



AGENDA

REGULAR MEETING

DELTA HOUSING AUTHORITY BOARD OF COMMISSIONERS

April 24, 2024

3:30 P.M.

MEETING CALLED TO ORDER

Changes to the Agenda

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

1. Minutes March 27, 2024 Regular Meeting
2. Financial Reports March 2024
3. Reports: Voucher Program
Occupancy/Vacancy/Turnaround
Maintenance/Work Orders/CFP Projects
4. Old Business: NONE
5. New Business:
- A) Resolution #680-24 Execution of Alpine Bank Corporate Authorization Resolution –
Villas at the Bluff, LLLP Savings Account
6. Executive Director Comments
7. Correspondence
8. Commissioner Comments

Adjourn



The regular board meeting of the Delta Housing Authority Board of Commissioners was held on Wednesday, March 27, 2024, in the agency office of the Housing Authority. The meeting was called to order by Chair Brad Kolman at 3:35 pm. The following Commissioners and officers of the agency were present at the meeting: Commissioner Terri Hocking; Commissioner Cathy Boyd; Commissioner Robert Turner; Chair Brad Kolman; Secretary Ute Jantz (Executive Director). Vice Chair Kim Guthrie Burch previously excused her absence. 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 or additions to the agenda.

Citizen Comments

There were no citizen comments.

1. Approval of Minutes

Minutes of the regular meeting held on February 28, 2024, were approved as presented; motion to approve by Commissioner Boyd and seconded by Commissioner Hocking. All in favor, motion carried (4:0).

2. Financial Reports for January (with adjustments) and February 2024

Ms. Thompson (Finance Officer) joined the meeting to present the financial reports for the months of January with final adjustments and February. MRI has been contacted regarding formatting the financial statements to include a percentage of budget column as well as other formatting changes, and she is waiting for MRI to make the changes. A balance sheet was not available for the Board and the hope is to have it available for next month's meeting. As discussed at the February board meeting, the following adjustments were recorded for the month of January:

- Housing Choice Voucher Program - Housing Assistance Payments (HAP) expended.
- Rural Development - subsidy received and management fees expended.
- Affordable Housing - management: fees received for Villas, Villas II, Rural Development and Residences
- Villas and Villas II – interest and mortgage payment expended.

Ms. Thompson presented the February financials and highlighted the following:

20-Voucher Program: the financial statements do not split out Housing Assistance Payments (HAP) and administrative amounts. This is something MRI may be able to design in the future.

30-Public Housing: Capital Fund income and expenses are combined in the financials with ordinary public housing items. The amount of Capital Fund expenditures for February was \$11,829. Capital Fund draws for operating expenses were \$16,000.

40-Rural Development: The financials now reflect funds we receive from USDA for interest subsidy. The amount received each month is \$871.

60-Affordable Housing: The year 2024 is looking better as compared to 2023 with a year-to-date profit of \$5,245. Interest income for the year is \$1,899.

70-Residences at Delta: February is the first month without move-in rent credits or incentives. February's rental income was \$38,970. In January rent credits were \$21,000.

80-Villas at the Bluff and 82 Villas at the Bluff II: The financials now reflect the amounts of mortgage principal reduction and replacement reserve deposits.

The Board reviewed the financial statements for the month of January with the final adjustments and the month of February with a few questions for discussion and clarification. It was moved by Commissioner Hocking and seconded by Commissioner Turner to accept the financial reports for the months of January with the final adjustments and February as presented and discussed. All in favor, motion carried (4:0).

3. Reports for February 2024

Erika Nieto, Housing Operations Manager, presented the occupancy, maintenance, and capital improvements reports for the month of February.

Program Reports

- Voucher Program: 234 vouchers are leased up; 425 applicants (combined) are on the Housing Choice Voucher (HCV) and Project Based Voucher (PBV) waiting lists. Eight new vouchers were leased up, seven voucher holders ended participation, and a total of 11 unit inspections were completed. The voucher orientation meeting was held on 2/22/2024 and 13 more Vouchers were issued. Mailed out 50 eligibility letters.
- Public Housing: 75 units are leased up and no units are vacant, 265 applicants are on the waiting list, and one unit turnover was reported. Work orders: Plumbing issues, light bulb replacement, lock changes, trash removal and routine maintenance. Capital Fund Projects: Replaced two bathtubs. Obtaining quotes for tree trimming/removal and for zero scaping tenant backyards.
- Villas at the Bluff (VAB and VABII): 77 applicants are on the waiting list; VAB has zero vacancies, and VABII has three vacancies; and two unit turnovers for VABII were reported. Work orders: Appliance repairs/replacement, blinds, smoke alarms, door repairs, furnace and electrical issues, preventative and routine maintenance.
- Grand Manor Apartments: 17 applicants are on the waiting list; no vacancies, and two unit turnovers were reported. Work orders: New flooring was installed in one unit, preventative, routine, and ground maintenance.
- DHA-Owned Houses: Both units are occupied. Work orders: Preventative and routine maintenance.
- Residences at Delta: 18 applicants are on the waiting list; 48 units are occupied. One unit turnover was reported. Work orders: Preventative, routine, and ground maintenance.

The board reviewed and discussed the program reports, and it was moved by Commissioner Boyd and seconded by Commissioner Turner to approve the reports for the month of February as presented and discussed. All in favor, motion carried (4:0).

4. Old Business None

5. New Business

(A) Presentation of Villas at the Bluff 2023 Financial Statements

Penny Thompson, the authority's Finance Officer, presented the 2023 financial statements for Villas at the Bluff, and answered the board's questions. It is a clean audit and there were no findings. The board received the audit and took no action.

(B) Presentation of Villas at the Bluff II 2023 Financial Statements

Penny Thompson, the authority's Finance Officer, presented the 2023 financial statements for Villas at the Bluff II, and answered the board's questions. It is a clean audit and there were no findings. The board received the audit and took no action.

7. Executive Director Comments

The Executive Director (ED) provided the following report:

General

- We contracted with Smith & Marion & Co., Inc, an accounting firm who also offers consulting for succession planning. The company knows the ins and outs and challenges of small housing authorities. The company received high praise from the housing authorities we called to obtain references. We selected the Executive Director, Housing Operations Manager and Finance Officer positions as the key positions. The three of us were asked to take the 'CliftonStrengths' personality test.
- As of January 2024, I am a member of the One Delta County advisory board.
- The DHA on-site audit is scheduled for May 14th and 15th.
- Our Villas Housing Technician gave her two weeks' notice effective March 29th. We are currently advertising the position.

Public Housing Program (PHA) and Housing Choice Voucher (HCV) Program:

- Working on 5-Year Plan, spanning from 2025-2029, which is due to HUD in mid-October of 2024. Reviewing policies to determine what needs to be revised.
- A Resident Advisory Board meeting will be held on April 23, 2024. We will go over the changes to Public Housing and Housing Choice Voucher Programs at the meeting.

Public Housing Program (PHA)

- Working together with the maintenance foreman on scheduling the capital fund projects (CFP) for the year and securing contractors. The 2024 CFP funds have not yet been released.
- Working on semi-annual Davis Bacon labor report.
- We purchased a 2019 Ford Transit Van for \$30,854.00 from Hellman Motor Company on March 20th. Current mileage: 60,944 miles.

Housing Choice Voucher (HCV) Program:

- Completed the second revision to the Administrative Plan to include new NSPIRE inspection standards (NSPIRE – National Standards for the Physical Inspection of Real Estate).

Grand Manor Apartments (USDA):

- Worked on 2023 Year End Report which is due on March 31st.

DHA-Owned Houses:

- Working with the Colorado Division of Housing to close out the CDBG grant. We are on the home stretch.

Villas at the Bluff (VAB and VABII)

- VAB and VABII – 2023 audit has been completed.
- Filed periodic report for Villas at the Bluff, LLLP.

Residences at Delta (RAD)

- Working on 2023 audit with TWG's auditor.
- Residences at Delta Phase II (RADII) – nothing new to report. We are waiting for the Colorado Housing and Finance Authority (CHFA) interviews to be scheduled.

8. Correspondence

No comments were made.

9. Commissioner Comments

Outgoing Commissioner, Cathy Boyd, thanked the board for the opportunity to serve on the Housing Authority Board of Commissioners.

Chair Kolman adjourned the meeting at 4:50 p.m.

Respectfully submitted

Ute Jantz, Secretary of the Board

Chair/Vice Chair DHA Board of Commissioners

Upcoming Board Meetings:

Regular Board Meeting	April 24, 2024, at 3:30 pm
Regular Board Meeting	May 22, 2024, at 3:30 pm
Regular Board Meeting	June 26, 2024, at 3:30 pm

**Delta Housing Authority
Board Financial Summary
March 2024**

Program	20 Voucher	30 PHA	40 Rural Development	60 Affordable Housing	70 Residences at Delta	80 Villas at the Bluff	82 Villas at the Bluff II
Net Profit (Loss)	\$117,172	\$63,036	\$1,892	\$13,213	\$56,276	\$2,266	\$15,189

This is the first month of presenting Balance Sheets. The assets total should equal the total for liabilities and equity. The two programs, Voucher and Affordable Housing, do not equal so please consider these two balance sheets as “draft” until I can get the formatting corrected.

MRI has been contacted regarding formatting the financial statements to include a percentage of budget column as well as other formatting changes.

Our annual software renewal fee for MRI was paid in March for \$23,607 and allocated to all the programs except Rural Development. Rural Development does not allow software costs to be expensed as they will be taken out of our management fee.

10 - General

The general fund consists of the operating checking, interfund Due to/Due from accounts, maintenance supplies inventory, credit card balance and payroll liability accounts. The only income for this fund is interest income. Expenses are not reflected in the general fund because the costs are allocated to the other programs.

20 - Voucher

The large net income of \$117,172 is because our April HAP subsidy funds arrived early at the end of March instead of the correct month of April.

30 – PHA (Including Capital Funds)

The budgeted amount for the maintenance van was purchased in March for \$30,854. Capital Funds (Designated for Operating) were used for this purpose.

40 - Rural Development

Due to several unit turns with major repairs our maintenance labor of \$2,823 was higher than usual in the month of March.

60 - Affordable Housing

The year 2024 is looking better as compared to 2023 with a year-to-date profit of \$13,213. Year-to-date interest income is \$8,709.

Delta Housing Authority
Board Financial Summary
March 2024

70 – Residences at Delta

Advertising costs for the month of March were \$4,021. These were for two advertising contracts started by TWG and one of the two contracts has since been cancelled.

80 - Villas at the Bluff

The month of March reflects a loss of \$9,350 due to audit fees of \$11,288, software costs of \$2,894 (previously mentioned) and appliance purchases of \$2,296 (Replacement of Nonexpendable Equipment).

82 - Villas at the Bluff II

Year-to-date net income of \$15,189 is healthy even with the full amount of the mortgage payment (principal and interest) as well as our replacement reserve deposits paid to CHFA.

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : 10 - General Fund

Date : March 2024

Balance Sheet

ASSETS

Current Assets

Cash

10.1111.100	Cash In Checking	\$48,557.55
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	Total Cash	\$48,557.55
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Accounts Receivable

	Total Accounts Receivable	\$0.00
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Due To / From Other Funds

10.1295.600	Due From Affordable Housing	(\$30,667.49)
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10.1295.300	Due From PHA	\$51,189.67
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10.1295.700	Due From Residences at Delta	\$15,610.78
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10.1295.400	Due From Rural Development	\$6,443.08
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10.1295.800	Due From Villas At The Bluff	\$19,225.39
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10.1295.820	Due From Villas At The Bluff II	\$12,044.41
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10.1295.200	Due From Voucher	\$5,354.13
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10.2145.650	Loan From Affordable Housing	(\$75,000.00)
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	Net Due To / From Other Funds	\$4,199.97
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Inventories

10.1260.000	Inventory - Supplies	\$3,507.04
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	Total Inventory	\$3,507.04
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Other Current Assets

	Total Other Current Assets	\$0.00
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	Total Current Assets	\$56,264.56
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Long Term Assets

Investments

	Total Investments	\$0.00
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Pre-Paid Expenses

	Total Pre-Paid Expenses	\$0.00
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : 10 - General Fund

Date : March 2024

Balance Sheet

Long Term Investments

Total Long Term Assets	\$0.00
Property, Plant & Equipment	
Net Property, Plant & Equipment	\$0.00
Total Long Term Assets	\$0.00
Total Assets	\$56,264.56

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : 10 - General Fund

Date : March 2024

Balance Sheet

 Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

10.2110.100	Credit Card Payable	\$5,026.08
10.2117.100	Dental Insurance Payable	\$140.21

Total Accounts Payable	\$5,166.29
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Deferred Revenue

Total Deferred Revenue	\$0.00
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Total Short Term Liabilities	\$5,166.29
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Long Term Liabilities

Total Long Term Liabilities	\$0.00
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Total Liabilities	\$5,166.29
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Equity

10.2700.000	Closing Account	\$56.57
10.2810.000	Unreserved Surplus	\$51,030.97

Net Profit (Loss)	\$10.73
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Total Equity	\$51,098.27
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Total Liability and Equity	\$56,264.56
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 20 - Section 8 Vouchers

Date : March 2024

Balance Sheet

ASSETS
Current Assets**Cash**

20.1111.100	Cash In Checking - Operating	\$368,538.16
20.1111.300	Cash In Savings - Voucher	\$203,402.93
20.1111.410	Savings - C.D. - Alpine	\$100,518.46
20.1111.400	Savings - C.D. - Bank of Colorado	\$421,188.64

Total Cash	\$1,093,648.19
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Accounts Receivable

20.1121.100	Accounts Receivable - Fraud Recovery	(\$1,041.00)
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Total Accounts Receivable	(\$1,041.00)
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Due To / From Other Funds

20.2145.100	Due To General	(\$5,354.13)
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Net Due To / From Other Funds	(\$5,354.13)
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Inventories

Total Inventory	\$0.00
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Other Current Assets

Total Other Current Assets	\$0.00
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Total Current Assets	\$1,087,253.06
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Long Term Assets**Investments**

Total Investments	\$0.00
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Pre-Paid Expenses

20.1211.000	Prepaid Insurance	\$1,892.56
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Total Pre-Paid Expenses	\$1,892.56
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Long Term Investments

Total Long Term Assets	\$0.00
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 20 - Section 8 Vouchers

Date : March 2024

Balance Sheet

Property, Plant & Equipment		
20.1400.000	Fixed Assets	\$171,481.24
20.1400.500	Accumulated Depreciation	(\$85,956.53)
	Net Property, Plant & Equipment	<hr/> \$85,524.71
	Total Long Term Assets	<hr/> \$87,417.27
	Total Assets	<hr/> <hr/> \$1,174,670.33

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 20 - Section 8 Vouchers

Date : March 2024

Balance Sheet

Liabilities and Capital Equity
Liabilities**Short Term Liabilities****Accounts Payable**

20.2110.200	Accounts Payable - HAP	(\$2,459.94)
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	Total Accounts Payable	(\$2,459.94)
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20.2120.000	Accrued Payroll	(\$3,347.91)
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Deferred Revenue

	Total Deferred Revenue	\$0.00
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	Total Short Term Liabilities	\$887.97
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Long Term Liabilities

20.2135.000	Compensated Absences	(\$12,270.50)
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	Total Long Term Liabilities	\$12,270.50
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	Total Liabilities	\$13,158.47
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Equity

20.2700.000	Closing Account	\$162,201.03
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20.2810.000	Unreserved Surplus	\$879,441.03
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	Net Profit (Loss)	\$117,171.56
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	Total Equity	\$1,158,813.62
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	Total Liability and Equity	\$1,171,972.09
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 30 - Conventional Housing

Date : March 2024

Balance Sheet

ASSETS

Current Assets

Cash

30.1111.100	Cash In Checking - Operating	\$699,166.73
30.1111.300	Cash In Savings - Alpine	\$203,402.93
30.1117.000	Petty Cash	\$150.00
30.1111.400	Savings - C.D.	\$526,485.80
30.1111.410	Savings - C.D.	\$105,544.39
30.1114.000	Cash In Checking - Security Deposits	\$33,787.24

Total Cash	\$1,568,537.09
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Accounts Receivable

30.1122.000	Accounts Receivable - Tenants	\$4,952.11
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Total Accounts Receivable	\$4,952.11
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Due To / From Other Funds

30.1295.600	Due From Affordable Housing	(\$1,324.00)
30.1295.400	Due From Rural Development	(\$886.00)
30.1295.820	Due From Villas At The Bluff II	(\$2,118.00)
30.2145.600	Due To Affordable Housing	\$62.00
30.2145.100	Due To General	(\$51,189.67)
30.2145.700	Due To Residences at Delta	\$228.00
30.2145.820	Due To Villas At The Bluff II	\$2,118.00

Net Due To / From Other Funds	(\$53,109.67)
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Inventories

Total Inventory	\$0.00
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Other Current Assets

Total Other Current Assets	\$0.00
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Total Current Assets	\$1,520,379.53
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Long Term Assets

Investments

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 30 - Conventional Housing

Date : March 2024

Balance Sheet

	Total Investments	\$0.00
	Pre-Paid Expenses	
30.1211.000	Prepaid Insurance	\$7,947.44
	Total Pre-Paid Expenses	\$7,947.44
	Long Term Investments	
	Total Long Term Assets	\$0.00
	Property, Plant & Equipment	
30.1400.000	Fixed Assets	\$4,783,935.84
30.1400.500	Accumulated Depreciation	(\$3,270,114.71)
	Net Property, Plant & Equipment	\$1,513,821.13
	Total Long Term Assets	\$1,521,768.57
	Total Assets	\$3,042,148.10

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 30 - Conventional Housing

Date : March 2024

Balance Sheet

Liabilities and Capital Equity
Liabilities**Short Term Liabilities****Accounts Payable**

30.2111.000	Accounts Payable - Vendors	\$216.66
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	Total Accounts Payable	\$216.66
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30.2120.000	Accrued Payroll	(\$5,041.12)
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30.2114.100	Non-Tenant Security Deposits	(\$450.00)
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30.2114.000	Tenant Security Deposits	(\$32,183.00)
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Deferred Revenue

	Total Deferred Revenue	\$0.00
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	Total Short Term Liabilities	\$37,890.78
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Long Term Liabilities

30.2135.000	Compensated Absences	(\$3,707.68)
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	Total Long Term Liabilities	\$3,707.68
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	Total Liabilities	\$41,598.46
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Equity

30.2700.000	Closing Account	\$298,484.08
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30.2810.000	Unreserved Surplus	\$2,639,029.22
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	Net Profit (Loss)	\$63,036.34
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	Total Equity	\$3,000,549.64
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	Total Liability and Equity	\$3,042,148.10
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 40 - Rural Development

Date : March 2024

Balance Sheet

ASSETS
Current Assets**Cash**

40.1111.100	Cash In Checking - Operating	\$32,133.06
40.1114.000	Cash In Checking - Security Deposits	\$4,233.37
40.1111.500	Cash In Checking - RD Reserve	\$28,071.76

Total Cash	\$64,438.19
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Accounts Receivable

40.1122.000	Accounts Receivable - Tenants	(\$1,158.02)
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Total Accounts Receivable	(\$1,158.02)
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Due To / From Other Funds

40.1295.700	Due from Residences at Delta	\$1,247.00
40.2145.100	Due To General	(\$6,443.08)
40.2145.300	Due To PHA	\$886.00

Net Due To / From Other Funds	(\$4,310.08)
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Inventories

Total Inventory	\$0.00
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Other Current Assets

Total Other Current Assets	\$0.00
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Total Current Assets	\$58,970.09
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Long Term Assets**Investments**

Total Investments	\$0.00
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Pre-Paid Expenses

40.1211.000	Prepaid Insurance	\$1,220.19
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Total Pre-Paid Expenses	\$1,220.19
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Long Term Investments

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 40 - Rural Development

Date : March 2024

Balance Sheet

	Total Long Term Assets	\$0.00
	Property, Plant & Equipment	
40.1400.000	Fixed Assets	\$368,290.81
40.1400.500	Accumulated Depreciation	(\$222,852.04)
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	Net Property, Plant & Equipment	\$145,438.77
		<hr/>
	Total Long Term Assets	\$146,658.96
		<hr/>
	Total Assets	\$205,629.05
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 40 - Rural Development

Date : March 2024

Balance Sheet

Liabilities and Capital Equity
Liabilities**Short Term Liabilities****Accounts Payable**

40.2111.000	Accounts Payable - Vendors	\$13.05
40.2111.100	Property Management Fees Payable	\$2,580.00

	Total Accounts Payable	\$2,593.05
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40.2120.000	Accrued Payroll	(\$258.65)
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40.2114.000	Tenant Security Deposits	(\$3,777.00)
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Deferred Revenue

	Total Deferred Revenue	\$0.00
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	Total Short Term Liabilities	\$6,628.70
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Long Term Liabilities

40.2135.000	Compensated Absences	(\$5.86)
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40.2130.000	Note Payable - USDA	\$64,010.95
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	Total Long Term Liabilities	\$64,016.81
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	Total Liabilities	\$70,645.51
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Equity

40.2700.000	Closing Account	\$15,068.31
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40.2810.000	Unreserved Surplus	\$118,022.84
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	Net Profit (Loss)	\$1,892.39
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	Total Equity	\$134,983.54
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	Total Liability and Equity	\$205,629.05
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 60 - Affordable Housing

Date : March 2024

Balance Sheet

ASSETS
Current Assets**Cash**

60.1111.210	Cash In Checking - Housing Delta County LLC	\$11,140.12
60.1111.100	Cash In Checking - Operating	\$500,558.67
60.1111.200	Cash In Checking - Settlement Funds	\$133,582.00
60.1111.300	Cash In Savings - Alpine	\$203,402.93
60.1111.400	Savings - C.D. - Bank of Colorado	\$526,485.80
60.1114.000	Cash In Checking - Security Deposits	\$1,050.12

Total Cash	\$1,376,219.64
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Accounts Receivable

60.1122.000	Accounts Receivable - Tenants	(\$62.00)
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Total Accounts Receivable	(\$62.00)
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Due To / From Other Funds

60.1295.300	Due From PHA	(\$62.00)
60.1295.150	Loan To General	\$75,000.00
60.2145.100	Due To General	\$30,667.49
60.2145.300	Due To PHA	\$1,324.00
60.2145.700	Due to Residences at Delta	(\$1,862.00)

Net Due To / From Other Funds	\$105,067.49
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Inventories

Total Inventory	\$0.00
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Other Current Assets

Total Other Current Assets	\$0.00
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Total Current Assets	\$1,481,225.13
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Long Term Assets**Investments**

60.1499.800	Investment - Villas At The Bluff	\$292,695.00
60.1499.820	Investment - Villas At The Bluff II	\$49,763.00

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 60 - Affordable Housing

Date : March 2024

Balance Sheet

	Total Investments	\$342,458.00
	Pre-Paid Expenses	
60.1211.000	Prepaid Insurance	\$932.30
	Total Pre-Paid Expenses	\$932.30
	Long Term Investments	
60.1145.801	Accrued Interest Receivable - CDBG - VAB	\$917,184.00
60.1145.821	Accrued Interest Receivable - CDBG - VABII	\$161,628.00
60.1145.823	Accrued Interest Receivable - Development Fee - VABII	\$49,098.00
60.1145.803	Accrued Interest Receivable - FHLB - VAB	\$28,884.00
60.1130.801	Developer Fee Receivable - VAB	\$325,508.00
60.1130.821	Developer Fee Receivable - VABII	\$141,924.00
60.1130.803	Note Receivable - CDBG - VAB	\$1,000,000.00
60.1130.823	Note Receivable - CDBG - VAB II	\$425,000.00
60.1130.805	Note Receivable - FHLB - VAB	\$192,000.00
	Total Long Term Assets	\$3,241,226.00
	Property, Plant & Equipment	
60.1400.000	Fixed Assets	\$372,034.71
60.1400.500	Accumulated Depreciation	(\$128,696.65)
	Net Property, Plant & Equipment	\$243,338.06
	Total Long Term Assets	\$3,827,954.36
	Total Assets	\$5,309,179.49

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 60 - Affordable Housing

Date : March 2024

Balance Sheet

Liabilities and Capital Equity
Liabilities**Short Term Liabilities****Accounts Payable**

60.2111.000	Accounts Payable - Vendors	\$117.91
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	Total Accounts Payable	\$117.91
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60.2120.000	Accrued Payroll	(\$1,440.23)
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60.2114.000	Tenant Security Deposits	(\$1,050.00)
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Deferred Revenue

	Total Deferred Revenue	\$0.00
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	Total Short Term Liabilities	\$2,608.14
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Long Term Liabilities

60.2135.000	Compensated Absences	(\$10,879.17)
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	Total Long Term Liabilities	\$10,879.17
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	Total Liabilities	\$13,487.31
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Equity

60.2700.000	Closing Account	\$62,315.99
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60.2810.000	Unreserved Surplus	\$5,470,610.27
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	Net Profit (Loss)	\$13,212.93
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	Total Equity	\$5,546,139.19
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	Total Liability and Equity	\$5,559,626.50
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 70 - Residences at Delta

Date : March 2024

Balance Sheet

ASSETS
Current Assets**Cash**

70.1111.100	Cash In Checking - Operating	\$108,496.84
70.1111.200	Horizon Bank - Construction Checking	\$5,750.00
70.1114.000	Cash In Checking - Security Deposits	\$18,833.71

Total Cash	\$133,080.55
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Accounts Receivable

70.1122.000	Accounts Receivable - Tenants	(\$2,251.00)
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Total Accounts Receivable	(\$2,251.00)
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Due To / From Other Funds

70.1295.300	Due from PHA	(\$228.00)
70.1295.600	Due from Affordable Housing	\$1,862.00
70.2145.100	Due to General	(\$15,610.78)
70.2145.400	Due to Rural Development	(\$1,247.00)

Net Due To / From Other Funds	(\$15,223.78)
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Inventories

Total Inventory	\$0.00
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Other Current Assets

Total Other Current Assets	\$0.00
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Total Current Assets	\$115,605.77
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Long Term Assets**Investments**

Total Investments	\$0.00
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Pre-Paid Expenses

Total Pre-Paid Expenses	\$0.00
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Long Term Investments

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 70 - Residences at Delta

Date : March 2024

Balance Sheet

		Total Long Term Assets	\$0.00
		Property, Plant & Equipment	
70.1400.405	Buildings		\$10,232,179.44
70.1400.411	Furniture & Equipment		\$2,589,450.65
70.1400.401	Land		\$500,000.00
70.1400.403	Land Improvements		\$1,381,957.46
70.1400.700	Permanent Financing and Loan Fees		\$75,000.00
70.1400.800	Tax Credit Fees		\$94,742.00
		Net Property, Plant & Equipment	\$14,873,329.55
		Total Long Term Assets	\$14,873,329.55
		Total Assets	\$14,988,935.32

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 70 - Residences at Delta

Date : March 2024

Balance Sheet

Liabilities and Capital Equity
Liabilities**Short Term Liabilities****Accounts Payable**

70.2111.700	Accounts Payable - Draw Clearing	\$5,750.00
70.2111.100	Property Management Fees Payable	\$9,753.66

 Total Accounts Payable

\$15,503.66

70.2120.000	Accrued Payroll	(\$1,428.23)
70.2114.000	Tenant Security Deposits	(\$27,404.00)

Deferred Revenue

 Total Deferred Revenue

\$0.00

 Total Short Term Liabilities

\$44,335.89

Long Term Liabilities

70.2135.000	Compensated Absences	(\$649.42)
70.2132.700	Accrued Interest - Construction Loan	\$355,338.87
70.2130.140	Construction Loan - Horizon	\$9,018,435.68
70.2130.300	Deferred Developer Fee	\$1,435,639.00
70.2130.400	DOH HOME Funds	\$1,045,000.00
70.2130.130	Loan Payable - TWG Construction	\$55,000.00
	Total Long Term Liabilities	\$11,910,062.97

 Total Liabilities

\$11,954,398.86

Equity

70.2700.000	Closing Account	\$14,344.87
70.2805.100	Equity - GP 1	\$100.00
70.2805.200	Equity - LP 1	\$3,018,806.00
70.2805.210	Equity - LP 2	\$10.00
70.2810.100	Syndication Costs - Equity	(\$55,000.00)
	Net Profit (Loss)	\$56,275.59

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 70 - Residences at Delta

Date : March 2024

Balance Sheet

Total Equity	\$3,034,536.46
Total Liability and Equity	\$14,988,935.32

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 80 - Villas at the Bluff

Date : March 2024

Balance Sheet

ASSETS
Current Assets**Cash**

80.1111.100	Cash In Checking - Operating	\$257,051.67
80.1111.300	Cash In Savings - Lot Sale Reserve	(\$4.96)
80.1114.000	Cash In Checking - Security Deposits	\$25,235.00
80.1111.600	Cash In Checking - Operating Reserve	\$140,010.70
80.1111.500	Cash In Checking - Replacement Reserve	\$201,048.13
80.1111.501	Less: Replacement Reserve Deposits - Current Year	(\$5,286.60)

Total Cash \$618,053.94

Accounts Receivable

80.1122.000	Accounts Receivable - Tenants	\$2,975.12
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Total Accounts Receivable \$2,975.12

Due To / From Other Funds

80.1295.820	Due From Villas At The Bluff II	(\$5,458.16)
80.2145.100	Due To General	(\$19,225.39)
80.2145.820	Due To Villas At The Bluff II	\$1,432.16

Net Due To / From Other Funds (\$23,251.39)

Inventories

Total Inventory \$0.00

Other Current Assets

Total Other Current Assets \$0.00

Total Current Assets \$597,777.67

Long Term Assets**Investments**

Total Investments \$0.00

Pre-Paid Expenses

80.1211.000	Prepaid Insurance	\$1,209.22
80.1212.000	Property Insurance Escrow	\$6,543.15

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 80 - Villas at the Bluff

Date : March 2024

Balance Sheet

	Total Pre-Paid Expenses	\$7,752.37
	Long Term Investments	
	Total Long Term Assets	\$0.00
	Property, Plant & Equipment	
80.1400.750	Accumulated Amortization - Loan Orig Fee	(\$30,176.00)
80.1400.850	Accumulated Amortization - Tax Credit Compliance	(\$40,254.38)
80.1400.409	Building Equipment - Portable	\$369,717.00
80.1400.407	Building Improvements - Fixed	\$51,193.41
80.1400.405	Buildings	\$7,107,276.97
80.1400.411	Furnishings	\$1,773.91
80.1400.401	Land	\$277,105.22
80.1400.403	Land Improvements	\$777,248.00
80.1400.700	Loan Fees	\$47,330.00
80.1400.800	Tax Credit Fees	\$43,646.00
80.1400.413	Vehicles	\$8,217.00
80.1400.500	Accumulated Depreciation	(\$3,499,110.49)
	Net Property, Plant & Equipment	\$5,113,966.64
	Total Long Term Assets	\$5,121,719.01
	Total Assets	\$5,719,496.68

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 80 - Villas at the Bluff

Date : March 2024

Balance Sheet

Liabilities and Capital Equity
Liabilities**Short Term Liabilities****Accounts Payable**

80.2111.100	Property Management Fees Payable	\$39,450.00
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	Total Accounts Payable	\$39,450.00
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80.2120.000	Accrued Payroll	(\$1,067.15)
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80.2114.000	Tenant Security Deposits	(\$27,125.02)
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Deferred Revenue

	Total Deferred Revenue	\$0.00
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	Total Short Term Liabilities	\$67,642.17
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Long Term Liabilities

80.2135.000	Compensated Absences	(\$753.47)
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80.2132.100	Accrued Interest Payable - CDBG - DHA	\$917,184.00
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80.2132.300	Accrued Interest Payable - FHLB - DHA	\$28,884.00
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80.2130.111	Less: Mortgage Payments CHFA - Current Year	\$9,779.42
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80.2130.500	MM Asset Management Fee Payable	\$89,274.79
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80.2130.110	Mortgage Payable - CHFA	\$1,142,881.12
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80.2130.120	Note Payable - CDBG - DHA	\$1,000,000.00
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80.2130.300	Note Payable - Developer Fee - DHA	\$325,508.39
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80.2130.130	Note Payable - FHLB - DHA	\$192,000.00
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	Total Long Term Liabilities	\$3,706,265.19
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	Total Liabilities	\$3,773,907.36
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Equity

80.2805.100	Capital - Delta Housing Authority	\$293,173.00
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80.2805.200	Capital - Homestead Equity	\$5,672,307.00
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80.2700.000	Closing Account	\$28,830.60
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80.2810.000	Retained Earnings	(\$4,040,987.18)
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80.2810.100	Syndication Fees	(\$10,000.00)
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 80 - Villas at the Bluff

Date : March 2024

Balance Sheet

Net Profit (Loss)	\$2,265.90
Total Equity	\$1,945,589.32
Total Liability and Equity	\$5,719,496.68

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 82 - Villas at the Bluff II

Date : March 2024

Balance Sheet

ASSETS
Current Assets**Cash**

82.1111.100	Cash In Checking - Operating	\$193,322.88
82.1114.000	Cash In Checking - Security Deposits	\$20,620.00
82.1111.600	Cash In Checking - Operating Reserve	\$85,055.32
82.1111.500	Cash In Checking - Replacement Reserve	\$80,485.88
82.1111.501	Less: Replacement Reserve Deposits - Current Year	(\$2,951.70)

Total Cash \$376,532.38

Accounts Receivable

82.1122.000	Accounts Receivable - Tenants	\$5,053.26
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Total Accounts Receivable \$5,053.26

Due To / From Other Funds

82.1295.300	Due From PHA	(\$2,118.00)
82.1295.800	Due From Villas At The Bluff	(\$1,432.16)
82.2145.100	Due To General	(\$12,044.41)
82.2145.300	Due To PHA	\$2,118.00
82.2145.800	Due To Villas At The Bluff	\$5,458.16

Net Due To / From Other Funds (\$8,018.41)

Inventories

Total Inventory \$0.00

Other Current Assets

Total Other Current Assets \$0.00

Total Current Assets \$373,567.23

Long Term Assets**Investments**

Total Investments \$0.00

Pre-Paid Expenses

82.1211.000	Prepaid Insurance	\$950.08
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 82 - Villas at the Bluff II

Date : March 2024

Balance Sheet

82.1212.000	Property Insurance Escrow	\$8,770.48
	Total Pre-Paid Expenses	\$9,720.56
	Long Term Investments	
	Total Long Term Assets	\$0.00
	Property, Plant & Equipment	
82.1400.750	Accumulated Amortization - Perm Loan	(\$2,497.00)
82.1400.850	Accumulated Amortization - Tax Credit Compliance	(\$23,984.00)
82.1400.405	Buildings	\$4,542,422.67
82.1400.700	Financing Fees	\$10,829.00
82.1400.411	Furnishings	\$298,734.00
82.1400.401	Land	\$150,000.00
82.1400.403	Land Improvements	\$1,206,510.00
82.1400.800	Tax Credit Fees	\$44,972.00
82.1400.500	Accumulated Depreciation	(\$1,515,940.00)
	Net Property, Plant & Equipment	\$4,711,046.67
	Total Long Term Assets	\$4,720,767.23
	Total Assets	\$5,094,334.46

DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 82 - Villas at the Bluff II

Date : March 2024

Balance Sheet

Liabilities and Capital Equity
Liabilities**Short Term Liabilities****Accounts Payable**

82.2111.100	Property Management Fees Payable	\$23,434.78
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	Total Accounts Payable	\$23,434.78
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82.2120.000	Accrued Payroll	(\$733.20)
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82.2130.500	MM Asset Management Fee Payable	(\$81,272.85)
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82.2114.000	Tenant Security Deposits	(\$19,681.00)
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Deferred Revenue

	Total Deferred Revenue	\$0.00
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	Total Short Term Liabilities	\$125,121.83
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Long Term Liabilities

82.2135.000	Compensated Absences	(\$372.71)
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82.2132.100	Accrued Interest Payable - CDBG - DHA	\$161,628.00
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82.2132.200	Accrued Interest Payable - Developer Fee - DHA	\$49,098.00
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82.2130.111	Less: Mortgage Payments CHFA - Current Year	\$1,718.14
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82.2130.110	Mortgage Payable - CHFA	\$305,590.64
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82.2130.120	Note Payable - CDBG - DHA	\$425,000.00
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82.2130.300	Note Payable - Developer Fee - DHA	\$141,924.00
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	Total Long Term Liabilities	\$1,085,331.49
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	Total Liabilities	\$1,210,453.32
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Equity

82.2805.100	Capital - Delta Housing Authority	\$49,972.61
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82.2805.200	Capital - Wells Fargo	\$5,228,725.00
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82.2700.000	Closing Account	\$31,181.30
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82.2810.000	Retained Earnings	(\$1,419,634.77)
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82.2810.100	Syndication Fees	(\$21,552.00)
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	Net Profit (Loss)	\$15,189.00
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DELTA HOUSING AUTHORITY

Balance Sheet

Funds : , 82 - Villas at the Bluff II

Date : March 2024

Balance Sheet

Total Equity

\$3,883,881.14

Total Liability and Equity

\$5,094,334.46

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : 10 - General Fund

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Total Operating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating Expenditures						
Total Operating Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Profit or Loss from Operations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

DELTA HOUSING AUTHORITY
 Budget Worksheet
 Funds : 10 - General Fund
 Date : March 2024
 Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
Interest Income	\$4.38	\$0.00	\$4.38	\$10.73	\$0.00	\$10.73
Total Other Revenue Items	\$4.38	\$0.00	\$4.38	\$10.73	\$0.00	\$10.73
Other Expenditure Items						
Total Other Expenditure Items	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Gain or Loss from Extraordinary Items	\$4.38	\$0.00	\$4.38	\$10.73	\$0.00	\$10.73
Net Profit or Loss	\$4.38	\$0.00	\$4.38	\$10.73	\$0.00	\$10.73

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 20 - Section 8 Vouchers

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Fraud Recovery	\$0.00	\$0.00	\$0.00	\$115.00	\$2,600.00	(\$2,485.00)
Other Income	\$106.56	\$0.00	\$106.56	\$106.56	\$0.00	\$106.56
Section 8 Income - Admin Fee	\$52,597.00	\$0.00	\$52,597.00	\$105,813.00	\$330,000.00	(\$224,187.00)
Section 8 Income - HAP	\$224,050.00	\$0.00	\$224,050.00	\$453,958.00	\$1,426,917.00	(\$972,959.00)
Total Operating Revenues	\$276,753.56	\$0.00	\$276,753.56	\$559,992.56	\$1,759,517.00	(\$1,199,524.44)
Operating Expenditures						
Administrative Salaries	\$12,300.00	\$0.00	(\$12,300.00)	\$37,033.99	\$163,769.00	\$126,735.01
Administrative Salaries - Temp Staff	\$0.00	\$0.00	\$0.00	\$236.64	\$7,500.00	\$7,263.36
Employee Benefit Cont. - Health Insurance	\$1,332.00	\$0.00	(\$1,332.00)	\$3,999.24	\$24,635.00	\$20,635.76
Employee Benefit Cont. - IRA Contributions	\$315.95	\$0.00	(\$315.95)	\$949.55	\$4,913.00	\$3,963.45
Employee Benefit Cont. - Payroll Taxes	\$965.95	\$0.00	(\$965.95)	\$2,880.82	\$12,528.00	\$9,647.18
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Background Verification	\$371.36	\$0.00	(\$371.36)	\$371.36	\$0.00	(\$371.36)
IT Support	\$626.76	\$0.00	(\$626.76)	\$626.76	\$0.00	(\$626.76)
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Maintenance Contracts	\$0.00	\$0.00	\$0.00	\$199.98	\$1,500.00	\$1,300.02
Member Dues / Fees	\$817.45	\$0.00	(\$817.45)	\$1,325.31	\$0.00	(\$1,325.31)
Office Furniture and Equipment	\$156.29	\$0.00	(\$156.29)	\$156.29	\$1,000.00	\$843.71
Office Supplies	\$705.28	\$0.00	(\$705.28)	\$1,376.94	\$4,200.00	\$2,823.06
Other General Expense	\$76.28	\$0.00	(\$76.28)	\$209.97	\$1,700.00	\$1,490.03
Postage	\$478.84	\$0.00	(\$478.84)	\$818.84	\$0.00	(\$818.84)
Printer Contract	\$130.64	\$0.00	(\$130.64)	\$428.41	\$0.00	(\$428.41)
Printer Copies	\$418.15	\$0.00	(\$418.15)	\$418.15	\$0.00	(\$418.15)
Publications	\$10.42	\$0.00	(\$10.42)	\$20.13	\$0.00	(\$20.13)
Software	\$13,397.10	\$0.00	(\$13,397.10)	\$13,657.04	\$11,000.00	(\$2,657.04)
Staff Training	\$413.87	\$0.00	(\$413.87)	\$856.20	\$10,000.00	\$9,143.80
Sundry - Other Administrative Expenses	\$653.11	\$0.00	(\$653.11)	\$2,479.31	\$15,627.00	\$13,147.69
Telephone and Internet	\$115.92	\$0.00	(\$115.92)	\$358.03	\$1,300.00	\$941.97
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 20 - Section 8 Vouchers

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Auditing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$4,305.00	\$4,305.00
Consulting Services	\$1,237.38	\$0.00	(\$1,237.38)	\$1,237.38	\$0.00	(\$1,237.38)
Insurance - Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$2,900.00	\$2,900.00
Insurance - Liability and Director's	\$779.94	\$0.00	(\$779.94)	\$779.94	\$6,000.00	\$5,220.06
Insurance - Property	\$137.10	\$0.00	(\$137.10)	\$137.10	\$650.00	\$512.90
Insurance - Workmen's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$2,416.00	\$2,416.00
Electricity	\$157.77	\$0.00	(\$157.77)	\$618.53	\$1,490.00	\$871.47
Sewer	\$21.36	\$0.00	(\$21.36)	\$62.43	\$170.00	\$107.57
Trash	\$23.45	\$0.00	(\$23.45)	\$70.35	\$205.00	\$134.65
Water	\$18.24	\$0.00	(\$18.24)	\$36.48	\$125.00	\$88.52
Fixed Asset Purchases per Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$3,360.00	\$3,360.00
Maintenance Supplies	\$77.66	\$0.00	(\$77.66)	\$97.72	\$500.00	\$402.28
Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
HAP Portability - In	\$2,994.00	\$0.00	(\$2,994.00)	\$5,988.00	\$0.00	(\$5,988.00)
Housing Assistance Payments	\$124,008.00	\$0.00	(\$124,008.00)	\$370,065.00	\$1,408,917.00	\$1,038,852.00
Utilities Reimbursement	\$1,092.00	\$0.00	(\$1,092.00)	\$3,194.00	\$18,000.00	\$14,806.00
Total Operating Expenses	\$163,832.27	\$0.00	(\$163,832.27)	\$450,689.89	\$1,719,710.00	\$1,269,020.11
Net Profit or Loss from Operations	\$112,921.29	\$0.00	\$112,921.29	\$109,302.67	\$39,807.00	\$69,495.67

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 20 - Section 8 Vouchers

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
Income - Portability	(\$624.98)	\$0.00	(\$624.98)	\$824.96	\$200.00	\$624.96
Interest Income	\$5,246.84	\$0.00	\$5,246.84	\$7,343.21	\$17.00	\$7,326.21
Total Other Revenue Items	\$4,621.86	\$0.00	\$4,621.86	\$8,168.17	\$217.00	\$7,951.17
Other Expenditure Items						
Other General Expense - Portability	\$149.64	\$0.00	(\$149.64)	\$299.28	\$1,700.00	\$1,400.72
Total Other Expenditure Items	\$149.64	\$0.00	(\$149.64)	\$299.28	\$1,700.00	\$1,400.72
Net Gain or Loss from Extraordinary Items	\$4,472.22	\$0.00	\$4,472.22	\$7,868.89	(\$1,483.00)	\$9,351.89
Net Profit or Loss	\$117,393.51	\$0.00	\$117,393.51	\$117,171.56	\$38,324.00	\$78,847.56

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 30 - Conventional Housing

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Dwelling Rental	\$24,303.00	\$0.00	\$24,303.00	\$78,298.00	\$318,619.00	(\$240,321.00)
Excess Utilities	(\$180.22)	\$0.00	(\$180.22)	\$1,296.96	\$3,500.00	(\$2,203.04)
Excess Utilities - Gas	\$208.57	\$0.00	\$208.57	\$697.58	\$0.00	\$697.58
Late Charges	\$50.00	\$0.00	\$50.00	\$150.00	\$1,300.00	(\$1,150.00)
Non-dwelling Rental	\$818.00	\$0.00	\$818.00	\$2,491.00	\$6,900.00	(\$4,409.00)
Other Income	\$76.96	\$0.00	\$76.96	\$76.96	\$1,200.00	(\$1,123.04)
Total Operating Revenues	\$25,276.31	\$0.00	\$25,276.31	\$83,010.50	\$331,519.00	(\$248,508.50)
Operating Expenditures						
Administrative Salaries	\$11,755.23	\$0.00	(\$11,755.23)	\$35,551.05	\$152,953.00	\$117,401.95
Administrative Salaries - Temp Staff	\$0.00	\$0.00	\$0.00	\$224.81	\$7,500.00	\$7,275.19
Employee Benefit Cont. - Health Insurance	\$2,061.30	\$0.00	(\$2,061.30)	\$7,631.49	\$47,479.00	\$39,847.51
Employee Benefit Cont. - IRA Contributions	\$369.72	\$0.00	(\$369.72)	\$1,134.91	\$6,788.00	\$5,653.09
Employee Benefit Cont. - Payroll Taxes	\$1,298.20	\$0.00	(\$1,298.20)	\$4,127.85	\$17,310.00	\$13,182.15
Maintenance Labor	\$4,814.79	\$0.00	(\$4,814.79)	\$17,572.32	\$73,325.00	\$55,752.68
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00
Background Verification	\$61.78	\$0.00	(\$61.78)	\$61.78	\$0.00	(\$61.78)
Cleaning	\$195.00	\$0.00	(\$195.00)	\$450.00	\$0.00	(\$450.00)
IT Support	\$199.71	\$0.00	(\$199.71)	\$199.71	\$0.00	(\$199.71)
Landscaping	\$375.00	\$0.00	(\$375.00)	\$375.00	\$0.00	(\$375.00)
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00
Maintenance Contracts	\$1,637.59	\$0.00	(\$1,637.59)	\$8,150.74	\$40,000.00	\$31,849.26
Maintenance Contracts - Temp Staffing	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Member Dues / Fees	\$260.45	\$0.00	(\$260.45)	\$422.27	\$0.00	(\$422.27)
Office Furniture and Equipment	\$185.45	\$0.00	(\$185.45)	\$185.45	\$1,800.00	\$1,614.55
Office Supplies	\$349.08	\$0.00	(\$349.08)	\$563.08	\$4,000.00	\$3,436.92
Other General Expense	\$131.45	\$0.00	(\$131.45)	\$350.96	\$2,000.00	\$1,649.04
Postage	\$22.58	\$0.00	(\$22.58)	\$226.58	\$0.00	(\$226.58)
Printer Contract	\$41.62	\$0.00	(\$41.62)	\$136.50	\$0.00	(\$136.50)
Printer Copies	\$133.22	\$0.00	(\$133.22)	\$133.22	\$0.00	(\$133.22)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 30 - Conventional Housing

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Publications	\$3.32	\$0.00	(\$3.32)	\$6.41	\$0.00	(\$6.41)
Software	\$4,548.04	\$0.00	(\$4,548.04)	\$4,630.87	\$9,500.00	\$4,869.13
Staff Training	\$270.27	\$0.00	(\$270.27)	\$411.20	\$6,000.00	\$5,588.80
Sundry - Other Administrative Expenses	\$627.86	\$0.00	(\$627.86)	\$1,565.40	\$13,500.00	\$11,934.60
Telephone and Internet	\$106.88	\$0.00	(\$106.88)	\$343.91	\$2,000.00	\$1,656.09
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00
Auditing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$5,250.00	\$5,250.00
Consulting Services	\$394.25	\$0.00	(\$394.25)	\$394.25	\$0.00	(\$394.25)
Insurance - Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00	\$2,100.00
Insurance - Liability and Director's	\$248.50	\$0.00	(\$248.50)	\$248.50	\$4,500.00	\$4,251.50
Insurance - Property	\$4,158.70	\$0.00	(\$4,158.70)	\$4,158.70	\$15,500.00	\$11,341.30
Insurance - Workmen's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$3,550.00	\$3,550.00
Electricity	\$1,231.00	\$0.00	(\$1,231.00)	\$4,138.08	\$19,145.00	\$15,006.92
Gas	\$2,782.04	\$0.00	(\$2,782.04)	\$9,169.99	\$25,325.00	\$16,155.01
Sewer	\$1,400.81	\$0.00	(\$1,400.81)	\$4,157.17	\$16,265.00	\$12,107.83
Trash	\$939.19	\$0.00	(\$939.19)	\$2,328.79	\$8,685.00	\$6,356.21
Water	\$489.75	\$0.00	(\$489.75)	\$1,460.23	\$6,835.00	\$5,374.77
Capital Fund Program Expenses	\$8,400.00	\$0.00	(\$8,400.00)	\$20,229.00	\$0.00	(\$20,229.00)
Fixed Asset Purchases per Budget	\$30,854.00	\$0.00	(\$30,854.00)	\$30,854.00	\$31,500.00	\$646.00
Maintenance Supplies	\$4,680.41	\$0.00	(\$4,680.41)	\$5,095.90	\$49,000.00	\$43,904.10
Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Total Operating Expenses	\$85,027.19	\$0.00	(\$85,027.19)	\$166,690.12	\$600,610.00	\$433,919.88
Net Profit or Loss from Operations	(\$59,750.88)	\$0.00	(\$59,750.88)	(\$83,679.62)	(\$269,091.00)	\$185,411.38

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 30 - Conventional Housing

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
HUD PHA Grant - CFP	\$8,400.00	\$0.00	\$8,400.00	\$20,229.00	\$0.00	\$20,229.00
HUD PHA Grant - CFP Operating	\$38,854.00	\$0.00	\$38,854.00	\$70,854.00	\$90,000.00	(\$19,146.00)
HUD PHA Grant - Operating	\$15,941.16	\$0.00	\$15,941.16	\$47,037.16	\$238,003.00	(\$190,965.84)
Interest Income	\$6,359.25	\$0.00	\$6,359.25	\$8,595.80	\$432.00	\$8,163.80
Total Other Revenue Items	\$69,554.41	\$0.00	\$69,554.41	\$146,715.96	\$328,435.00	(\$181,719.04)
Other Expenditure Items						
Extraordinary Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Proceeds from Sale of Fixed Assets	\$0.00	\$0.00	\$0.00	\$0.00	(\$6,500.00)	(\$6,500.00)
Total Other Expenditure Items	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,500.00)	(\$3,500.00)
Net Gain or Loss from Extraordinary Items	\$69,554.41	\$0.00	\$69,554.41	\$146,715.96	\$331,935.00	(\$185,219.04)
Net Profit or Loss	\$9,803.53	\$0.00	\$9,803.53	\$63,036.34	\$62,844.00	\$192.34

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 40 - Rural Development

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Dwelling Rental	\$2,114.00	\$0.00	\$2,114.00	\$6,935.00	\$64,488.00	(\$57,553.00)
Excess Utilities - Electric	\$343.98	\$0.00	\$343.98	\$371.12	\$0.00	\$371.12
Other Income	\$8.88	\$0.00	\$8.88	\$8.88	\$100.00	(\$91.12)
Total Operating Revenues	\$2,466.86	\$0.00	\$2,466.86	\$7,315.00	\$64,588.00	(\$57,273.00)
Operating Expenditures						
Administrative Salaries	\$485.45	\$0.00	(\$485.45)	\$1,476.17	\$6,440.00	\$4,963.83
Employee Benefit Cont. - Health Insurance	\$1,033.82	\$0.00	(\$1,033.82)	\$1,286.23	\$2,966.00	\$1,679.77
Employee Benefit Cont. - IRA Contributions	\$62.24	\$0.00	(\$62.24)	\$110.98	\$389.00	\$278.02
Employee Benefit Cont. - Payroll Taxes	\$253.56	\$0.00	(\$253.56)	\$386.05	\$993.00	\$606.95
Maintenance Labor	\$2,822.98	\$0.00	(\$2,822.98)	\$3,534.71	\$6,534.00	\$2,999.29
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$360.00
Background Verification	\$20.35	\$0.00	(\$20.35)	\$20.35	\$0.00	(\$20.35)
Cleaning	\$960.00	\$0.00	(\$960.00)	\$960.00	\$0.00	(\$960.00)
IT Support	\$26.46	\$0.00	(\$26.46)	\$26.46	\$0.00	(\$26.46)
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Maintenance Contracts	(\$335.63)	\$0.00	\$335.63	\$1,048.33	\$3,500.00	\$2,451.67
Maintenance Contracts - Temp Staffing	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Member Dues / Fees	\$34.52	\$0.00	(\$34.52)	\$55.97	\$0.00	(\$55.97)
Office Furniture and Equipment	\$24.63	\$0.00	(\$24.63)	\$24.63	\$100.00	\$75.37
Postage	\$71.00	\$0.00	(\$71.00)	\$79.97	\$0.00	(\$79.97)
Publications	\$0.44	\$0.00	(\$0.44)	\$0.85	\$0.00	(\$0.85)
Staff Training	\$35.88	\$0.00	(\$35.88)	\$54.56	\$800.00	\$745.44
Sundry - Other Administrative Expenses	\$91.77	\$0.00	(\$91.77)	\$183.94	\$1,000.00	\$816.06
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
Auditing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$630.00	\$630.00
Consulting Services	\$52.25	\$0.00	(\$52.25)	\$52.25	\$0.00	(\$52.25)
Property Management Fees	\$860.00	\$0.00	(\$860.00)	\$2,580.00	\$10,320.00	\$7,740.00
Insurance - Liability and Director's	\$32.93	\$0.00	(\$32.93)	\$243.19	\$735.00	\$491.81
Insurance - Property	\$45.70	\$0.00	(\$45.70)	\$45.70	\$2,850.00	\$2,804.30

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 40 - Rural Development

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Insurance - Workmen's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00	\$275.00
Electricity	\$412.02	\$0.00	(\$412.02)	\$474.75	\$980.00	\$505.25
Sewer	\$410.90	\$0.00	(\$410.90)	\$1,200.93	\$4,600.00	\$3,399.07
Trash	\$237.83	\$0.00	(\$237.83)	\$609.81	\$2,200.00	\$1,590.19
Water	\$184.12	\$0.00	(\$184.12)	\$616.84	\$2,600.00	\$1,983.16
Maintenance Supplies	\$552.63	\$0.00	(\$552.63)	\$588.94	\$2,500.00	\$1,911.06
Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00
Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$1,825.00	\$1,825.00
Total Operating Expenses	\$8,375.85	\$0.00	(\$8,375.85)	\$15,661.61	\$58,497.00	\$42,835.39
Net Profit or Loss from Operations	(\$5,908.99)	\$0.00	(\$5,908.99)	(\$8,346.61)	\$6,091.00	(\$14,437.61)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 40 - Rural Development

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
Interest Subsidy - USDA	\$870.80	\$0.00	\$870.80	\$2,612.40	\$0.00	\$2,612.40
Rental Subsidy - USDA	\$2,972.00	\$0.00	\$2,972.00	\$8,819.00	\$0.00	\$8,819.00
Interest Income	\$126.66	\$0.00	\$126.66	\$166.20	\$175.00	(\$8.80)
Total Other Revenue Items	\$3,969.46	\$0.00	\$3,969.46	\$11,597.60	\$175.00	\$11,422.60
Other Expenditure Items						
Interest Expense - RD	\$446.50	\$0.00	(\$446.50)	\$1,358.60	\$0.00	(\$1,358.60)
Total Other Expenditure Items	\$446.50	\$0.00	(\$446.50)	\$1,358.60	\$0.00	(\$1,358.60)
Net Gain or Loss from Extraordinary Items	\$3,522.96	\$0.00	\$3,522.96	\$10,239.00	\$175.00	\$10,064.00
Net Profit or Loss	(\$2,386.03)	\$0.00	(\$2,386.03)	\$1,892.39	\$6,266.00	(\$4,373.61)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 60 - Affordable Housing

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Dwelling Rental	\$1,451.00	\$0.00	\$1,451.00	\$4,387.00	\$19,500.00	(\$15,113.00)
Management Fee Income - RAD	\$2,836.00	\$0.00	\$2,836.00	\$6,598.00	\$30,856.00	(\$24,258.00)
Management Fee Income - RD	\$860.00	\$0.00	\$860.00	\$2,580.00	\$10,320.00	(\$7,740.00)
Management Fee Income - VAB	\$2,923.00	\$0.00	\$2,923.00	\$8,455.00	\$31,277.00	(\$22,822.00)
Management Fee Income - VABII	\$1,641.00	\$0.00	\$1,641.00	\$4,839.00	\$18,776.00	(\$13,937.00)
Other Income	\$5.92	\$0.00	\$5.92	\$5.92	\$633.00	(\$627.08)
Reimbursement - VAB Year 15	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00	(\$12,000.00)
Total Operating Revenues	\$9,716.92	\$0.00	\$9,716.92	\$26,864.92	\$123,362.00	(\$96,497.08)
Operating Expenditures						
Administrative Salaries	\$5,083.98	\$0.00	(\$5,083.98)	\$15,323.42	\$65,266.00	\$49,942.58
Administrative Salaries - Temp Staff	\$0.00	\$0.00	\$0.00	\$130.15	\$0.00	(\$130.15)
Employee Benefit Cont. - Health Insurance	\$486.25	\$0.00	(\$486.25)	\$1,389.47	\$10,461.00	\$9,071.53
Employee Benefit Cont. - IRA Contributions	\$124.32	\$0.00	(\$124.32)	\$369.86	\$2,082.00	\$1,712.14
Employee Benefit Cont. - Payroll Taxes	\$409.45	\$0.00	(\$409.45)	\$1,220.48	\$5,308.00	\$4,087.52
Maintenance Labor	\$169.09	\$0.00	(\$169.09)	\$363.97	\$4,119.00	\$3,755.03
Advertising	\$45.88	\$0.00	(\$45.88)	\$45.88	\$60.00	\$14.12
IT Support	\$4.80	\$0.00	(\$4.80)	\$4.80	\$0.00	(\$4.80)
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$9,000.00	\$9,000.00
Maintenance Contracts	\$298.01	\$0.00	(\$298.01)	\$301.02	\$1,500.00	\$1,198.98
Maintenance Contracts - Temp Staffing	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Member Dues / Fees	\$6.28	\$0.00	(\$6.28)	\$10.18	\$0.00	(\$10.18)
Office Furniture and Equipment	\$4.73	\$0.00	(\$4.73)	\$4.73	\$500.00	\$495.27
Office Supplies	\$31.95	\$0.00	(\$31.95)	\$65.47	\$750.00	\$684.53
Other General Expense	\$20.84	\$0.00	(\$20.84)	\$55.68	\$1,200.00	\$1,144.32
Postage	\$0.54	\$0.00	(\$0.54)	\$0.54	\$0.00	(\$0.54)
Printer Contract	\$6.52	\$0.00	(\$6.52)	\$21.39	\$0.00	(\$21.39)
Printer Copies	\$20.87	\$0.00	(\$20.87)	\$20.87	\$0.00	(\$20.87)
Publications	\$0.08	\$0.00	(\$0.08)	\$0.15	\$0.00	(\$0.15)
Software	\$671.21	\$0.00	(\$671.21)	\$684.19	\$1,365.00	\$680.81

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 60 - Affordable Housing

Date : March 2024

Budget Worksheet - by Penny

	This Month	This Month	Variance -	Year-To-Date	Year- To-Date	Variance -
	Actual	Budget	Better	Actual	Budget	Better
			(Worse)			(Worse)
Staff Training	\$6.78	\$0.00	(\$6.78)	\$10.18	\$800.00	\$789.82
Sundry - Other Administrative Expenses	\$336.47	\$0.00	(\$336.47)	\$1,473.47	\$5,000.00	\$3,526.53
Telephone and Internet	\$5.78	\$0.00	(\$5.78)	\$17.86	\$178.00	\$160.14
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Auditing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$315.00	\$315.00
Consulting Services	\$9.50	\$0.00	(\$9.50)	\$9.50	\$0.00	(\$9.50)
Insurance - Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
Insurance - Liability and Director's	\$5.99	\$0.00	(\$5.99)	\$5.99	\$335.00	\$329.01
Insurance - Property	\$228.50	\$0.00	(\$228.50)	\$228.50	\$610.00	\$381.50
Insurance - Workmen's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$172.00	\$172.00
Electricity	\$1.21	\$0.00	(\$1.21)	\$4.74	\$297.00	\$292.26
Gas	\$0.00	\$0.00	\$0.00	\$0.00	\$501.00	\$501.00
Sewer	\$0.16	\$0.00	(\$0.16)	\$0.47	\$204.00	\$203.53
Trash	\$8.37	\$0.00	(\$8.37)	\$8.73	\$231.00	\$222.27
Water	\$0.14	\$0.00	(\$0.14)	\$0.28	\$153.00	\$152.72
Maintenance Supplies	\$584.15	\$0.00	(\$584.15)	\$589.42	\$2,500.00	\$1,910.58
Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Total Operating Expenses	\$8,571.85	\$0.00	(\$8,571.85)	\$22,361.39	\$117,307.00	\$94,945.61
Net Profit or Loss from Operations	\$1,145.07	\$0.00	\$1,145.07	\$4,503.53	\$6,055.00	(\$1,551.47)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 60 - Affordable Housing

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
Interest Income	\$6,397.32	\$0.00	\$6,397.32	\$8,709.40	\$0.00	\$8,709.40
Total Other Revenue Items	\$6,397.32	\$0.00	\$6,397.32	\$8,709.40	\$0.00	\$8,709.40
Other Expenditure Items						
Total Other Expenditure Items	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Gain or Loss from Extraordinary Items	\$6,397.32	\$0.00	\$6,397.32	\$8,709.40	\$0.00	\$8,709.40
Net Profit or Loss	\$7,542.39	\$0.00	\$7,542.39	\$13,212.93	\$6,055.00	\$7,157.93

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 70 - Residences at Delta

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Dwelling Rental	\$38,688.00	\$0.00	\$38,688.00	\$94,261.00	\$440,800.00	(\$346,539.00)
Damage and Cleaning Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	(\$1,500.00)
Late Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	(\$500.00)
Other Income	\$900.05	\$0.00	\$900.05	\$900.05	\$350.00	\$550.05
Total Operating Revenues	\$39,588.05	\$0.00	\$39,588.05	\$95,161.05	\$443,150.00	(\$347,988.95)
Operating Expenditures						
Employee Benefit Cont. - Health Insurance	\$164.70	\$0.00	(\$164.70)	\$839.37	\$9,433.00	\$8,593.63
Employee Benefit Cont. - IRA	\$95.86	\$0.00	(\$95.86)	\$311.72	\$1,654.00	\$1,342.28
Employee Benefit Cont. - Payroll Taxes	\$333.87	\$0.00	(\$333.87)	\$1,063.85	\$4,218.00	\$3,154.15
Maintenance Labor	\$1,968.95	\$0.00	(\$1,968.95)	\$6,732.03	\$26,213.00	\$19,480.97
Manager Salaries	\$2,305.09	\$0.00	(\$2,305.09)	\$6,914.70	\$28,922.00	\$22,007.30
Advertising	\$4,020.96	\$0.00	(\$4,020.96)	\$4,020.96	\$500.00	(\$3,520.96)
Background Verification	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
IT Support	\$132.33	\$0.00	(\$132.33)	\$132.33	\$0.00	(\$132.33)
Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$7,800.00	\$7,800.00
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
Maintenance Contracts	\$232.59	\$0.00	(\$232.59)	\$566.42	\$10,024.00	\$9,457.58
Maintenance Contracts - Temp Staffing	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Member Dues / Fees	\$172.59	\$0.00	(\$172.59)	\$279.82	\$0.00	(\$279.82)
Office Furniture and Equipment	\$123.17	\$0.00	(\$123.17)	\$123.17	\$300.00	\$176.83
Office Supplies	\$135.26	\$0.00	(\$135.26)	\$277.07	\$2,000.00	\$1,722.93
Other General Expense	\$87.33	\$0.00	(\$87.33)	\$233.17	\$800.00	\$566.83
Postage	\$14.96	\$0.00	(\$14.96)	\$14.96	\$0.00	(\$14.96)
Printer Contract	\$135.42	\$0.00	(\$135.42)	\$306.94	\$0.00	(\$306.94)
Printer Copies	\$148.71	\$0.00	(\$148.71)	\$148.71	\$0.00	(\$148.71)
Publications	\$2.20	\$0.00	(\$2.20)	\$4.25	\$0.00	(\$4.25)
Software	\$3,103.05	\$0.00	(\$3,103.05)	\$3,157.94	\$4,000.00	\$842.06
Staff Training	\$179.38	\$0.00	(\$179.38)	\$272.77	\$800.00	\$527.23
Sundry - Other Administrative Expenses	\$316.95	\$0.00	(\$316.95)	\$789.36	\$2,500.00	\$1,710.64

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 70 - Residences at Delta

Date : March 2024

Budget Worksheet - by Penny

	This Month	This Month	Variance -	Year-To-Date	Year- To-Date	Variance -
	Actual	Budget	Better	Actual	Budget	Better
			(Worse)			(Worse)
Telephone and Internet	\$218.66	\$0.00	(\$218.66)	\$293.96	\$350.00	\$56.04
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Auditing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00
Compliance Fees	\$28.00	\$0.00	(\$28.00)	\$83.50	\$350.00	\$266.50
Consulting Services	\$261.25	\$0.00	(\$261.25)	\$261.25	\$0.00	(\$261.25)
Property Management Fees	\$2,836.00	\$0.00	(\$2,836.00)	\$6,598.00	\$30,856.00	\$24,258.00
Insurance - Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$1,400.00
Insurance - Liability and Director's	\$164.67	\$0.00	(\$164.67)	\$164.67	\$2,800.00	\$2,635.33
Insurance - Workmen's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Electricity	\$209.94	\$0.00	(\$209.94)	\$1,619.76	\$6,250.00	\$4,630.24
Sewer	\$155.59	\$0.00	(\$155.59)	\$407.93	\$22,170.00	\$21,762.07
Trash	\$445.16	\$0.00	(\$445.16)	\$840.06	\$15,238.00	\$14,397.94
Water	\$238.58	\$0.00	(\$238.58)	\$625.17	\$14,910.00	\$14,284.83
Maintenance Supplies	\$1,326.40	\$0.00	(\$1,326.40)	\$1,801.62	\$10,000.00	\$8,198.38
Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
Total Operating Expenses	\$19,557.62	\$0.00	(\$19,557.62)	\$38,885.46	\$220,888.00	\$182,002.54
Net Profit or Loss from Operations	\$20,030.43	\$0.00	\$20,030.43	\$56,275.59	\$222,262.00	(\$165,986.41)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 70 - Residences at Delta

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
Total Other Revenue Items	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenditure Items						
Total Other Expenditure Items	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Gain or Loss from Extraordinary Items	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Profit or Loss	\$20,030.43	\$0.00	\$20,030.43	\$56,275.59	\$222,262.00	(\$165,986.41)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 80 - Villas at the Bluff

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Dwelling Rental	\$36,141.00	\$0.00	\$36,141.00	\$105,691.18	\$395,975.00	(\$290,283.82)
Damage and Cleaning Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	(\$2,000.00)
Late Charges	(\$25.00)	\$0.00	(\$25.00)	\$150.00	\$1,000.00	(\$850.00)
Other Income	\$50.32	\$0.00	\$50.32	\$50.32	\$1,600.00	(\$1,549.68)
Total Operating Revenues	\$36,166.32	\$0.00	\$36,166.32	\$105,891.50	\$400,575.00	(\$294,683.50)
Operating Expenditures						
Employee Benefit Cont. - Health Insurance	\$504.71	\$0.00	(\$504.71)	\$2,192.09	\$11,655.00	\$9,462.91
Employee Benefit Cont. - IRA Contributions	\$88.23	\$0.00	(\$88.23)	\$363.83	\$1,555.00	\$1,191.17
Employee Benefit Cont. - Payroll Taxes	\$278.18	\$0.00	(\$278.18)	\$1,101.39	\$3,966.00	\$2,864.61
Maintenance Labor	\$1,767.65	\$0.00	(\$1,767.65)	\$8,925.21	\$29,711.00	\$20,785.79
Manager Salaries	\$1,789.03	\$0.00	(\$1,789.03)	\$5,327.79	\$22,133.00	\$16,805.21
Advertising	\$339.60	\$0.00	(\$339.60)	\$339.60	\$900.00	\$560.40
Background Verification	\$126.44	\$0.00	(\$126.44)	\$126.44	\$700.00	\$573.56
Cleaning	\$120.00	\$0.00	(\$120.00)	\$405.00	\$2,500.00	\$2,095.00
IT Support	\$127.53	\$0.00	(\$127.53)	\$127.53	\$0.00	(\$127.53)
Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00	\$7,000.00
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Maintenance Contracts	\$906.45	\$0.00	(\$906.45)	\$3,043.48	\$11,800.00	\$8,756.52
Maintenance Contracts - Temp Staffing	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Member Dues / Fees	\$526.31	\$0.00	(\$526.31)	\$1,829.64	\$0.00	(\$1,829.64)
Office Furniture and Equipment	\$118.43	\$0.00	(\$118.43)	\$118.43	\$500.00	\$381.57
Office Supplies	\$229.15	\$0.00	(\$229.15)	\$365.80	\$2,000.00	\$1,634.20
Other General Expense	\$83.96	\$0.00	(\$83.96)	\$224.15	\$800.00	\$575.85
Postage	\$82.42	\$0.00	(\$82.42)	\$164.02	\$0.00	(\$164.02)
Printer Contract	\$26.58	\$0.00	(\$26.58)	\$87.17	\$0.00	(\$87.17)
Printer Copies	\$85.07	\$0.00	(\$85.07)	\$85.07	\$0.00	(\$85.07)
Publications	\$2.12	\$0.00	(\$2.12)	\$4.09	\$0.00	(\$4.09)
Software	\$2,894.00	\$0.00	(\$2,894.00)	\$2,946.89	\$4,200.00	\$1,253.11
Staff Training	\$172.60	\$0.00	(\$172.60)	\$262.59	\$1,000.00	\$737.41

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 80 - Villas at the Bluff

Date : March 2024

Budget Worksheet - by Penny

	This Month	This Month	Variance -	Year-To-Date	Year- To-Date	Variance -
	Actual	Budget	Better	Actual	Budget	Better
			(Worse)			(Worse)
Sundry - Other Administrative Expenses	\$370.76	\$0.00	(\$370.76)	\$840.11	\$5,700.00	\$4,859.89
Telephone and Internet	\$23.59	\$0.00	(\$23.59)	\$72.85	\$600.00	\$527.15
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
Asset Management Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$7,260.00	\$7,260.00
Auditing Fees	\$11,288.00	\$0.00	(\$11,288.00)	\$11,288.00	\$10,000.00	(\$1,288.00)
Compliance Fees	\$331.20	\$0.00	(\$331.20)	\$977.76	\$3,800.00	\$2,822.24
Consulting Services	\$251.75	\$0.00	(\$251.75)	\$251.75	\$0.00	(\$251.75)
Property Management Fees	\$2,923.00	\$0.00	(\$2,923.00)	\$8,455.00	\$31,277.00	\$22,822.00
Insurance - Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$1,400.00
Insurance - Liability and Director's	\$158.68	\$0.00	(\$158.68)	\$158.68	\$2,801.00	\$2,642.32
Insurance - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$10,564.00	\$10,564.00
Insurance - Workmen's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$550.00
Electricity	\$634.24	\$0.00	(\$634.24)	\$1,614.35	\$6,250.00	\$4,635.65
Sewer	\$1,972.35	\$0.00	(\$1,972.35)	\$5,764.55	\$22,170.00	\$16,405.45
Trash	\$1,495.89	\$0.00	(\$1,495.89)	\$4,041.44	\$15,238.00	\$11,196.56
Water	\$1,011.09	\$0.00	(\$1,011.09)	\$2,836.58	\$14,910.00	\$12,073.42
Fixed Asset Purchases per Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00
Maintenance Supplies	\$1,379.76	\$0.00	(\$1,379.76)	\$2,678.54	\$11,000.00	\$8,321.46
Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$971.95	\$4,000.00	\$3,028.05
Replacement of Nonexpendable Equipment	\$2,296.01	\$0.00	(\$2,296.01)	\$2,296.01	\$6,000.00	\$3,703.99
Total Operating Expenses	\$34,404.78	\$0.00	(\$34,404.78)	\$70,287.78	\$264,340.00	\$194,052.22
Net Profit or Loss from Operations	\$1,761.54	\$0.00	\$1,761.54	\$35,603.72	\$136,235.00	(\$100,631.28)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 80 - Villas at the Bluff

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
Interest Income	\$280.13	\$0.00	\$280.13	\$837.19	\$920.00	(\$82.81)
Interest Income - Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$1,169.00	(\$1,169.00)
Total Other Revenue Items	\$280.13	\$0.00	\$280.13	\$837.19	\$2,089.00	(\$1,251.81)
Other Expenditure Items						
Interest Expense - CHFA	\$6,351.63	\$0.00	(\$6,351.63)	\$19,108.99	\$75,444.00	\$56,335.01
Principal Reduction - CHFA	\$3,277.84	\$0.00	(\$3,277.84)	\$9,779.42	\$40,110.00	\$30,330.58
Replacement Reserve Deposits	\$1,762.20	\$0.00	(\$1,762.20)	\$5,286.60	\$21,146.00	\$15,859.40
Proceeds from Sale of Fixed Assets	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,100.00)	(\$2,100.00)
Total Other Expenditure Items	\$11,391.67	\$0.00	(\$11,391.67)	\$34,175.01	\$134,600.00	\$100,424.99
Net Gain or Loss from Extraordinary Items	(\$11,111.54)	\$0.00	(\$11,111.54)	(\$33,337.82)	(\$132,511.00)	\$99,173.18
Net Profit or Loss	(\$9,350.00)	\$0.00	(\$9,350.00)	\$2,265.90	\$3,724.00	(\$1,458.10)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 82 - Villas at the Bluff II

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Operating Revenue and Expenditures						
Operating Revenue						
Dwelling Rental	\$20,510.88	\$0.00	\$20,510.88	\$60,491.88	\$234,700.00	(\$174,208.12)
Damage and Cleaning Fees	\$120.00	\$0.00	\$120.00	\$276.00	\$2,500.00	(\$2,224.00)
Late Charges	\$0.00	\$0.00	\$0.00	\$150.00	\$1,253.00	(\$1,103.00)
Other Income	\$208.36	\$0.00	\$208.36	\$208.36	\$1,312.00	(\$1,103.64)
Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	(\$2,000.00)
Total Operating Revenues	\$20,839.24	\$0.00	\$20,839.24	\$61,126.24	\$241,765.00	(\$180,638.76)
Operating Expenditures						
Employee Benefit Cont. - Health Insurance	\$538.31	\$0.00	(\$538.31)	\$1,752.07	\$9,707.00	\$7,954.93
Employee Benefit Cont. - IRA Contributions	\$117.06	\$0.00	(\$117.06)	\$297.98	\$1,292.00	\$994.02
Employee Benefit Cont. - Payroll Taxes	\$359.82	\$0.00	(\$359.82)	\$904.54	\$3,294.00	\$2,389.46
Maintenance Labor	\$2,977.31	\$0.00	(\$2,977.31)	\$6,883.29	\$23,037.00	\$16,153.71
Manager Salaries	\$1,622.00	\$0.00	(\$1,622.00)	\$4,827.30	\$20,017.00	\$15,189.70
Advertising	\$226.40	\$0.00	(\$226.40)	\$226.40	\$650.00	\$423.60
Background Verification	\$10.17	\$0.00	(\$10.17)	\$10.17	\$500.00	\$489.83
Cleaning	\$240.00	\$0.00	(\$240.00)	\$536.00	\$2,000.00	\$1,464.00
IT Support	\$85.41	\$0.00	(\$85.41)	\$85.41	\$0.00	(\$85.41)
Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Maintenance Contracts	\$577.27	\$0.00	(\$577.27)	\$2,037.53	\$8,600.00	\$6,562.47
Maintenance Contracts - Temp Staffing	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Member Dues / Fees	\$351.40	\$0.00	(\$351.40)	\$420.61	\$0.00	(\$420.61)
Office Furniture and Equipment	\$79.32	\$0.00	(\$79.32)	\$79.32	\$800.00	\$720.68
Office Supplies	\$153.17	\$0.00	(\$153.17)	\$244.70	\$1,800.00	\$1,555.30
Other General Expense	\$56.22	\$0.00	(\$56.22)	\$150.10	\$800.00	\$649.90
Postage	\$9.66	\$0.00	(\$9.66)	\$64.06	\$0.00	(\$64.06)
Printer Contract	\$17.81	\$0.00	(\$17.81)	\$58.39	\$0.00	(\$58.39)
Printer Copies	\$57.00	\$0.00	(\$57.00)	\$57.00	\$0.00	(\$57.00)
Publications	\$1.42	\$0.00	(\$1.42)	\$2.74	\$0.00	(\$2.74)
Software	\$1,937.94	\$0.00	(\$1,937.94)	\$1,973.37	\$4,000.00	\$2,026.63

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 82 - Villas at the Bluff II

Date : March 2024

Budget Worksheet - by Penny

	This Month	This Month	Variance -	Year-To-Date	Year- To-Date	Variance -
	Actual	Budget	Better	Actual	Budget	Better
			(Worse)			(Worse)
Staff Training	\$115.60	\$0.00	(\$115.60)	\$175.88	\$900.00	\$724.12
Sundry - Other Administrative Expenses	\$253.72	\$0.00	(\$253.72)	\$575.47	\$5,000.00	\$4,424.53
Telephone and Internet	\$15.80	\$0.00	(\$15.80)	\$48.80	\$600.00	\$551.20
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Asset Management Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$6,523.00	\$6,523.00
Auditing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$11,000.00	\$11,000.00
Compliance Fees	\$220.80	\$0.00	(\$220.80)	\$651.84	\$2,755.00	\$2,103.16
Consulting Services	\$168.62	\$0.00	(\$168.62)	\$168.62	\$0.00	(\$168.62)
Property Management Fees	\$1,641.00	\$0.00	(\$1,641.00)	\$4,839.00	\$18,776.00	\$13,937.00
Insurance - Auto	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300.00	\$1,300.00
Insurance - Liability and Director's	\$106.29	\$0.00	(\$106.29)	\$106.29	\$2,632.00	\$2,525.71
Insurance - Property	\$0.00	\$0.00	\$0.00	(\$1,361.06)	\$13,741.00	\$15,102.06
Insurance - Workmen's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
Electricity	\$775.03	\$0.00	(\$775.03)	\$1,672.85	\$5,025.00	\$3,352.15
Sewer	\$1,314.91	\$0.00	(\$1,314.91)	\$3,843.07	\$14,802.00	\$10,958.93
Trash	\$493.21	\$0.00	(\$493.21)	\$1,187.59	\$4,672.00	\$3,484.41
Water	\$458.95	\$0.00	(\$458.95)	\$1,295.98	\$4,947.00	\$3,651.02
Fixed Asset Purchases per Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
Maintenance Supplies	\$1,200.09	\$0.00	(\$1,200.09)	\$2,646.76	\$7,000.00	\$4,353.24
Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00
Replacement of Nonexpendable Equipment	\$601.12	\$0.00	(\$601.12)	\$601.12	\$7,000.00	\$6,398.88
Total Operating Expenses	\$16,782.83	\$0.00	(\$16,782.83)	\$37,063.19	\$205,270.00	\$168,206.81
Net Profit or Loss from Operations	\$4,056.41	\$0.00	\$4,056.41	\$24,063.05	\$36,495.00	(\$12,431.95)

DELTA HOUSING AUTHORITY

Budget Worksheet

Funds : , 82 - Villas at the Bluff II

Date : March 2024

Budget Worksheet - by Penny

	This Month Actual	This Month Budget	Variance - Better (Worse)	Year-To-Date Actual	Year- To-Date Budget	Variance - Better (Worse)
Other Revenue and Expenditures						
Other Revenue Items						
Interest Income	\$69.24	\$0.00	\$69.24	\$205.15	\$57.00	\$148.15
Interest Income - Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$448.00	(\$448.00)
Total Other Revenue Items	\$69.24	\$0.00	\$69.24	\$205.15	\$505.00	(\$299.85)
Other Expenditure Items						
Interest Expense - CHFA	\$1,467.05	\$0.00	(\$1,467.05)	\$4,409.36	\$17,487.00	\$13,077.64
Principal Reduction - CHFA	\$575.45	\$0.00	(\$575.45)	\$1,718.14	\$7,023.00	\$5,304.86
Replacement Reserve Deposits	\$983.90	\$0.00	(\$983.90)	\$2,951.70	\$11,807.00	\$8,855.30
Proceeds from Sale of Fixed Assets	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,400.00)	(\$1,400.00)
Total Other Expenditure Items	\$3,026.40	\$0.00	(\$3,026.40)	\$9,079.20	\$34,917.00	\$25,837.80
Net Gain or Loss from Extraordinary Items	(\$2,957.16)	\$0.00	(\$2,957.16)	(\$8,874.05)	(\$34,412.00)	\$25,537.95
Net Profit or Loss	\$1,099.25	\$0.00	\$1,099.25	\$15,189.00	\$2,083.00	\$13,106.00

March 2024 Occupancy & Maintenance Report

Prepared by: Erika Nieto and Housing Technicians

Housing Choice Voucher Program		
Voucher Type	Waiting List	Increase/Decrease from Prior Month
Regular HCV Vouchers (HCV)	192	-174
PBV Residences at Delta	25	+12
PBV Creek Vista	47	+1
	Available	Leased Up
HCV	213	210
PBV - Creek Vista Senior Apts.	5	5
PBV - Residences	8	8
VASH	10	6
Total	236	229
By Location		
Austin	6	229
Cedaredge	40	
Crawford	1	
Delta	126	
Eckert	5	
Hotchkiss	19	
Paonia	29	
PORT out	3	
# Unit Inspections Completed		
HCV	8	
PBV	0	
VASH	0	
Voucher Activity		
Leased-Up	1	
Ended Participation	6	
Vouchers on the Street	17	
DHA owned/managed units leased		
Villas I	22	49
Villas II	11	
DHA-owned	2	
RAD	14	
Notes: Scheduled orientation 03/21/2024 and issued 8 more HCV vouchers.		

Public Housing		
	Waiting List	Increase/Decrease from Prior Month
1 Bedroom	87	-13
2 Bedroom	41	-57
3 Bedroom	29	-24
4 Bedroom	9	-5
Total	166	-99
Occupancy	Available	Occupied
1 Bedroom (35)	0	35
2 Bedroom (13)	0	13
3 Bedroom (17)	0	17
4 Bedroom (10)	0	10
Total	0	75
Maintenance		
Work Orders	33	11
Units turned		
1 Bedroom	0	
2 Bedroom	0	
3 Bedroom	0	
4 Bedroom	0	
Total	0	
Work Orders Completed: Minor plumbing issues, tenant lock outs, screen replacements, and minor electrical issues.		
Capital Fund: Replaced a sewer line on Dodge Street.		

Villas at the Bluff		
	Waiting List	Increase/Decrease from Prior Month
Combined	100	+23
Total	100	+23
Occupancy	Available	Occupied
1 Bedroom (8)	0	8
2 Bedroom (24)	0	24
3 Bedroom (16)	0	16
Total	0	48
Maintenance		
	Completed	Open
Work Orders	16	5
Units turned		
1 Bedroom	0	
2 Bedroom	0	
3 Bedroom	0	
Total	0	
Work Orders Completed for VABI&II: Appliance issues, minor plumbing, and lock outs.		

Villas at the Bluff II		
Occupancy	Available	Occupied
1 Bedroom (12)	0	12
2 Bedroom (16)	0	16
3 Bedroom (4)	0	4
Total	0	32
Maintenance		
	Completed	Open
Work Orders	6	1
Units turned		
1 Bedroom	0	
2 Bedroom	0	
3 Bedroom	0	
Total	0	

DHA- Owned Houses		
Occupancy	Available	Occupied
2 Bedroom (2)	0	2
Total	0	2
Maintenance		
	Completed	Open
Work Orders	1	1
Units turned		
2 Bedroom	0	
3 Bedroom	0	
4 Bedroom	0	
Total	0	
Business as usual.		

Grand Manor		
	Waiting List	Increase/Decrease from Prior Month
1 Bedroom	25	+8
2 Bedroom	1	+1
Total	26	+9
Occupancy	Available	Occupied
1 Bedroom (6)	0	6
2 Bedroom (4)	0	4
Total	0	10
Maintenance		
	Completed	Open
Work Orders	5	3
Units turned		
1 Bedroom	1	
2 Bedroom	1	
Total	2	
Business as usual.		

Residences at Delta		
	Waiting List	Increase/Decrease from Prior Month
Combined	28	+10
Total	28	+10
Occupancy	Available	Occupied
1 Bedroom (8)	3	47
Total	3	47
Maintenance		
	Completed	Open
Work Orders	25	7
Units turned		
1 Bedroom	2	
Total	2	
Business as usual.		



MEMO

AGENDA ITEM # 5(A)

MEETING DATE: April 24, 2024

STAFF CONTACT: Ute Jantz, Executive Director; Penny Thompson, Finance Officer

TITLE: Execution of Alpine Bank Corporate Authorization Resolution – Villas at the Bluff Savings Account

ACTION: Motion and Roll Call

ATTACHMENT: Resolution #680-24 Corporate Authorization Resolution

SUMMARY:

Villas at the Bluff had a 'lot sale' reserve account in the amount of \$21,642.75 with Wells Fargo Bank, which was a requirement by the syndicator, National Equity Funds (NEF). Now that NEF exited the partnership, and for consistency and simplification, we transferred the funds to the 'Villas at the Bluff' checking account with Alpine Bank. With the current favorable interest rates for savings accounts, we recommend opening a savings account for 'Villas at the Bluff' at Alpine Bank and transferring the funds into that account. The new account is a Public Funds Money Market account with an interest rate of 5.32%, and an annual percentage yield of 5.45%.

RECOMMENDATION: Approval of Resolution #680-24

Resolution of Lodge, Association or Other Similar Organization

Alpine Bank
Delta
1660 Highway 92
Delta, CO 81416-0000

By: DELTA HOUSING AUTHORITY
VILLAS AT THE BLUFF LLLP SAVINGS
501 E 14TH ST
DELTA, CO 81416-3637

RESOLUTION# 680-24

Referred to in this document as "Financial Institution"

Referred to in this document as "Association"

I, UTE JANTZ, certify that I am Secretary (clerk) of the above named association organized under the laws of COLORADO, Federal Employer I.D. Number 84-0676952, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Association duly and properly called and held on 04/24/2024 (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

Agents. Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)	
BRADLEY K KOLMAN, CHAIR		N/A	
A. _____	X _____	X _____	
UTE JANTZ, EXEC DIRECTOR		N/A	
B. _____	X _____	X _____	
KIMBERLI K GUTHRIE BURCH, VICE CHAIR		N/A	
C. _____	X _____	X _____	
D. _____	X _____	X _____	
E. _____	X _____	X _____	
F. _____	X _____	X _____	

Powers Granted. (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
N/A	(1) Exercise all of the powers listed in this resolution.	N/A
A, B, C	(2) Open any deposit or share account(s) in the name of the Association.	01
A, B, C	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	01
N/A	(4) Borrow money on behalf and in the name of the Association, sign, execute and deliver promissory notes or other evidences of indebtedness.	N/A
N/A	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Association as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	N/A
N/A	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	N/A
N/A	(7) Other: Same authority as (6) above for a Self-Serve Storage Box.	N/A

Limitations on Powers. The following are the Association's express limitations on the powers granted under this resolution.

Resolutions

The Association named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Association and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Association and certified to the Financial Institution as governing the operation of this association's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Association. Any Agent, so long as they act in a representative capacity as an Agent of the Association, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated in this resolution, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.
- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Association with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.

- (5) The Association agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Association. The Association authorizes the Financial Institution, at any time, to charge the Association for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Association acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Association to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Association acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Association with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Association authorizes each Agent to have custody of the Association's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

Effect on Previous Resolutions. This resolution supersedes resolution dated _____ . If not completed, all resolutions remain in effect.

Certification of Authority

I further certify that the Association has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions stated above to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

If checked, the Association is a non-profit lodge, association or similar organization.

(Secretary)
 UTE JANTZ

(Attest by Other Officer)
 BRADLEY K KOLMAN

(Attest by Other Officer)
 KIMBERLI K GUTHRIE BURCH

For Financial Institution Use Only		
Acknowledged and received on	04/15/2024	(date) by <u>KJENSEN</u> (initials)
<input type="checkbox"/> This resolution is superseded by resolution dated _____		
Comments: 8972184157-D 04/15/2024		
RESOLUTION# 680-24		

ACCOUNT AGREEMENT

Alpine Bank
Delta
1660 Highway 92
Delta, CO 81416-0000

Account Number: 8972184157

Account Owner(s) Name & Address
DELTA HOUSING AUTHORITY
VILLAS AT THE BLUFF LLLP SAVINGS
501 E 14TH ST
DELTA, CO 81416-3637

Agreement Date: 04/15/2024 By: K Jensen

EXISTING Account - This agreement replaces previous agreement(s).

Account Description: Public Funds Money Market

Checking Savings NOW Money Market

Initial Deposit \$ Source: Check

Ownership of Account - CONSUMER (Select One and Initial)

- Single-Party Account Trust-Separate Agreement
Multiple-Party Account
Other

Rights at Death (Select One and Initial)

- Single-Party Account
Multiple-Party Account With Right of Survivorship
Multiple-Party Account Without Right of Survivorship
Single-Party Account With Pay On Death
Multiple-Party Account With Right of Survivorship and Pay On Death

Pay-On-Death Beneficiaries. To Add Pay-On-Death Beneficiaries Name One or More:

Additional Information: N/A

Signature(s). The undersigned certifies the accuracy of the information he/she has provided and acknowledges receipt of a completed copy of this form. The undersigned authorizes the financial institution to verify credit and employment history and/or have a credit reporting agency prepare a credit report on the undersigned, as individuals. The undersigned also acknowledge the receipt of a copy and agree to the terms of the following agreement(s) and/or disclosure(s):

- Terms & Conditions Truth in Savings Funds Availability
Electronic Fund Transfers Privacy Substitute Checks
Common Features

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Ownership of Account - BUSINESS Purpose

- Sole Proprietorship Single-Member LLC Partnership
LLC (LLC tax classification: C Corp S Corp Partnership)
C Corporation S Corporation Non-Profit
Public Funds

Business: HOUSING ASSISTANCE - LOW INCOME

(1): [X] BRADLEY K KOLMAN

I.D. # KAA5425 D.O.B.

(2): [X] UTE JANTZ

I.D. # JAA3078 D.O.B.

(3): [X] KIMBERLI K GUTHRIE BURCH

I.D. # G002832 D.O.B.

(4): [X]

I.D. # D.O.B.

Agency (Power of Attorney) Designation (Optional). To Add Agency Designation To Account, Name One or More Agents:

(Select One and Initial):

- Agency Designation Survives Disability or Incapacity of Parties N/A
Agency Designation Terminates on Disability or Incapacity of Parties N/A



EXECUTIVE DIRECTOR COMMENTS

DHA REGULAR BOARD MEETING APRIL 24, 2024

General:

- We are still searching for a candidate for the Villas Housing Technician position, Interviews have started.
- Rodney Allen and I will be attending the annual Colorado NAHRO Conference in Vail on May 8th and 9th.
- The 2024-2025 insurance renewal process has begun. Most of our insurance coverage, except for the property liability insurance for Villas at the Bluff II, will renew effective June 1, 2024.

Public Housing Program (PHA) and Housing Choice Voucher (HCV) Program:

- Working on 5-Year Plan, spanning from 2025-2029. The plan is due to HUD in mid-October. We are reviewing policies to determine what needs to be revised. This is an ongoing process throughout this summer.
- Preparing for the Resident Advisory Board meeting which will be held on April 23, 2024. We will go over the changes to Public Housing and Housing Choice Voucher Programs at the meeting.

Public Housing Program (PHA)

- Getting ready to lock in a contract for tree pruning and removal services.
- Submitted semi-annual Davis Bacon labor report to HUD.

Housing Choice Voucher (HCV) Program:

- Nothing to report.

Grand Manor Apartments (USDA):

- Submitted 2023 Year End Report which was due on March 31st.

DHA-Owned Houses:

- Working with the Colorado Division of Housing (DOH) to close out the CDBG grant. The close-out report and the final draw request in the amount of \$1,000 was submitted to the Division of Housing, and a public post-award hearing was held on April 16th. No public comment was received.

Villas at the Bluff (VAB and VABII)

- Filed quarterly report for Villas at the Bluff II with Wells Fargo Bank.
- Submitted 2023 Financial Reports to the Colorado Housing and Finance Authority (CHFA).

Residences at Delta (RAD)

- Our part for the 2023 audit should be completed.
- Obtaining quotes for pest management treatment. Hoping to lock in a contract soon.
- Residences at Delta Phase II – The interview with the Colorado Housing and Finance Authority (CHFA) to present the Phase II project is scheduled for May 16th. I am working with TWG Development to prepare for the interview.