	<b>624,171</b>	<b>180,124</b>	<b>804,295</b>
<b>OPERATING EXPENDITURES - ADMINISTRATION</b>				
4110.V	ADMINISTRATIVE SALARIES		56,099	56,099
4110.1V	ADMINISTRATIVE - TEMP STAFFING			0
4130.V	LEGAL EXPENSE		113	113
4140.V	STAFF TRAINING		1,246	1,246
4150.V	TRAVEL			0
4170.V	ACCOUNTING FEES		6,876	6,876
4171.V	AUDITING FEES		4,100	4,100
4190.1V	SUNDRY - OFFICE FURNITURE AND EQUIPMENT			0
4190.2V	SUNDRY - ADVERTISING		500	500
4190.3V	SUNDRY - TELEPHONE AND ANSWERING SERVICE		595	595
4190.42V	SUNDRY - OPERATIONAL SOFTWARE		7,011	7,011
4190.4V	SUNDRY- OTHER ADMINISTRATIVE EXPENSES		4,430	4,430
4190.V	SUNDRY - OFFICE SUPPLIES		1,388	1,388

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>VOUCHER EQUITY</b>				
ACCT #	DESCRIPTION	HAP	Admin Fee	2021 YTD
	TOTAL ADMINISTRATIVE EXPENSE	0	82,358	82,358
	<b>UTILITIES:</b>			
4310.V	WATER		56	56
4320.V	ELECTRICITY		655	655
4340.V	SANITATION (TRASH)		60	60
4390.V	OTHER UTILITIES EXPENSE (SEWER)		54	54
	TOTAL UTILITIES EXPENSE	0	825	825
	<b>ORDINARY MAINTENANCE AND OPERATION:</b>			
4410.V	LABOR			
4420.V	SUPPLIES		44	
4430.V	CONTRACTS		73	73
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSES	0	117	117
	<b>GENERAL EXPENSE:</b>			
4510.1V	INSURANCE - PROPERTY		218	218
4510.2V	INSURANCE - AUTO		2,295	2,295
4510.V	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE		3,102	3,102
4540.1V	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE		4,111	4,111
4540.2V	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE			0
4540.3V	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS		1,627	1,627
4540.V	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX		4,359	4,359
4590.1V	OTHER GENERAL EXPENSE - OUTGOING PORT ADMIN FEE (80% x \$61.50 x # UNITS OUTGOING)			0
4590.V	OTHER GENERAL EXPENSE		157	157
	TOTAL GENERAL EXPENSE	0	15,869	15,869

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

<b>VOUCHER EQUITY</b>				
ACCT #	DESCRIPTION	HAP	Admin Fee	2021 YTD
4715	HOUSING ASSISTANCE PAYMENTS	605,706		605,706
4715.1	UTILITIES REIMBURSEMENT	5,240		5,240
	<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>610,946</b>	<b>0</b>	<b>610,946</b>
				<b>0</b>
	<b>TOTAL ROUTINE EXPENSE</b>	<b>610,946</b>	<b>99,169</b>	<b>710,115</b>
	<b>NONROUTINE EXPENDITURES:</b>			
7520.V	REPLACEMENT OF NONEXPENDABLE EQUIPMENT		90	90
7540.V	PROPERTY BETTERMENTS AND ADDITIONS			0
	<b>TOTAL NONROUTINE EXPENDITURES</b>	<b>0</b>	<b>90</b>	<b>90</b>
	<b>TOTAL OPERATING EXPENDITURES</b>	<b>610,946</b>	<b>99,259</b>	<b>710,205</b>
	<b>TOTAL REVENUES</b>	<b>624,171</b>	<b>180,124</b>	<b>804,295</b>
	<b>TOTAL EXPENDITURES</b>	<b>610,946</b>	<b>99,259</b>	<b>710,205</b>
	<b>RECEIPTS OVER (UNDER) EXPENDITURES</b>	<b>13,225</b>	<b>80,865</b>	<b>94,090</b>

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VILLAS AT THE BLUFF						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>OPERATING RECEIPTS:</b>					
3110.VAB	TENANT RENT - GROSS POTENTIAL	361,918	30,710	179,246	362,800	49.4%
	TOTAL RENTAL INCOME	361,918	30,710	179,246	362,800	49.4%
	<b>OTHER REVENUES</b>					
3610.VAB	INTEREST REVENUE	608	14	81	800	10.1%
3611.VAB	REPLACEMENT RESERVE - INTEREST	503	14	77	705	10.9%
3691.VAB	NSF AND LATE CHARGES	800	420	420	700	60.0%
3692.VAB	DAMAGE AND CLEANING FEES	5,213	290	517	3,000	17.2%
3690.VAB	OTHER REVENUE	1,998	42	736	2,200	33.5%
	TRANSFER IN FROM RESERVES					
	OTHER REVENUES	9,122	780	1,831	7,405	24.7%
	TOTAL SALES	371,040	31,490	181,077	370,205	48.9%
	<b>ADMINISTRATIVE</b>					
4111.VAB	MANAGER OR SUPERINTENDENT SALARIES	17,286	1,580	9,615	22,694	42.4%
4113.VAB	MANAGEMENT FEE	28,953	2,457	14,340	29,024	49.4%
4114.VAB	ASSET MANAGEMENT FEE	6,451			6,263	0.0%
4115.VAB	WINDSOR COMPLIANCE FEES	3,661	300	1,803	3,500	51.5%
4116.VAB	PARTNERSHIP MANAGEMENT FEE					
4130.VAB	LEGAL EXPENSE	2,817	19	68	6,000	1.1%
4140.VAB	CONVENTIONS AND MEETINGS (STAFF TRAINING)	910	255	857	1,000	85.7%
4150.VAB	TRAVEL				900	
4170.VAB	ACCOUNTING FEES	9,864	802	4,813	9,823	49.0%
4171.VAB	AUDITING FEES	8,500		8,500	8,750	97.1%
4190.1VAB	OFFICE FURNITURE AND EQUIPMENT				400	0.0%
4190.2VAB	SUNDRY-ADVERTISING	340		10	450	2.2%
4190.3VAB	SUNDRY-TELEPHONE & ANSWERING SERVICE	854	48	281	875	32.1%
4190.42VAB	SUNDRY-OPERATIONAL SOFTWARE TENMAST	3,662		3,688	4,500	82.0%
4190.4VAB	SUNDRY-OTHER ADMINISTRATIVE EXPENSES	3,611	36	1,883	3,880	48.5%
4190.VAB	SUNDRY-OFFICE SUPPLIES	2,580	188	622	1,500	41.5%

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DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VILLAS AT THE BLUFF						
ACCT	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
4194.VAB	CRIMINAL BACKGROUND INVESTIGATION	453		77	500	15.4%
	TOTAL ADMINISTRATIVE	89,942	5,685	46,557	100,059	46.5%
	<b>UTILITIES</b>					
4310.VAB	WATER	11,092	989	4,110	11,807	34.8%
4320.VAB	ELECTRICITY	5,582	466	1,892	8,537	22.2%
4340.VAB	GARBAGE & TRASH REMOVAL	7,802	1,004	5,372	7,000	76.7%
4390.VAB	SEWER	14,451	1,204	7,226	14,878	48.6%
	TOTAL UTILITIES	38,927	3,663	18,600	42,222	44.1%
	<b>OPERATING &amp; MAINTENANCE</b>					
4410.VAB	MAINTENANCE-LABOR	22,419	2,758	9,288	23,722	39.2%
4420.VAB	MAINTENANCE-SUPPLIES	8,876	806	2,920	8,500	34.4%
4430.1VAB	MAINT CONTRACT-SOS EMPLOYMENT CONTRACT	298		1,356	1,000	135.6%
4430.VAB	MAINTENANCE/CONTRACTS	10,585	1,437	5,463	12,000	45.5%
4432.VAB	CLEANING	2,735	290	475	3,200	14.8%
4433.VAB	LANDSCAPING CONTRACTS	7,958		150	6,500	2.3%
4436.VAB	ALARM	3,534		2,218	2,000	110.9%
7520.VAB	REPLACEMENT / NONEXPENDABLE EQUIPMENT	4,111		1,075	15,000	7.2%
	TOTAL OPERATING & MAINTENANCE	60,516	5,291	22,945	71,922	31.9%
	<b>TAXES &amp; INSURANCE</b>					
4510.1VAB	INSURANCE - PROPERTY					
4510.2VAB	INSURANCE - AUTO	1,080		1,084	1,112	97.5%
4510.VAB	INSURANCE-LIABILITY & DIRECTOR'S INS	2,009	260	1,467	2,250	65.2%
4540.1VAB	EMPLOYEE BENEFIT CONT - HEALTH INSURANCE	5,698	436	2,816	7,502	37.5%
4540.2VAB	EMPLOYEE BENEFIT CONT - WORK COMP INSURANCE	535			497	0.0%
4540.3VAB	EMPLOYEE BENEFIT CONT - EMPLOYER IRA CONT	224	45	316	911	34.7%
4540.VAB	EMPLOYEE BENEFIT CONT - PAYROLL TAXES	3,139	339	1,473	3,551	41.5%
4590.VAB	OTHER GENERAL EXPENSES	311		152	400	38.0%
	<b>FINANCIAL EXPENSES</b>	12,996	1,080	7,308	16,223	45.0%

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VILLAS AT THE BLUFF						
ACCT	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
8800.VAB	INTEREST EXPENSE	84,790	6,898	41,613	85,000	49.0%
7540.VAB	PROPERTY BETTERMENT / ADDITIONS	16,332	1,407	10,667	35,000	30.5%
	TOTAL FINANCIAL EXPENSES	101,122	8,305	52,280	120,000	43.6%
	TOTAL EXPENSES	303,503	24,024	147,690	350,426	42.1%
	OPERATING PROFIT	67,537	7,466	33,387	19,779	168.8%

SEE ACCOUNTANT'S REPORT



DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VILLAS AT THE BLUFF II						
ACCT #	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>OPERATING RECEIPTS:</b>					
3110.VAB	TENANT RENT - GROSS POTENTIAL	213,455	17,977	105,177	213,684	49.2%
	TOTAL RENTAL INCOME	213,455	17,977	105,177	213,684	49.2%
	<b>OTHER REVENUES</b>					
3610.VAB	INTEREST REVENUE	140	12	68	150	45.3%
3611.VAB	REPLACEMENT RESERVE - INTEREST	172	5	29	183	15.8%
3691.VAB	NSF AND LATE CHARGES	925	420	420	850	49.4%
3692.VAB	DAMAGE AND CLEANING FEES	3,930		1,901	2,500	76.0%
3690.VAB	OTHER REVENUE	6,182		881	1,500	58.7%
	OTHER REVENUES	11,349	437	3,299	5,183	63.7%
	TOTAL SALES	224,804	18,414	108,476	218,867	49.6%
	<b>ADMINISTRATIVE</b>					
4111.VAB	MANAGER OR SUPERINTENDENT SALARIES	14,821	1,406	8,535	19,582	43.6%
4113.VAB	MANAGEMENT FEE	17,215	1,438	8,414	17,094	49.2%
4114.VAB	ASSET MANAGEMENT FEE	5,796			5,628	0.0%
4115.VAB	WINDSOR COMPLIANCE FEES	2,334	200	1,202	2,500	48.1%
4130.VAB	LEGAL EXPENSE	2,342	18	2,355	6,000	39.3%
4140.VAB	CONVENTIONS AND MEETINGS (STAFF TRAINING)	658	240	675	1,000	67.5%
4150.VAB	TRAVEL				750	
4170.VAB	ACCOUNTING FEES	9,384	764	4,584	9,270	49.4%
4171.VAB	AUDITING FEES	10,000		8,500	10,300	82.5%
4190.1VAB	OFFICE FURNITURE AND EQUIPMENT				500	0.0%
4190.2VAB	SUNDRY-ADVERTISING	242		9	500	1.8%
4190.3VAB	SUNDRY-TELEPHONE & ANSWERING SERVICE	804	45	264	927	28.5%
4190.42VAB	SUNDRY-OPERATIONAL SOFTWARE TENMAST	3,256		3,271	4,000	81.8%
4190.4VAB	SUNDRY-OTHER ADMINISTRATIVE EXPENSES	3,381	26	1,673	3,600	46.5%
4190.VAB	SUNDRY-OFFICE SUPPLIES	2,397	183	594	1,400	42.4%
4194.VAB	CRIMINAL BACKGROUND INVESTIGATION	640		149	500	29.8%
	TOTAL ADMINISTRATIVE	73,270	4,320	40,225	83,551	48.1%

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VILLAS AT THE BLUFF II						
ACCT	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	<b>UTILITIES</b>					
4310.VAB	WATER	3,552	281	1,651	3,652	45.2%
4320.VAB	ELECTRICITY	4,913	173	2,555	5,821	43.9%
4340.VAB	GARBAGE & TRASH REMOVAL	2,764	288	1,522	2,964	51.3%
4390.VAB	SEWER	9,648	804	4,824	9,931	48.6%
	<b>TOTAL UTILITIES</b>	<b>20,877</b>	<b>1,546</b>	<b>10,552</b>	<b>22,368</b>	<b>47.2%</b>
	<b>OPERATING &amp; MAINTENANCE</b>					
4410.VAB	MAINTENANCE-LABOR	16,240	773	6,987	16,901	41.3%
4420.VAB	MAINTENANCE-SUPPLIES	5,623	519	2,486	7,000	35.5%
4430.1VAB	MAINT CONTRACT-SOS EMPLOYMENT CONTRACT	315		904	1,000	90.4%
4430.VAB	MAINTENANCE/CONTRACTS	6,339	1,815	4,657	8,500	54.8%
4432.VAB	CLEANING	1,680	85	370	2,500	14.8%
4433.VAB	LANDSCAPING CONTRACTS	5,230			4,500	0.0%
4436.VAB	ALARM	320		212	900	23.6%
7520.VAB	REPLACEMENT / NONEXPENDABLE EQUIPMENT	6,603		1,328	12,000	11.1%
	<b>TOTAL OPERATING &amp; MAINTENANCE</b>	<b>42,350</b>	<b>3,192</b>	<b>16,944</b>	<b>53,301</b>	<b>31.8%</b>
	<b>TAXES &amp; INSURANCE</b>					
4510.1VAB	INSURANCE - PROPERTY					
4510.2VAB	INSURANCE - AUTO	1,016		1,020	1,043	97.8%
4510.VAB	INSURANCE-LIABILITY & DIRECTOR'S INS	1,887	244	1,377	2,106	65.4%
4540.1VAB	EMPLOYEE BENEFIT CONT - HEALTH INSURANCE	4,248	308	1,743	5,750	30.3%
4540.2VAB	EMPLOYEE BENEFIT CONT - WORK COMP INSURANCE	535			498	0.0%
4540.3VAB	EMPLOYEE BENEFIT CONT - EMPLOYER IRA CONT	156	39	287	739	38.8%
4540.VAB	EMPLOYEE BENEFIT CONT - PAYROLL TAXES	2,445	169	1,206	2,791	43.2%
4590.VAB	OTHER GENERAL EXPENSES	283		138	500	27.6%
	<b>FINANCIAL EXPENSES</b>	<b>10,570</b>	<b>760</b>	<b>5,771</b>	<b>13,427</b>	<b>43.0%</b>
	<b>REPLACEMENT RESERVES</b>					
8800.VAB	INTEREST EXPENSE	18,927	1,551	9,341	18,900	49.4%
7540.VAB	PROPERTY BETTERMENT / ADDITIONS	6,224		3,427	10,000	34.3%
	<b>TOTAL FINANCIAL EXPENSES</b>	<b>25,151</b>	<b>1,551</b>	<b>12,768</b>	<b>28,900</b>	<b>44.2%</b>

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE SIX MONTHS ENDING JUNE 30, 2021

VILLAS AT THE BLUFF II						
ACCT	DESCRIPTION	2020 ACTUAL	CURRENT MONTH	2021 YTD	2021 BUDGET	% OF BUDGET
	TOTAL EXPENSES	172,218	11,369	86,260	201,547	42.8%
	OPERATING PROFIT	52,586	7,045	22,216	17,320	128.3%

## June 2021 Occupancy & Maintenance Report

Prepared by: Victoria Miller

<b>Housing Choice Voucher Program</b>		
Voucher Type	Waiting List	Increase/Decrease from Prior Month
Regular HCV Vouchers (HCV)	294	+22
Project Based Vouchers (PBV)	3	-2
Foster Youth Vouchers (FYI)	0	0
	Available	Leased Up
HCV 221 and PBV 5 (Creek Vista)	226	219
VASH	5	0
FYI	2	0
<b>Total</b>	<b>233</b>	
<b>By Location</b>		
Austin	5	<b>219</b>
Cedaredge	34	
Crawford	4	
Delta	124	
Eckert	6	
Hotchkiss	22	
Paonia	31	
<b># Unit Inspections Completed</b>		
HCV	16	
PBV	0	
FYI	0	
<b>Voucher Activity</b>		
Leased-Up	4	
Ended Participation	5	
Vouchers on the Street		
<b>DHA owned/managed units leased</b>		
Villas I	23	
Villas II	11	
DHA-owned	3	
Notes: Continued barriers for applicants leasing up due to low housing inventory.		

<b>Public Housing</b>		
	Waiting List	Increase/Decrease from Prior Month
1 Bedroom	139	0
2 Bedroom	89	+8
3 Bedroom	29	0
4 Bedroom	0	0
<b>Total</b>	<b>257</b>	
<b>Occupancy</b>		
	Available	Occupied
1 Bedroom (35)	0	35
2 Bedroom (13)	0	13
3 Bedroom (17)	0	17
4 Bedroom (10)	0	10
<b>Total</b>	<b>0</b>	<b>75</b>
<b>Maintenance</b>		
	Completed	Open
Work Orders	12	50
<b>Units turned</b>		
1 Bedroom	1	
2 Bedroom	0	
3 Bedroom	0	
4 Bedroom	1	
<b>Total</b>	<b>0</b>	
Notes: Both unit turns were extensive and had a lot of damages. The work orders that were completed included plumbing issues, alarms, minor appliance issues, A/C's and minor electrical issues.		

<b>Villas at the Bluff</b>		
	Waiting List	Increase/Decrease from Prior Month
Combined	85	+12
<b>Total</b>	<b>85</b>	
<b>Occupancy</b>	Occupied	
1 Bedroom (8)	8	
2 Bedroom (24)	24	
3 Bedroom (16)	16	
<b>Total</b>	<b>48</b>	
<b>Maintenance</b>	Completed	Open
Work Orders	9	52
Units turned		
1 Bedroom	0	
2 Bedroom	1	
3 Bedroom	1	
<b>Total</b>	<b>2</b>	
<p>Notes: Two units turns completed. Work orders consisted of regular maintenance,A/C issues, minor plumbing and appliance issues. Inspection on every unit completed and work orders projected.</p>		

<b>Villas at the Bluff II</b>		
<b>Occupancy</b>	Occupied	
1 Bedroom (12)	12	
2 Bedroom (16)	16	
3 Bedroom (4)	4	
<b>Total</b>	<b>32</b>	
<b>Maintenance</b>	Completed	Open
Work Orders	4	23
Units turned		
1 Bedroom	0	
2 Bedroom	0	
3 Bedroom	1	
<b>Total</b>	<b>1</b>	
<p>Notes: Work orders consisted of regular maintenance, appliances and A/C issues.</p>		

<b>DHA- Owned Houses</b>		
<b>Occupancy</b>		<b>Occupied</b>
2 Bedroom (4)		4
3 Bedroom (1)		1
4 Bedroom (1)		1
<b>Total</b>		<b>6</b>
<b>Maintenance</b>	<b>Completed</b>	<b>Open</b>
Work Orders	2	1
<b>Units turned</b>		
2 Bedroom	0	
3 Bedroom	0	
4 Bedroom	0	
<b>Total</b>	<b>0</b>	
<b>Notes:</b> The two work orders were minor plumbing issues.		

<b>Grand Manor</b>		
	<b>Waiting List</b>	<b>Increase/Decrease from Prior Month</b>
1 Bedroom	57	+4
2 Bedroom	14	+2
<b>Total</b>	<b>71</b>	
<b>Occupancy</b>		<b>Occupied</b>
1 Bedroom (6)		6
2 Bedroom (4)		4
<b>Total</b>		<b>10</b>
<b>Maintenance</b>	<b>Completed</b>	<b>Open</b>
Work Orders	1	3
<b>Units turned</b>		
1 Bedroom	0	
2 Bedroom	0	
<b>Total</b>	<b>0</b>	
<b>Notes:</b> The one work order completed was a general non emergency.		



## EXECUTIVE DIRECTOR COMMENTS

### DHA REGULAR BOARD MEETING JULY 28, 2021

#### General

- We hired a new Voucher Technician and her first day of work is July 28, 2021.
- Commissioner Kolman's first term on the Delta Housing Authority board was up and the Delta City Council appointed him for a second term. Congratulations Commissioner Kolman, thank you very much for your dedicated service to the Housing Authority.

#### Public Housing Program (PHA)

- The first draft of the revised Admissions and Continued Occupancy Policy (ACOP) has been completed and is ready for public review.
- As we do most years, we hired a temporary maintenance person to help with the outdoor work.

#### Housing Choice Voucher (HCV) Program:

- The first draft of the revised Administrative Plan has been completed and is ready for public review.
- A notice for Request of Proposals (RFP) for project-basing up to eight Vouchers has been published in the Delta County Independent for three consecutive weeks. Deadline to submit an RFP is August 31, 2021.

#### Villas at the Bluff (VAB and VABII)

- On August 3<sup>rd</sup>, in coordination with the National Night Out 2021, we are partnering with the Delta Police Department (PD) and hosting an event for our residents at Villas at the Bluff. The local Fire Department and Ambulance Service will also be present. Steve Dunivan from the Delta PD is hoping to recruit more tenants for the Neighborhood Watch Program during the event. We will have a bounce house for the kids and at dusk there will be a drive-in movie hosted by Grace Community Church. The board members are invited to attend.

#### Grand Manor Apartments - USDA

- Business as usual

#### DHA-Owned Houses (6 Units)

- Remodel project: As requested by the board, I contacted the Division of Housing (DOH) to renegotiate the terms for the Use Covenant Agreement. The suggested DOH affordability period was "25 years" and after discussion, DOH agreed reducing the DOH affordability period to "zero (0)". The HUD affordability period of five years remains the same. We are still waiting for the grant contract to be executed by the Delta County Board of County Commissioners and the Division of Housing (DOH).
- Sale of DHA-owned units: The house on 238 Columbia Street has been vacated by the tenant. I met with Jan Pappas, our realtor, to discuss listing the property for sale. On July 20, 2021, I contacted the board via email requesting permission to execute the listing documents for this property. The listing price is \$225,000. The board had no objections to this request. This decision needs to be ratified by the board. The tenant on 817 Palmer Street also vacated the unit and staff is working on getting the property ready for sale. I do not yet know the listing price of this property.

#### Residences at Delta

- The grant application has been submitted to the Division of Housing. On June 23, 2021, a public notice was posted in the Delta County Independent.
- The terms of the Special Limited Partnership have not yet been finalized and we are still negotiating some of the terms.



POLICE \* COMMUNITY PARTNERSHIPS

## VILLAS AT THE BLUFF

PLEASE JOIN US FOR A NIGHT OUT WITH YOUR  
LOCAL FIRE DEPARTMENT, AMBULANCE COMPANY &  
DELTA POLICE DEPARTMENT

# NATIONAL NIGHT OUT 2021

**AUGUST 3, 2021 6:00 PM TO 8:30 PM**

*ENJOY SNACKS, COOL DRINKS &  
A BOUNCE HOUSE FOR THE KIDS*

**AT DUSK THERE WILL BE A "DRIVE-IN" MOVIE  
HOSTED BY GRACE COMMUNITY CHURCH  
BE SURE TO BRING YOUR OWN CHAIRS OR BLANKETS**

*TOGETHER, WE ARE MAKING COMMUNITIES  
SAFER, MORE CARING PLACES TO LIVE AND WORK*