

**Delta Housing Authority
Board Financial Summary
April 2022**

Budget worksheets	PHA	RD	AH	Voucher	Villas I	Villas II
YTD Receipts over (under) expenditures	69,689	5,740	(8,488)	1,177	6,798	17,967
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All Programs

The annual software costs for Tenmast were paid in April.

PHA

Rental income of \$99,151 is well above budgeted amount.

Capital Funds Program

The balance remaining to be expended for the 2021 grant is \$79,860. The 2022 Capital Fund Program Grant award of \$265,983 has been announced.

Rural Development

Nothing to report.

Affordable Housing

Division of Housing Grant expenses paid in April were \$4,500 for cabinets at 953 A St.

Voucher

Please see the explanation on page 16 of HUD-Held Reserves of \$259,929.

Villas at the Bluff

Nothing to report.

Villas at the Bluff II

Carpet was replaced in one unit for \$1,621. Fire casualty costs of \$11,641 for building H were paid in April which included \$10,000 for the insurance deductible.

DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

PUBLIC HOUSING						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	OPERATING RECEIPTS:					
3110	DWELLING RENT	220,000	23,429	99,151	220,073	45.1%
3120	EXCESS UTILITIES	2,900	273	1,134	2,500	45.4%
3190	NONDWELLING RENTAL	6,300	525	2,268	6,800	33.4%
	TOTAL RENTAL INCOME	229,200	24,227	102,553	229,373	44.7%
3002	CAPITAL PROJECT FUND GRANT (DESIGNATED AS OPERATING)	39,049		37,435	81,937	45.7%
	CFP DESIGNATED - PROCUREMENT, SOW, DAVIS BACON - 1410				10,580	
3115	OPERATING SUBSIDY	218,000	18,510	73,973	200,000	37.0%
	OPERATING SUBSIDY - COVID-19					
3610	INTEREST INCOME	35	1	4	43	9.3%
3690	LATE CHARGES (TENANT)	800		100	1,000	10.0%
3690.1	MISCELLANEOUS INCOME	1,300	169	269	1,500	17.9%
	TRANSFER IN FROM RESERVE - ADA REMODEL				7,500	
	TOTAL OPERATING INCOME	488,384	42,907	214,334	531,933	40.3%
	OPERATING EXPENDITURES - ADMINISTRATION:					
4110	ADMINISTRATIVE SALARIES	140,000	12,062	48,312	164,535	29.4%
4110.1	ADMINISTRATIVE - TEMP STAFFING					
4130	LEGAL EXPENSE	5,000			1,000	0.0%
4140	STAFF TRAINING	2,500		159	8,000	2.0%
4150	TRAVEL	1,200			5,000	0.0%
4170	ACCOUNTING FEES	11,500				
4171	AUDITING FEES	5,000			5,000	0.0%
4190	SUNDRY - OFFICE SUPPLIES	3,500	173	719	4,000	18.0%
4190.1	SUNDRY - OFFICE FURNITURE AND EQUIPMENT	500			800	0.0%
4190.2	SUNDRY - ADVERTISING	500			550	0.0%
4190.3	SUNDRY - TELEPHONE AND ANSWERING SERVICE	1,545	5	495	2,200	22.5%
4190.4	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	13,000	69	2,172	13,500	16.1%
4190.42	SUNDRY- OPERATIONAL SOFTWARE	6,000	5,589	6,121	6,000	102.0%

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

PUBLIC HOUSING						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	TOTAL ADMINISTRATIVE EXPENSE	190,245	17,898	57,978	210,585	27.5%
	UTILITIES:					
4310	WATER	7,000	513	1,919	8,560	22.4%
4320	ELECTRICITY	18,500	1,417	6,211	16,800	37.0%
4330	GAS	11,900	1,697	10,015	11,900	84.2%
4340	SANITATION (TRASH)	7,000	517	2,189	7,000	31.3%
4390	OTHER UTILITIES EXPENSE (SEWER)	11,200	1,167	4,417	11,200	39.4%
	TOTAL UTILITIES EXPENSE	55,600	5,311	24,751	55,460	44.6%
	ORDINARY MAINTENANCE AND OPERATION:					
4410	LABOR	85,000	5,397	23,457	83,456	28.1%
4420	SUPPLIES	18,000	378	7,362	20,000	36.8%
4430	CONTRACTS	25,000	1,682	5,423	25,000	21.7%
4430.1	TEMPORARY EMPLOYMENT CONTRACTS	22,000		4,058	16,000	25.4%
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSE	150,000	7,457	40,300	144,456	27.9%
	GENERAL EXPENSE:					
4510	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	3,600		397	4,075	9.7%
4510.1	INSURANCE - PROPERTY	13,000		3,170	14,975	21.2%
4510.2	INSURANCE - AUTO	1,750			1,740	0.0%
4540	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX	17,500	1,296	5,498	18,971	29.0%
4540.1	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	31,000	2,761	11,055	34,754	31.8%
4540.2	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	3,700			3,800	0.0%
4540.3	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	5,200	368	1,496	6,601	22.7%
4590	OTHER GENERAL EXPENSE	1,400			1,400	0.0%
	TOTAL GENERAL EXPENSE	77,150	4,425	21,616	86,316	25.0%
	TOTAL OPERATING EXPENSE	472,995	35,091	144,645	496,817	29.1%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

PUBLIC HOUSING						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
#						
	NONROUTINE EXPENDITURES:					
7520	REPLACEMENT / NONEXPENDABLE EQUIPMENT	2,500			2,500	0.0%
7540	PROPERTY BETTERMENTS AND ADDITIONS	2,000			2,000	
	EXTRAORDINARY - TENANT HOTEL - WATER DAMAGE TO PHA UNIT	1,000			18,750	
					1,000	
	TOTAL NONROUTINE EXPENDITURES	5,500	0	0	24,250	0.0%
	TOTAL OPERATING EXPENDITURES	478,495	35,091	144,645	521,067	27.8%
	TOTAL REVENUES	488,384	42,907	214,334	531,933	
	TOTAL EXPENDITURES	478,495	35,091	144,645	521,067	
	RECEIPTS OVER (UNDER) EXPENDITURES	9,889	7,816	69,689	10,866	

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

CAPITAL FUNDS			
ACCT #	DESCRIPTION	GRANT #21 BUDGET	GRANT #21 ACTUAL
	CAPITAL GRANT PROCEEDS	216,220	136,360
	TOTAL GRANT PROCEEDS	216,220	136,360
0100	RESERVED BUDGET	-	
1406	OPERATIONS (WILL BE TRANSFERRED TO PHA DESIGNATED FOR OPERATING)	68,000	
1408	MANAGEMENT IMPROVEMENT		40
1410	ADMINISTRATION		
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	148,220	136,320
1502	CONTINGENCY		
	TOTAL EXPENDITURES	216,220	136,360
	EXCESS REVENUES OVER EXPENDITURES	0	0
	UNSPENT BALANCE		79,860

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

RURAL DEVELOPMENT						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	OPERATING RECEIPTS:					
3110.F	DWELLING RENT	21,696	2,087	9,185	19,196	47.8%
3120.2F	EXCESS ELECTRIC				195	
3310.F	RENTAL SUBSIDY	30,456	2,327	9,215	38,067	24.2%
3315.F	OVERAGE / SURCHARGE	(493)		(204)	(170)	
	TOTAL RENTAL INCOME	51,659	4,414	18,196	57,288	31.8%
3610.R	INTEREST INCOME					
3690.1F	TENANTS CHARGES - LATE FEES	30		50	100	50.0%
3690.4R	MISCELLANEOUS INCOME	11		600	4,000	
	TRANSFER IN FROM CAPITAL RESERVES					
7520.R	RD REQUIRED REDUCTION OF OPERATING CASH FROM PRIOR YEARS	9,008			0	
7540.R	RD REQUIRED REDUCTION OF OPERATING CASH FROM PRIOR YEARS	16,601			0	
	TOTAL OPERATING INCOME	77,309	4,414	18,846	61,388	30.7%
	OPERATING EXPENDITURES - ADMINISTRATION:					
4110.R	ADMINISTRATIVE SALARIES	5,866	489	1,961	6,377	30.8%
	MANAGEMENT FEE	7,680	730	2,920	8,760	33.3%
	ASSET MANAGEMENT FEE / RETURN TO OWNER				500	
4130.R	LEGAL EXPENSE	40			800	0.0%
4140.R	STAFF TRAINING	19		24	400	6.0%
4150.R	TRAVEL					
4170.R	ACCOUNTING FEES				600	
4171.R	AUDITING FEES	600				
4190.1R	SUNDRY - OFFICE FURNITURE AND EQUIPMENT				190	
4190.2R	SUNDRY - ADVERTISING	42				
4190.3R	SUNDRY - TELEPHONE AND ANSWERING SERVICE					
4190.42R	SUNDRY - OPERATIONAL SOFTWARE					
4190.4R	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	632	10	163	1,000	16.3%
4190.R	SUNDRY - OFFICE SUPPLIES					
	TOTAL ADMINISTRATIVE EXPENSE	14,879	1,229	5,068	18,627	27.2%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

RURAL DEVELOPMENT						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
#						
	UTILITIES:					
4310.R	WATER	2,832	233	935	2,190	42.7%
4320.R	ELECTRICITY	560	143	273	980	27.9%
4330.R	GAS					
4340.R	SANITATION (TRASH)	1,551	126	503	1,721	29.2%
4390.R	OTHER UTILITIES EXPENSE (SEWER)	3,009	326	1,229	3,296	37.3%
	TOTAL UTILITIES EXPENSE	7,952	828	2,940	8,187	35.9%
	ORDINARY MAINTENANCE AND OPERATION:					
4410.R	LABOR	3,900	278	933	5,934	15.7%
4420.R	SUPPLIES	1,554	113	440	2,000	22.0%
4430.R	CONTRACTS	4,025	208	1,178	4,000	29.5%
4430.1R	TEMPORARY EMPLOYMENT CONTRACTS					
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSE	9,479	599	2,551	11,934	21.4%
	GENERAL EXPENSE:					
4510.1R	INSURANCE - PROPERTY	2,179		36	2,206	1.6%
4510.2R	INSURANCE - AUTO					
4510.R	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	568		256	806	31.8%
4540.1R	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	1,647	125	544	2,255	24.1%
4540.2R	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	259			298	0.0%
4540.3R	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	103	6	25	369	6.8%
4540.R	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX RD BUDGET DIFFERENTIAL FOR EMPLOYEE BENEFITS	758	55	218	942	23.1%
4590.R	OTHER GENERAL EXPENSE					
	TOTAL GENERAL EXPENSE	5,514	186	1,079	6,876	15.7%
	TOTAL OPERATING EXPENSE	37,824	2,842	11,638	45,624	25.5%

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

RURAL DEVELOPMENT						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
#	NONROUTINE EXPENDITURES:					
7520.R	REPLACEMENT / NONEXPENDABLE EQUIPMENT	9,008			3,100	0.0%
7540.R	PROPERTY BETTERMENTS AND ADDITIONS	16,601		1,468	2,500	58.7%
	RURAL DEVELOPMENT DEBT PAYMENT	6,120			4,000	0.0%
					6,120	
	TOTAL NONROUTINE EXPENDITURES	31,729	0	1,468	15,720	9.3%
	TOTAL OPERATING EXPENDITURES	69,553	2,842	13,106	61,344	21.4%
	TOTAL REVENUES	77,309	4,414	18,846	61,388	
	TOTAL EXPENDITURES	69,553	2,842	13,106	61,344	
	RECEIPTS OVER (UNDER) EXPENDITURES	7,756	1,572	5,740	44	

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

AFFORDABLE HOUSING						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
#						
	OPERATING RECEIPTS:					
3110.S	DWELLING RENT	34,453	1,127	4,115	25,000	16.5%
3120.S	EXCESS UTILITIES					
	TOTAL RENTAL INCOME	34,453	1,127	4,115	25,000	16.5%
3115.S	GRANT INCOME - CDBG				69,500	
	MANAGEMENT FEE INCOME - VAB (8% OF RENTAL INCOME)	28,799	2,526	9,913	29,024	34.2%
	MANAGEMENT FEE INCOME - VABII (8% OF RENTAL INCOME)	17,064	1,422	5,905	17,280	34.2%
	MANAGEMENT FEE INCOME - RD (GRAND MANOR) (\$7,680 ANNUAL)	7,680	730	2,920	8,760	33.3%
	DEVELOPER FEE INCOME - VILLAS I				50,000	
	DEVELOPER FEE INCOME - VILLAS II				20,000	
	ACCOUNTING FEES INCOME - VILLAS I				9,823	
	ACCOUNTING FEES INCOME - VILLAS II				9,270	
	INCOME FROM DIV OF HOUSING (REHAB PROGRAM) THROUGH 4/30/20					
	TRANSFER IN FROM RESERVES FOR UNIT REMODELS					
3610.S	INTEREST ON GENERAL FUND INVESTMENTS	1				
3690.S	OTHER INCOME	26,965		245	30	
5999.1S	PROPERTY SALE PROCEEDS (CASH RECEIVED)					
	LOAN SERVICING INCOME FROM HOUSING REHAB					
	SALE OF DHA-OWNED UNITS	483,963			100,000	0.0%
	TOTAL OPERATING INCOME	598,925	5,805	23,098	338,687	6.8%
	OPERATING EXPENDITURES - ADMINISTRATION:					
4110.S	ADMINISTRATIVE SALARIES	46,559	4,486	17,982	58,209	30.9%
4130.S	LEGAL EXPENSE	2,772		1,179	6,000	19.7%
4140.S	STAFF TRAINING	134		41	800	5.1%
4150.S	TRAVEL	34			500	0.0%
4170.S	ACCOUNTING FEES	868				
4171.S	AUDITING FEES	300			300	0.0%
4190.1S	SUNDRY - OFFICE FURNITURE AND EQUIPMENT				50	0.0%
4190.2S	SUNDRY - ADVERTISING	29			60	0.0%
4190.3S	SUNDRY - TELEPHONE AND ANSWERING SERVICE	186	1	40	300	13.3%
4190.42S	SUNDRY - OPERATIONAL SOFTWARE	2,094	1,075	1,177	2,400	49.0%
4190.4S	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	3,001	10	414	3,000	13.8%
4190.S	SUNDRY - OFFICE SUPPLIES	341	46	170	750	22.7%
	TOTAL ADMINISTRATIVE EXPENSE	56,318	5,618	21,003	72,369	29.0%

SEE ACCOUNTANT'S REPORT

DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

AFFORDABLE HOUSING						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
#						
	UTILITIES:					
4310.S	WATER	441			200	0.0%
4320.S	ELECTRICITY	572	5	44	250	17.6%
4330.S	GAS	359	138	475	250	190.0%
4340.S	SANITATION (TRASH)	427	1	51	300	17.0%
4390.S	OTHER UTILITIES EXPENSE (SEWER)	407	1	2	300	0.7%
	TOTAL UTILITIES EXPENSE	2,206	145	572	1,300	44.0%
	ORDINARY MAINTENANCE AND OPERATION:					
4410.S	LABOR	3,896	67	366	5,919	6.2%
4420.S	SUPPLIES	1,231		306	4,500	6.8%
4430.S	CONTRACTS	2,029	2	495	4,000	12.4%
4430.1S	TEMPORARY EMPLOYMENT CONTRACTS				6,000	
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSE	7,156	69	1,167	20,419	5.7%
	GENERAL EXPENSE:					
4510.1S	INSURANCE - PROPERTY	1,312		328	1,550	21.2%
4510.2S	INSURANCE - AUTO	319			329	0.0%
4510.S	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	237		31	320	9.7%
4540.1S	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	5,488	425	1,705	8,785	19.4%
4540.2S	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	130			149	0.0%
4540.3S	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	1,432	129	530	1,460	36.3%
4540.S	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX	3,933	349	1,421	4,906	29.0%
4590.S	OTHER GENERAL EXPENSE	517			1,000	0.0%
8750.S	REIMBURSEMENT TO OTHER FUNDS				1,000	
	TOTAL GENERAL EXPENSE	13,368	903	4,015	19,499	20.6%
	TOTAL ROUTINE EXPENSE	79,048	6,735	26,757	113,587	23.6%
	NONROUTINE EXPENDITURES:					
7520.S	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	29		329	1,000	32.9%
7540.S	PROPERTY BETTERMENTS AND ADDITIONS	7,029			10,000	0.0%
	DHA-OWNED UNITS - SALE-RELATED EXPENSES				2,000	
	PROPERTY BETTERMENTS AND ADDITIONS - CDBG		4,500	4,500	69,500	
	MAINTENANCE (FOREMAN) VEHICLE (17%)				4,250	

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

AFFORDABLE HOUSING						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
#						
	TOTAL NONROUTINE EXPENDITURES	7,058	4,500	4,829	86,750	5.6%
	TOTAL OPERATING EXPENDITURES	86,106	11,235	31,586	200,337	15.8%
	TOTAL REVENUES	598,925	5,805	23,098	338,687	
	TOTAL EXPENDITURES	86,106	11,235	31,586	200,337	
	RECEIPTS OVER (UNDER) EXPENDITURES	512,819	(5,430)	(8,488)	138,350	

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VOUCHER						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	OPERATING RECEIPTS:					
2840	HUD SUBSIDY - HAP	1,234,744	105,833	411,985	1,233,078	33.4%
	FRAUD RECOVERY				1,000	
2840.1V	HUD SUBSIDY- ADMIN FEE	240,498	21,886	92,999	248,000	37.5%
	HUD SUBSIDY- ADMIN FEE - COVID-19 - TOTAL RECEIVED \$102,365 \$50,000 FOR 2020 & \$52,365 FOR 2021	52,365				
	TOTAL RENTAL INCOME	1,527,607	127,719	504,984	1,482,078	34.1%
3610.V	INTEREST INCOME	28	1	4	41	9.8%
3690.V	OTHER INCOME	18				
3300.V	INCOMING PORT ADMIN FEE (80% OF INITIAL PHA'S ADMIN FEE)				200	
4715.2	FRAUD RECOVERY	4,278			1,000	0.0%
	TRANSFER IN FROM HAP EQUITY RESERVES (NRP) - PRIOR YEAR ONLY PROJECTED HAP NEGATIVE EQUITY AT 12/31/17 (\$57,291)					
	TOTAL OPERATING INCOME	1,531,931	127,720	504,988	1,483,319	34.0%
	OPERATING EXPENDITURES - ADMINISTRATION					
4110.V	ADMINISTRATIVE SALARIES	115,514	10,760	43,120	144,293	29.9%
4110.1V	ADMINISTRATIVE - TEMP STAFFING					
4130.V	LEGAL EXPENSE	308			2,500	0.0%
4140.V	STAFF TRAINING	1,796		820	8,000	10.3%
4150.V	TRAVEL				5,000	0.0%
4170.V	ACCOUNTING FEES	12,606				
4171.V	AUDITING FEES	4,100			4,100	0.0%
4190.1V	SUNDRY - OFFICE FURNITURE AND EQUIPMENT				900	0.0%
4190.2V	SUNDRY - ADVERTISING	803			700	0.0%
4190.3V	SUNDRY - TELEPHONE AND ANSWERING SERVICE	1,338	7	286	2,060	13.9%
4190.42V	SUNDRY - OPERATIONAL SOFTWARE	7,088	7,738	8,476	7,400	114.5%
4190.4V	SUNDRY- OTHER ADMINISTRATIVE EXPENSES	13,265	68	2,687	14,000	19.2%
4190.V	SUNDRY - OFFICE SUPPLIES	3,030	259	974	4,200	23.2%
	TOTAL ADMINISTRATIVE EXPENSE	159,848	18,832	56,363	193,153	29.2%
	UTILITIES:					
4310.V	WATER	112	9	37	260	14.2%
4320.V	ELECTRICITY	1,192	90	513	1,400	36.6%
4340.V	SANITATION (TRASH)	121	10	40	160	25.0%
4390.V	OTHER UTILITIES EXPENSE (SEWER)	108	12	44	125	35.2%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VOUCHER						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	TOTAL UTILITIES EXPENSE	1,533	121	634	1,945	32.6%
	ORDINARY MAINTENANCE AND OPERATION:					
4410.V	LABOR					
4420.V	SUPPLIES	173		30	300	10.0%
4430.V	CONTRACTS	159	45	170	1,000	17.0%
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSES	332	45	200	1,300	15.4%
	GENERAL EXPENSE:					
4510.1V	INSURANCE - PROPERTY	437		109	517	21.1%
4510.2V	INSURANCE - AUTO	2,295			2,410	0.0%
4510.V	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE	4,202		549	5,752	9.5%
4540.1V	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE	8,845	1,245	5,022	17,430	28.8%
4540.2V	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE	1,813			2,087	0.0%
4540.3V	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS	2,878	286	1,187	3,424	34.7%
4540.V	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX	8,981	826	3,330	11,038	30.2%
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	521			1,000	0.0%
	TOTAL GENERAL EXPENSE	29,972	2,357	10,197	45,058	22.6%
4715	HOUSING ASSISTANCE PAYMENTS	1,218,993	103,731	431,627	1,221,078	35.3%
4715.1	UTILITIES REIMBURSEMENT	11,721	1,361	4,790	12,000	39.9%
	TOTAL HOUSING ASSISTANCE PAYMENTS	1,230,714	105,092	436,417	1,233,078	35.4%
	TOTAL ROUTINE EXPENSE	1,422,399	126,447	503,811	1,474,534	34.2%
	NONROUTINE EXPENDITURES:					
7520.V	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	612			1,500	0.0%
7520.V	REPLACEMENT OF NONEXPENDABLE - HCV COMPUTER & SOFTWARE				1,500	
7540.V	PROPERTY BETTERMENTS AND ADDITIONS MAINTENANCE (FOREMAN) VEHICLE (8%)				2,000	
	TOTAL NONROUTINE EXPENDITURES	612	0	0	5,000	0.0%
	TOTAL OPERATING EXPENDITURES	1,423,011	126,447	503,811	1,479,534	34.1%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VOUCHER						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	TOTAL REVENUES	1,531,931	127,720	504,988	1,483,319	
	TOTAL EXPENDITURES	1,423,011	126,447	503,811	1,479,534	
	RECEIPTS OVER (UNDER) EXPENDITURES	108,920	1,273	1,177	3,785	

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VOUCHER EQUITY				
ACCT #	DESCRIPTION	HAP	Admin Fee	2022 YTD
	OPERATING RECEIPTS:			
2840	HUD SUBSIDY - HAP	411,985		411,985
2840.1V	HUD SUBSIDY- ADMIN FEE		92,999	92,999
	TOTAL RENTAL INCOME	411,985	92,999	504,984
3610.V	INTEREST INCOME	2	2	4
3690.V	OTHER INCOME			0
3300.V	INCOMING PORT ADMIN FEE (80% OF INITIAL PHA'S ADMIN FEE)			0
4715.2	FRAUD RECOVERY			0
	TRANSFER IN FROM HAP EQUITY RESERVES (NRP) - PRIOR YEAR ONLY			0
	PROJECTED HAP NEGATIVE EQUITY AT 12/31/17 (\$57,291)			
	TOTAL OPERATING INCOME	411,987	93,001	504,988
	OPERATING EXPENDITURES - ADMINISTRATION			
4110.V	ADMINISTRATIVE SALARIES		43,120	43,120
4110.1V	ADMINISTRATIVE - TEMP STAFFING			0
4130.V	LEGAL EXPENSE			0
4140.V	STAFF TRAINING		820	820
4150.V	TRAVEL			0
4170.V	ACCOUNTING FEES			0
4171.V	AUDITING FEES			0
4190.1V	SUNDRY - OFFICE FURNITURE AND EQUIPMENT			0
4190.2V	SUNDRY - ADVERTISING			0
4190.3V	SUNDRY - TELEPHONE AND ANSWERING SERVICE		286	286
4190.42V	SUNDRY - OPERATIONAL SOFTWARE		8,476	8,476
4190.4V	SUNDRY- OTHER ADMINISTRATIVE EXPENSES		2,687	2,687
4190.V	SUNDRY - OFFICE SUPPLIES		974	974

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VOUCHER EQUITY				
ACCT #	DESCRIPTION	HAP	Admin Fee	2022 YTD
	TOTAL ADMINISTRATIVE EXPENSE	0	56,363	56,363
	UTILITIES:			
4310.V	WATER		37	37
4320.V	ELECTRICITY		513	513
4340.V	SANITATION (TRASH)		40	40
4390.V	OTHER UTILITIES EXPENSE (SEWER)		44	44
	TOTAL UTILITIES EXPENSE	0	634	634
	ORDINARY MAINTENANCE AND OPERATION:			
4410.V	LABOR			
4420.V	SUPPLIES		30	
4430.V	CONTRACTS		170	170
	TOTAL ORDINARY MAINTENANCE & OPERATION EXPENSES	0	200	200
	GENERAL EXPENSE:			
4510.1V	INSURANCE - PROPERTY		109	109
4510.2V	INSURANCE - AUTO			0
4510.V	INSURANCE - LIABILITY AND DIRECTOR'S INSURANCE		549	549
4540.1V	EMPLOYEE BENEFIT CONTRIBUTIONS - HEALTH INSURANCE		5,022	5,022
4540.2V	EMPLOYEE BENEFIT CONTRIBUTIONS - W/C INSURANCE			0
4540.3V	EMPLOYEE BENEFIT CONTRIBUTIONS - IRA BENEFITS		1,187	1,187
4540.V	EMPLOYEE BENEFIT CONTRIBUTIONS - PAYROLL TAX		3,330	3,330
4590.1V	OTHER GENERAL EXPENSE - OUTGOING PORT ADMIN FEE (80% x \$61.50 x # UNITS OUTGOING)			0
4590.V	OTHER GENERAL EXPENSE			0
	TOTAL GENERAL EXPENSE	0	10,197	10,197

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VOUCHER EQUITY				
ACCT #	DESCRIPTION	HAP	Admin Fee	2022 YTD
4715	HOUSING ASSISTANCE PAYMENTS	431,627		431,627
4715.1	UTILITIES REIMBURSEMENT	4,790		4,790
	TOTAL HOUSING ASSISTANCE PAYMENTS	436,417	0	436,417
	TOTAL ROUTINE EXPENSE	436,417	67,394	503,811
	NONROUTINE EXPENDITURES:			
7520.V	REPLACEMENT OF NONEXPENDABLE EQUIPMENT			0
7540.V	PROPERTY BETTERMENTS AND ADDITIONS			0
	TOTAL NONROUTINE EXPENDITURES	0	0	0
	TOTAL OPERATING EXPENDITURES	436,417	67,394	503,811
	TOTAL REVENUES	411,987	93,001	504,988
	TOTAL EXPENDITURES	436,417	67,394	503,811
	RECEIPTS OVER (UNDER) EXPENDITURES	(24,430)	25,607	1,177
	HUD - Held Funds as of 5/13/2022 (Per HUD letter dated 5/18/22)	\$ 259,929		
HUD Held Reserves should always be considered because they are funds we can draw upon if needed. Due to these funds we operate in the positive.				
A maximum of 12% of HAP expenses are allowed to be held in HUD Held Reserves.				

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VILLAS AT THE BLUFF						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	OPERATING RECEIPTS:					
3110.VAB	TENANT RENT - GROSS POTENTIAL	359,973	31,580	123,912	362,800	34.2%
	TOTAL RENTAL INCOME	359,973	31,580	123,912	362,800	34.2%
	OTHER REVENUES					
3610.VAB	INTEREST REVENUE	164	14	57	610	9.3%
3611.VAB	REPLACEMENT RESERVE - INTEREST	162	15	61	500	12.2%
3691.VAB	NSF AND LATE CHARGES	1,995		645	800	80.6%
3692.VAB	DAMAGE AND CLEANING FEES	5,141		1,413	3,000	47.1%
3690.VAB	OTHER REVENUE	2,356		607	1,500	40.5%
	TRANSFER IN FROM RESERVES				2,700	
	OTHER REVENUES	9,818	29	2,783	9,110	30.5%
	TOTAL SALES	369,791	31,609	126,695	371,910	34.1%
	ADMINISTRATIVE					
4111.VAB	MANAGER OR SUPERINTENDENT SALARIES	19,887	1,675	6,715	24,479	27.4%
4113.VAB	MANAGEMENT FEE	28,799	2,526	9,913	29,024	34.2%
4114.VAB	ASSET MANAGEMENT FEE	6,644			6,844	0.0%
4115.VAB	WINDSOR COMPLIANCE FEES	3,606	300	1,202	3,750	32.1%
4116.VAB	PARTNERSHIP MANAGEMENT FEE					
4130.VAB	LEGAL EXPENSE	895			6,000	0.0%
4140.VAB	CONVENTIONS AND MEETINGS (STAFF TRAINING)	862		79	1,000	7.9%
4150.VAB	TRAVEL				900	
4170.VAB	ACCOUNTING FEES	8,824			9,823	0.0%
4171.VAB	AUDITING FEES	8,500		8,558	8,500	100.7%
4190.1VAB	OFFICE FURNITURE AND EQUIPMENT				400	0.0%
4190.2VAB	SUNDRY-ADVERTISING	70			450	0.0%
4190.3VAB	SUNDRY-TELEPHONE & ANSWERING SERVICE	632	3	135	800	16.9%
4190.42VAB	SUNDRY-OPERATIONAL SOFTWARE TENMAST	3,724	3,654	4,002	4,500	88.9%
4190.4VAB	SUNDRY-OTHER ADMINISTRATIVE EXPENSES	4,094	42	1,571	4,000	39.3%
4190.VAB	SUNDRY-OFFICE SUPPLIES	1,630	155	576	1,800	32.0%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VILLAS AT THE BLUFF						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
4194.VAB	CRIMINAL BACKGROUND INVESTIGATION	362			550	0.0%
	TOTAL ADMINISTRATIVE	88,529	8,355	32,751	102,820	31.9%
	UTILITIES					
4310.VAB	WATER	11,024	630	2,489	11,807	21.1%
4320.VAB	ELECTRICITY	4,757	336	2,342	6,000	39.0%
4340.VAB	GARBAGE & TRASH REMOVAL	10,737	952	3,646	11,000	33.1%
4390.VAB	SEWER	14,451	1,566	5,901	14,878	39.7%
	TOTAL UTILITIES	40,969	3,484	14,378	43,685	32.9%
	OPERATING & MAINTENANCE					
4410.VAB	MAINTENANCE-LABOR	23,435	3,081	11,584	25,259	45.9%
4420.VAB	MAINTENANCE-SUPPLIES	11,874	364	5,295	8,800	60.2%
4430.1VAB	MAINT CONTRACT-SOS EMPLOYMENT CONTRACT	1,431	328	1,811	3,000	60.4%
4430.VAB	MAINTENANCE/CONTRACTS	16,287	1,279	3,114	12,000	26.0%
4432.VAB	CLEANING	2,192		1,095	3,200	34.2%
4433.VAB	LANDSCAPING CONTRACTS	2,916			7,000	0.0%
4436.VAB	ALARM	2,475		38	3,600	1.1%
7520.VAB	REPLACEMENT / NONEXPENDABLE EQUIPMENT	8,187		6,762	10,000	67.6%
	TOTAL OPERATING & MAINTENANCE	68,797	5,052	29,699	72,859	40.8%
	TAXES & INSURANCE					
4510.1VAB	INSURANCE - PROPERTY	58			-	
4510.2VAB	INSURANCE - AUTO	1,084			1,112	0.0%
4510.VAB	INSURANCE-LIABILITY & DIRECTOR'S INS	2,036		259	2,744	9.4%
4540.1VAB	EMPLOYEE BENEFIT CONT - HEALTH INSURANCE	5,135	814	3,278	6,819	48.1%
4540.2VAB	EMPLOYEE BENEFIT CONT - WORK COMP INSURANCE	453			511	0.0%
4540.3VAB	EMPLOYEE BENEFIT CONT - EMPLOYER IRA CONT	626	55	227	1,492	15.2%
4540.VAB	EMPLOYEE BENEFIT CONT - PAYROLL TAXES	3,366	351	1,388	3,805	36.5%
4590.VAB	OTHER GENERAL EXPENSES	460			400	0.0%
	FINANCIAL EXPENSES	13,218	1,220	5,152	16,883	30.5%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VILLAS AT THE BLUFF						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
8800.VAB	INTEREST EXPENSE	82,680	6,748	27,072	85,000	31.8%
7540.VAB	PROPERTY BETTERMENT / ADDITIONS	20,600		10,845	30,500	35.6%
	PURCHASE OF MAINTENANCE (DUSTIN) TRUCK				4,500	
	TOTAL FINANCIAL EXPENSES	103,280	6,748	37,917	120,000	31.6%
	TOTAL EXPENSES	314,793	24,859	119,897	356,247	33.7%
	OPERATING PROFIT	54,998	6,750	6,798	15,663	43.4%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VILLAS AT THE BLUFF II						
ACCT #	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	OPERATING RECEIPTS:					
3110.VAB	TENANT RENT - GROSS POTENTIAL	213,305	17,780	73,813	216,000	34.2%
	TOTAL RENTAL INCOME	213,305	17,780	73,813	216,000	34.2%
	OTHER REVENUES					
3610.VAB	INTEREST REVENUE	135	5	22	140	15.7%
3611.VAB	REPLACEMENT RESERVE - INTEREST	62	6	24	172	14.0%
3691.VAB	NSF AND LATE CHARGES	2,025	200	700	900	77.8%
3692.VAB	DAMAGE AND CLEANING FEES	2,973	11,732	11,732	3,000	391.1%
3690.VAB	OTHER REVENUE	1,697	501	523	1,500	34.9%
					1,800	
	OTHER REVENUES	6,892	12,444	13,001	7,512	173.1%
	TOTAL SALES	220,197	30,224	86,814	223,512	38.8%
	ADMINISTRATIVE					
4111.VAB	MANAGER OR SUPERINTENDENT SALARIES	17,684	1,667	6,136	20,906	29.4%
4113.VAB	MANAGEMENT FEE	17,064	1,422	5,905	17,280	34.2%
4114.VAB	ASSET MANAGEMENT FEE	5,970			6,149	0.0%
4115.VAB	WINDSOR COMPLIANCE FEES	2,404	200	801	2,550	31.4%
4130.VAB	LEGAL EXPENSE	2,457	67	405	6,000	6.8%
4140.VAB	CONVENTIONS AND MEETINGS (STAFF TRAINING)	679		74	1,000	7.4%
4150.VAB	TRAVEL				750	
4170.VAB	ACCOUNTING FEES	8,404			9,270	0.0%
4171.VAB	AUDITING FEES	10,000		8,529	10,000	85.3%
4190.1VAB	OFFICE FURNITURE AND EQUIPMENT				500	0.0%
4190.2VAB	SUNDRY-ADVERTISING	125			500	0.0%
4190.3VAB	SUNDRY-TELEPHONE & ANSWERING SERVICE	595	3	127	927	13.7%
4190.42VAB	SUNDRY-OPERATIONAL SOFTWARE TENMAST	3,305	3,439	3,767	4,000	94.2%
4190.4VAB	SUNDRY-OTHER ADMINISTRATIVE EXPENSES	3,751	50	1,378	3,600	38.3%
4190.VAB	SUNDRY-OFFICE SUPPLIES	1,626	144	536	1,400	38.3%
4194.VAB	CRIMINAL BACKGROUND INVESTIGATION	238			500	0.0%
	TOTAL ADMINISTRATIVE	74,302	6,992	27,658	85,332	32.4%

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VILLAS AT THE BLUFF II						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	UTILITIES					
4310.VAB	WATER	3,447	366	1,382	3,652	37.8%
4320.VAB	ELECTRICITY	4,236	962	1,872	5,500	34.0%
4340.VAB	GARBAGE & TRASH REMOVAL	2,954	365	1,074	3,200	33.6%
4390.VAB	SEWER	9,648	1,045	3,940	9,750	40.4%
	TOTAL UTILITIES	20,285	2,738	8,268	22,102	37.4%
	OPERATING & MAINTENANCE					
4410.VAB	MAINTENANCE-LABOR	14,768	3,076	6,446	17,979	35.9%
4420.VAB	MAINTENANCE-SUPPLIES	7,197	256	1,752	7,000	25.0%
4430.1VAB	MAINT CONTRACT-SOS EMPLOYMENT CONTRACT	954		658	3,000	21.9%
4430.VAB	MAINTENANCE/CONTRACTS	11,072	265	1,108	9,000	12.3%
4432.VAB	CLEANING	915			2,500	0.0%
4433.VAB	LANDSCAPING CONTRACTS	1,844			5,000	0.0%
4436.VAB	ALARM	383		25	900	2.8%
7520.VAB	REPLACEMENT / NONEXPENDABLE EQUIPMENT	2,468		715	11,000	6.5%
	TOTAL OPERATING & MAINTENANCE	39,601	3,597	10,704	56,379	19.0%
	TAXES & INSURANCE					
4510.1VAB	INSURANCE - PROPERTY					
4510.2VAB	INSURANCE - AUTO	1,020				
4510.VAB	INSURANCE-LIABILITY & DIRECTOR'S INS	1,866		244	1,043	23.4%
4540.1VAB	EMPLOYEE BENEFIT CONT - HEALTH INSURANCE	4,152	365	1,478	2,450	60.3%
4540.2VAB	EMPLOYEE BENEFIT CONT - WORK COMP INSURANCE	453			5,287	0.0%
4540.3VAB	EMPLOYEE BENEFIT CONT - EMPLOYER IRA CONT	559	51	184	498	36.9%
4540.VAB	EMPLOYEE BENEFIT CONT - PAYROLL TAXES	2,520	351	952	1,166	81.6%
4590.VAB	OTHER GENERAL EXPENSES	418			2,975	0.0%
					500	-
	FINANCIAL EXPENSES	10,988	767	2,858	13,919	20.5%
	REPLACEMENT RESERVES					
8800.VAB	INTEREST EXPENSE	18,597	1,501	6,097	18,900	32.3%
7540.VAB	PROPERTY BETTERMENT / ADDITIONS	4,185	1,621	1,621	9,000	18.0%
	FIRE CASUALTY (INCLUDES \$10,000 INSURANCE DEDUCTIBLE)		11,641	11,641		
	PURCHASE OF MAINTENANCE (DUSTIN) TRUCK				3,000	

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DELTA HOUSING AUTHORITY - FOR THE FOUR MONTHS ENDING APRIL 30, 2022

VILLAS AT THE BLUFF II						
ACCT	DESCRIPTION	2021 ACTUAL	CURRENT MONTH	2022 YTD	2022 BUDGET	% OF BUDGET
	TOTAL FINANCIAL EXPENSES	22,782	14,763	19,359	30,900	62.7%
	TOTAL EXPENSES	167,958	28,857	68,847	208,632	33.0%
	OPERATING PROFIT	52,239	1,367	17,967	14,880	120.7%

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