



## **AGENDA**

### **REGULAR MEETING**

**DELTA HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**May 27, 2026**

**1:30 P.M.**

### **MEETING CALLED TO ORDER**

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

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

1. Minutes                      Approval of April 22, 2026, Regular Meeting Minutes  
   Approval of May 14, 2026, Special Meeting Minutes
2. Financial Reports      April 2026 Financial Statements
3. Reports:                      Approval of April Reports:
  - Voucher Program
  - Occupancy/Vacancy/Turnaround
  - Maintenance/Work Orders/CFP Projects
4. Old Business:              NONE
5. New Business:
  - A) Resolution #732-26 Authorizing the Write-Off of Uncollectible Tenant Accounts Receivable and HCV Repayment Obligations as of April 30, 2026
6. Executive Director Comments
7. Correspondence
8. Commissioner Comments

Adjourn



The regular meeting of the Delta Housing Authority Board of Commissioners was held on Wednesday, April 22, 2026, at 501 14th Street, Delta, CO 81416. Chair Brad Kolman called the meeting to order at 1:31 p.m. The following Commissioners and officers were present: Chair Brad Kolman; Vice Chair Kim Guthrie Burch; Commissioner Cindy Henshaw; Commissioner Cathy Boyd; and Secretary Ute Jantz (Executive Director). Commissioner Terri Hocking previously excused her absence. Notice of the regular board meeting was posted at least twenty-four hours in advance. Notice was also sent, upon standing request, to the City of Delta.

Quorum present (minimum of three Commissioners):  Yes  No

**Changes or Additions to the Agenda**

There were no changes to the agenda.

**Citizen Comments**

No citizen comments were received.

**1. Approval of Minutes - Regular Meeting on March 25, 2026**

The minutes of the regular meeting held on March 25, 2026, were approved. Commissioner Guthrie Burch made the motion to approve, which was seconded by Commissioner Boyd. The motion passed unanimously, 4:0.

**2. Financial Reports - March 2026**

Chief Financial Officer, Penny Thompson, presented the monthly financial statements and provided highlights, noting:

- We should be at 25% of the budget.
- Overall financial performance remained strong.
- Annual insurance expenses are paid primarily between April and June, explaining lower-to-date percentages.
- Fund 30 - PHA: Capital Fund expenses in March included appliance replacements and kitchen and bathroom upgrades.
- Fund 72 - Residences at Delta II: currently shows a negative balance due to payroll costs prior to lease-up.
- Fund 80 – Villas at the Bluff and Fund 82 – Villas at the Bluff II: audit fees for both properties were paid, and the audits returned favorable results.
- DHA continues to maintain substantial cash reserves across programs, including:
  - Housing Choice Voucher Program (Fund 20)
  - Public Housing (Fund 30)
  - Affordable Housing / Unrestricted Funds (Fund 60)

The Board briefly discussed planned audits for the current year and reviewed the financial reports. Commissioner Boyd moved, and Commissioner Henshaw seconded, to approve the March financial reports as presented and discussed. Vote: All in favor, none opposed. Motion carried (4:0).

**3. Program Reports – March 2026**

The Executive Director presented the March 2026 program reports on occupancy, waitlists, unit activity, and maintenance across all properties. Key metrics are summarized below:

Program/Property	Waitlist	Occupied	Available	Turnovers	Work Orders (Completed/Open)
Voucher Program	508*	216	—	—	—
Public Housing	242	75	0	0	63 / 5
Villas at the Bluff (VAB)	82*	45	3	0	16 / 7
Villas at the Bluff II	—	30	2	1	12 / 3

Program/Property	Waitlist	Occupied	Available	Turnovers	Work Orders (Completed/Open)
Grand Manor Apartments	33	10	0	0	0 / 1
DHA-Owned Houses	—	2	0	0	3 / 0
Residences at Delta	31	49	1	0	10 / 15
Residences at Delta II	71	0	50	0	10 / 15

\*Combined waitlist totals noted (HCV/PBV and VAB/VABII)

Additional **Voucher Program** activity included 7 vouchers leased, 3 program exits, 4 applicants actively searching for units, 14 inspections completed, and 14 PBV eligibility letters issued for Residences at Delta II. Capital Fund activity in **Public Housing** included appliance replacements and ongoing kitchen and bathroom upgrades.

The Board reviewed and discussed the reports. Commissioner Boyd moved to accept the March program reports as presented; Vice Chair Guthrie Burch seconded the motion. All voted in favor, with none opposed. Motion carried (4-0).

4. **Old Business** No old business was discussed.

5. **New Business**

**A) Presentation of 2025 Financial Statements for Residences at Delta, LLLP**

Penny Thompson, the authority’s Finance Officer, presented the 2025 financial statements for Residences at Delta, LLLP, and addressed the board’s questions. The audit was clean, showing no findings. The board accepted the audit and took no further action.

**B) Executive Session pursuant to C.R.S. 24-6-402(4)(f) for the purpose of discussing personnel matters**

It was moved by Vice Chair Guthrie Burch and seconded by Commissioner Henshaw to convene an Executive Session for the purpose of discussing personnel matters pursuant to CRS 24-6-402(4)(f). Vote: All in favor, none opposed. Motion carried (4:0).

At 2:01 p.m., the Regular Meeting was recessed. The Executive Session was convened shortly thereafter.

At 2:23 p.m., Chair Kolman reconvened the Regular Meeting and announced that the Executive Session had been concluded. He stated that, in addition to himself, the participants in the Executive Session were Vice Chair Guthrie Burch, Commissioner Henshaw, Commissioner Boyd, along with Executive Director Jantz, and Chief Financial Officer Thompson. For the record, Chair Kolman asked any person participating in the Executive Session who believed that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session in violation of the Open Meetings Law, to state his or her concerns for the record - no concerns were stated. No minutes were taken for the executive session.

**C) Resolution #730-26 Approval of Revised FY 2026 DHA Operating Budgets, including discussion of proposed new position**

The Board discussed the proposed amended operating budgets for Fiscal Year 2026, focusing on the financial impact of adding a Deputy Executive Director position. CFO Thompson reviewed the revised budget summary, explaining that the proposed changes would increase expenses by approximately \$41,000, primarily due to payroll costs for the new position. She also noted that Capital Fund resources were reallocated within the budget, shifting a greater share toward operating costs while maintaining offsetting revenues, resulting in a net “wash” for those line items. The Housing Authority maintains substantial reserves and could operate for multiple years on existing funds if necessary. The use of reserves was discussed as fiscally prudent, given potential future federal policy changes.

The Board discussed long-term sustainability, agency growth, and staffing needs, noting significant unit growth in recent years, increased operational complexity, and the importance of mitigating risk through succession planning.

Executive Director Jantz explained that the Deputy Executive Director position is part of an intentional succession plan, while acknowledging that a current Board cannot obligate future Boards. The position is not temporary and is intended to provide leadership continuity and cross-training, with the understanding that restructuring could occur in the future if staffing needs change. She also emphasized the need for redundancy in organizational knowledge, noting that at least two staff members should be familiar with critical operational functions. The commissioners supported this approach, citing the agency's size, complexity, and risk-management considerations.

Commissioner Boyed moved to approve Resolution 730-26, Amending the Fiscal Year 2026 operating budgets to include the Deputy Executive Director position. The motion was seconded by Vice Chair Guthrie Burch. Prior to the vote, clarifying language was added to confirm that the budget revision and personnel change apply to the current fiscal year and to document the rationale for succession planning for future Boards. The resolution also authorizes the Executive Director to advertise and fill the Deputy Executive Director position as reflected in the attached organizational chart dated April 17, 2026. All Commissioners voted in favor. Roll-call vote: Commissioner Henshaw, aye; Vice Chair Guthrie Burch, aye; Commissioner Boyd, aye; Chair Kolman, aye. Motion carried (4:0).

## **6. Executive Director Comments**

The Executive Director provided the following report:

### **General:**

- Working on 2026/2027 insurance renewals.

### **Public Housing Program (PHA)**

- The HUD property inspection occurred on March 9, and all deficiencies identified during the inspection were addressed. The official results are not available yet.
- Working on the CY 2026 Admissions and Continued Occupancy revisions.
- HUD awarded the CY 2026 Capital Fund Program grants. Delta Housing Authority is slated to receive \$296,092.00. The funds will not be immediately available; each housing authority must follow certain steps to unlock them.

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

- All project-based units at Residences at Delta Phase II (RADII) passed inspections conducted by the Grand Junction Housing Authority.
- The Housing Assistance Payment (HAP) Contract for RADII was executed, effective April 15, 2026.
- Working on the CY 2026 Administrative Plan revisions.

### **USDA Rural Development – Grand Manor Apartments**

- The Year-End report was submitted by March 31.

### **DHA-Owned Units**

- Nothing to report

### **Villas at the Bluff (VAB and VAB II)**

- Working on 2026/2027 property liability insurance renewal.

### **Residences at Delta (RAD)**

- The RAD office was moved to the Phase II building.
- The new website, residencesatdelta.com, is live.
- A new gazebo and chairs were purchased for the building's east side.

### **Residences at Delta Phase II (RAD II)**

- The TWG progress report was not available when this report was prepared.
- The Final Certificate of Occupancy (TCO) for the entire property was issued on April 15.

- Unit inspections, together with TWG representatives, were conducted. We are waiting for the identified deficiencies to be corrected before we sign off on the units.
- Weekly management meetings with TWG Development continue, focusing on construction progress, financing, and lease-up coordination.
- Preparations continued for the initial move-ins and setting up files.
- Advertising efforts continued. The new website, residencesatdelta2.com, is live.

**7. Correspondence**

No comments were made.

**8. Commissioner Comments**

Commissioner Guthrie Burch expressed appreciation for the Executive Director’s long-term planning, noting relief at the progress in succession planning and continued operational stability. Chair Kolman stated that he might miss the May board meeting.

Chair Kolman adjourned the meeting at 3:00 p.m.

Respectfully submitted

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Ute Jantz, Secretary of the Board

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Chair/Vice Chair DHA Board of Commissioners

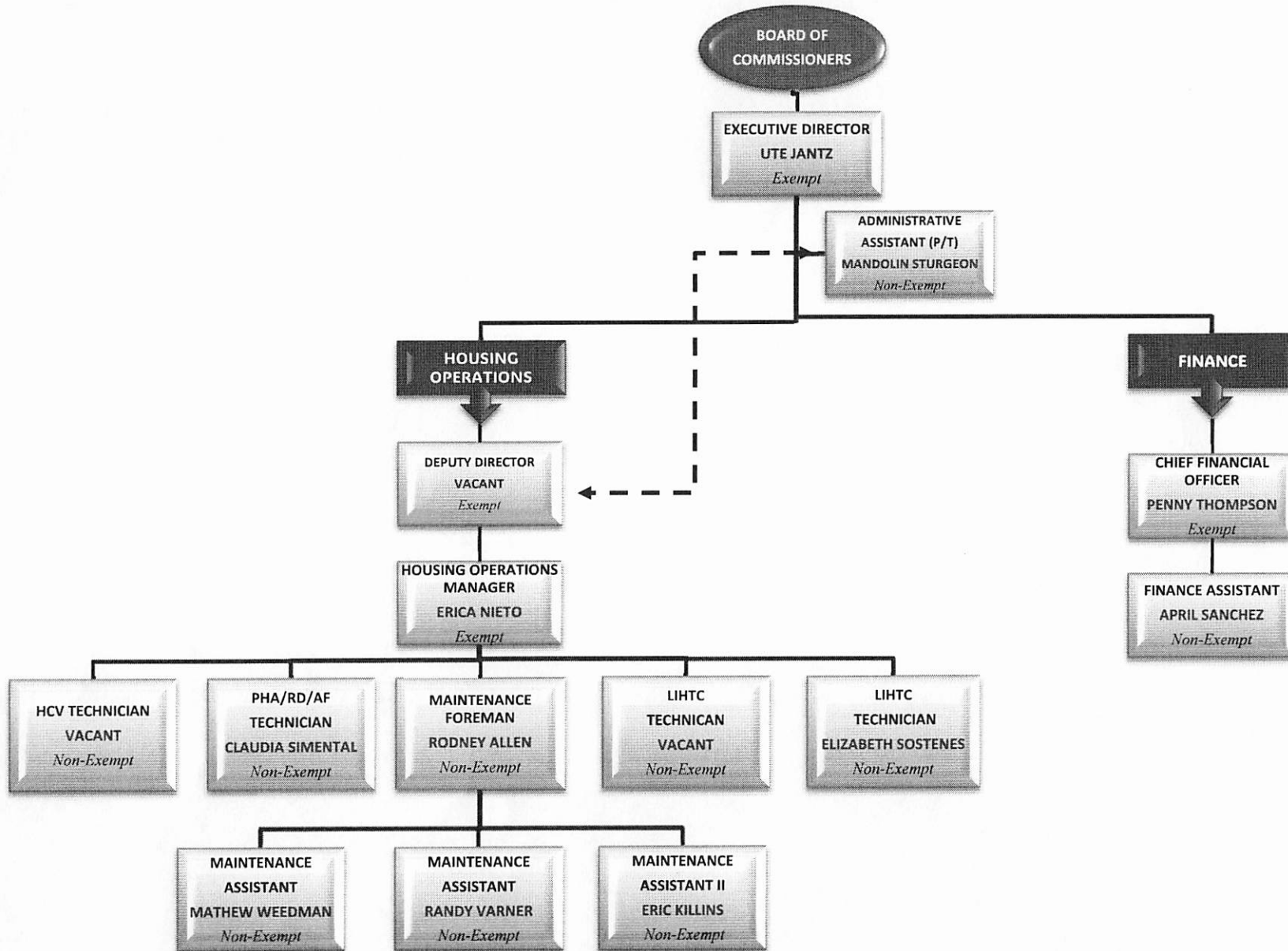
**Upcoming Board Meetings:**

Regular Board Meeting	May 27, 2026, at 1:30 pm
Regular Board Meeting	June 24, 2026, at 1:30 pm
Annual Board Meeting	July 22, 2026, at 1:30 p.m.



# DELTA HOUSING AUTHORITY

Proposed Organizational Chart as of April 17, 2026





The special meeting of the Delta Housing Authority Board of Commissioners was held on Thursday, May 14, 2026, at 501 14th Street, Delta, CO 81416. Vice Chair Kim Guthrie Burch called the meeting to order at 1:30 p.m. A roll call was held to identify attending Commissioners and staff:

- Vice Chair Kim Guthrie Burch
- Commissioner Cathy Boyd
- Commissioner Terri Hocking
- Chief Financial Officer Penny Thompson
- Executive Director and Secretary Ute Jantz

Chair Brad Kolman was excused, and Commissioner Henshaw, an employee of Bank of Colorado, recused herself due to a conflict of interest and did not attend the meeting.

Quorum present (minimum of three Commissioners):  X  Yes         No

**Changes or Additions to the Agenda**

There were no changes to the agenda.

**1. New Business**

**A) Resolution #731-26 Authorization to Transfer Certificates of Deposit to CDARS Program (Bank of Colorado)**

Executive Director Jantz introduced the item and deferred to CFO Penny Thompson for presentation. Ms. Thompson explained that updated federal requirements related to HUD fund collateralization prompted the Bank of Colorado's recommendation to transfer existing Certificates of Deposit (CDs) into the CDARS (Certificate of Deposit Account Registry Service) program. Ms. Thompson stated that current CD balances exceed FDIC insurance limits; however, funds are presently protected under the Colorado Public Depository Protection Act. The CDARS program would enhance security by distributing deposits across a network of institutions, ensuring full FDIC coverage. The Board discussed interest rates and confirmed that CDARS rates are expected to be slightly lower but remain comparable. It was noted that accounts at Alpine Bank are not included in this transfer because their balances are below FDIC limits. Ms. Thompson also informed the Board that HUD is increasing enforcement of rules requiring that excess interest earned on federal funds (over \$500 annually) be returned, thereby reducing the financial advantage of higher-yield accounts. The CDARS program will allow a maturity structure similar to that of existing CDs, maintaining liquidity through staggered terms.

Commissioner Boyd moved to approve Resolution 731-26, authorizing the transfer of CDs to the CDARS program, the execution of all related documents, and the designation of authorized signers. Commissioner Hocking seconded the motion. Vote: Motion carried unanimously by roll call vote (Boyd – Aye, Hocking – Aye, Guthrie Burch – Aye).

**Follow-Up Actions:**

- Executive Director to execute all required agreements.
- Authorized signers to complete new signature cards at the Bank of Colorado.

Vice Chair Guthrie Burch adjourned the meeting at 1:39 p.m.

Respectfully submitted

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Ute Jantz, Secretary of the Board

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Chair/Vice Chair DHA Board of Commissioners

**Delta Housing Authority  
Board Financial Summary  
April 2026**

<b>Program</b>	<b>20 Voucher</b>	<b>30 PHA</b>	<b>40 Rural Development</b>	<b>60 Affordable Housing</b>	<b>70 Residences at Delta</b>	<b>72 Residences at Delta II</b>	<b>80 Villas at the Bluff</b>	<b>82 Villas at the Bluff II</b>
<b>Net Profit (Loss)</b>	\$32,200	\$20,869	\$12,666	\$14,730	\$58,995	(\$22,322)	\$26,315	\$26,904

**Percent of Budget by program:**

<b>Description</b>	<b>20</b>	<b>30</b>	<b>40</b>	<b>60</b>	<b>70</b>	<b>72</b>	<b>80</b>	<b>82</b>
<b>Operating Revenues</b>	31%	35%	45%	30%	34%	0%	35%	34%
<b>Operating Expenses</b>	30%	26%	23%	27%	25%	11%	28%	23%

**The percentage of the budget at the end of April should be 33.3%.**

**20 – Voucher**

During the month of April annual software costs of \$13,582 were paid to MRI for the Tenmast software.

**30 – PHA (Including Capital Funds)**

During the month of April annual software costs of \$4,306 were paid to MRI for the Tenmast software. Capital Fund expenditures of \$655 were used to purchase an oven. Year-to-date gas expenses are over budget, but this is normal with the winter months just ending.

**40 - Rural Development**

During the month of April normal and routine expenses were paid.

**60 - Affordable Housing**

During the month of April annual software costs of \$694 were paid to MRI for the Tenmast software. April is the first month for collecting management fee income for RAD II. With first time leasing of the property, one can anticipate that this income will increase each month.

**70 – Residences at Delta**

During the month of April annual software costs of \$2,861 were paid to MRI for the Tenmast software. Residences at Delta continues to provide a healthy net income of \$58,995. Monthly landscaping costs started in the month of April.

**Delta Housing Authority**  
**Board Financial Summary**  
**April 2026**

**72- Residences at Delta II**

Residences at Delta II now reports dwelling rental income due to the lease of four units. During the month of April, \$2,078 was spent on advertising for the property. In addition, \$6,953 was expended for consulting fees paid to Davina Ray.

**80 - Villas at the Bluff**

Audit fees of \$9,750 were paid during the month of April. A dishwasher was purchased for the property. \$2,398 was spent for the repair of a furnace, a new airhandler/heat pump was installed.

**82 – Villas at the Bluff II**

During the month of April annual software costs of \$1,849 were paid to MRI for the Tenmast software.

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 10

## ASSETS

### Current Assets

#### Cash

10.1111.100	Cash In Checking	117,674.77
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#### Total Cash

117,674.77

#### Accounts Receivable

#### Total Accounts Receivable

#### Due To / From Other Funds

10.1295.200	Due From Voucher	-4,982.93
10.1295.300	Due From PHA	-5,956.31
10.1295.400	Due From Rural Development	-35.31
10.1295.600	Due From Affordable Housing	-3,423.67
10.1295.700	Due From Residences at Delta	1,226.13
10.1295.720	Due From Residences at Delta II	23,140.25
10.1295.800	Due From Villas At The Bluff	-1,770.52
10.1295.820	Due From Villas At The Bluff II	-1,064.02
10.2145.650	Loan From Affordable Housing	-75,000.00

#### Net Due To / From Other Funds

-67,866.38

#### Inventories

10.1260.000	Inventory - Supplies	3,150.94
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#### Total Inventory

3,150.94

#### Other Current Assets

#### Total Other Current Assets

0.00

#### Total Current Assets

52,959.33

### Long Term Assets

#### Investments

#### Total Investments

#### Pre-Paid Expenses

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 10

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<b>Total Pre-Paid Expenses</b>		
<b>Long Term Investments</b>	<hr/>	
<b>Total Long Term Assets</b>		
<b>Property, Plant &amp; Equipment</b>	<hr/>	
<b>Net Property, Plant &amp; Equipment</b>	<hr/>	
<b>Total Long Term Assets</b>		
<b>Total Assets</b>		52,959.33

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

#### Accounts Payable

10.2110.100

Credit Card Payable

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1,780.24

**Total Accounts Payable**

1,780.24

#### Deferred Revenue

**Total Deferred Revenue**

**Total Short Term Liabilities**

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1,780.24

#### Long Term Liabilities

**Total Long Term Liabilities**

**Total Liabilities**

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1,780.24

### Equity

10.2700.000

Closing Account

141.35

10.2810.000

Unreserved Surplus

51,030.97

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 10

<b>Net Profit (Loss)</b>	<u>6.77</u>
<b>Total Equity</b>	<u>51,179.09</u>
<b>Total Liability and Equity</b>	52,959.33

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 20

## ASSETS

### Current Assets

#### Cash

20.1111.100	Cash In Checking - Operating	221,750.17
20.1111.300	Cash In Savings - Voucher	233,106.34
20.1111.400	Savings - C.D. - Bank of Colorado	455,550.85
20.1111.410	Savings - C.D. - Alpine	100,602.32

#### Total Cash

1,011,009.68

#### Accounts Receivable

20.1121.100	Accounts Receivable - Fraud Recovery	10,231.00
20.1129.000	Accounts Receivable - Portability (Section 8)	6,605.39

#### Total Accounts Receivable

16,836.39

#### Due To / From Other Funds

20.1295.300	Due From PHA	133.85
20.1295.400	Due From Rural Development	48.93
20.1295.600	Due From Affordable Housing	2.30
20.1295.700	Due From Residences at Delta	28.94
20.1295.720	Due From Residences at Delta II	20.82
20.1295.800	Due From Villas At The Bluff	20.14
20.1295.820	Due From Villas At The Bluff II	45.76
20.2145.100	Due To General	4,982.93

#### Net Due To / From Other Funds

5,283.67

#### Inventories

#### Total Inventory

#### Other Current Assets

#### Total Other Current Assets

#### Total Current Assets

1,033,129.74

### Long Term Assets

#### Investments

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 20

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<b>Total Investments</b>		
<b>Pre-Paid Expenses</b>		
20.1211.000	Prepaid Insurance	788.45
		<hr/>
<b>Total Pre-Paid Expenses</b>		788.45
<b>Long Term Investments</b>		
		<hr/>
<b>Total Long Term Assets</b>		
<b>Property, Plant &amp; Equipment</b>		
20.1400.000	Fixed Assets	171,481.24
20.1400.500	Accumulated Depreciation	-92,831.07
		<hr/>
<b>Net Property, Plant &amp; Equipment</b>		78,650.17
		<hr/>
<b>Total Long Term Assets</b>		79,438.62
<b>Total Assets</b>		1,112,568.36

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

##### Accounts Payable

20.2110.200	Accounts Payable - HAP	827.00
20.2111.000	Accounts Payable - Vendors	67.94
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##### Total Accounts Payable

20.2120.000	Accrued Payroll	6,443.89
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##### Deferred Revenue

##### Total Deferred Revenue

##### Total Short Term Liabilities

#### Long Term Liabilities

20.2135.000	Compensated Absences	13,219.98
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##### Total Long Term Liabilities

13,219.98

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 20

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<b>Total Liabilities</b>		<u>20,558.81</u>
<b>Equity</b>		
20.2700.000	Closing Account	180,368.69
20.2810.000	Unreserved Surplus	879,441.03
<b>Net Profit (Loss)</b>		<u>32,199.83</u>
<b>Total Equity</b>		<u>1,092,009.55</u>
<b>Total Liability and Equity</b>		1,112,568.36

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 30

## ASSETS

### Current Assets

#### Cash

30.1111.100	Cash In Checking - Operating	325,663.23
30.1111.300	Cash In Savings - Alpine	649,841.90
30.1111.400	Savings - C.D. - Bank of Colorado	569,438.56
30.1111.410	Savings - C.D. - Alpine	105,632.44
30.1117.000	Petty Cash	150.00
30.1114.000	Cash In Checking - Security Deposits	33,352.21

#### Total Cash

1,684,078.34

#### Accounts Receivable

30.1122.000	Accounts Receivable - Tenants	4,941.91
30.1135.400	Due From HUD - CFP	8,663.72

#### Total Accounts Receivable

13,605.63

#### Due To / From Other Funds

30.2145.100	Due To General	5,956.31
30.2145.200	Due To Voucher	-133.85

#### Net Due To / From Other Funds

5,822.46

#### Inventories

#### Total Inventory

#### Other Current Assets

#### Total Other Current Assets

0.00

#### Total Current Assets

1,703,506.43

### Long Term Assets

#### Investments

#### Total Investments

#### Pre-Paid Expenses

30.1211.000	Prepaid Insurance	3,660.29
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# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 30

<b>Total Pre-Paid Expenses</b>		3,660.29
<b>Long Term Investments</b>		
<b>Total Long Term Assets</b>		
<b>Property, Plant &amp; Equipment</b>		
30.1400.000	Fixed Assets	5,068,858.72
30.1400.500	Accumulated Depreciation	-3,509,393.71
<b>Net Property, Plant &amp; Equipment</b>		1,559,465.01
<b>Total Long Term Assets</b>		1,563,125.30
<b>Total Assets</b>		3,266,631.73

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

##### Accounts Payable

30.2111.000	Accounts Payable - Vendors	8,766.06
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##### Total Accounts Payable

30.2114.000	Tenant Security Deposits	33,350.00
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30.2114.100	Non-Tenant Security Deposits	450.00
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30.2120.000	Accrued Payroll	10,242.24
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##### Deferred Revenue

##### Total Deferred Revenue

<b>Total Short Term Liabilities</b>		52,808.30
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#### Long Term Liabilities

30.2135.000	Compensated Absences	7,306.74
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<b>Total Long Term Liabilities</b>		7,306.74
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<b>Total Liabilities</b>		60,115.04
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# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 30

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<b>Equity</b>		
30.2700.000	Closing Account	546,618.87
30.2810.000	Unreserved Surplus	2,639,029.22
<b>Net Profit (Loss)</b>		<u>20,868.60</u>
<b>Total Equity</b>		<u>3,206,516.69</u>
<b>Total Liability and Equity</b>		3,266,631.73

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 40

## ASSETS

### Current Assets

#### Cash

40.1111.100	Cash In Checking - Operating	52,193.19
40.1114.000	Cash In Checking - Security Deposits	4,224.68
40.1111.500	Cash In Checking - RD Reserve	30,709.34

**Total Cash** 87,127.21

#### Accounts Receivable

40.1122.000	Accounts Receivable - Tenants	-475.19
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**Total Accounts Receivable** -475.19

#### Due To / From Other Funds

40.2145.100	Due To General	35.31
40.2145.200	Due To Voucher	-48.93

**Net Due To / From Other Funds** -13.62

#### Inventories

#### Total Inventory

#### Other Current Assets

#### Total Other Current Assets

**Total Current Assets** 86,638.40

### Long Term Assets

#### Investments

#### Total Investments

#### Pre-Paid Expenses

40.1211.000	Prepaid Insurance	1,752.61
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**Total Pre-Paid Expenses** 1,752.61

#### Long Term Investments

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 40

## Total Long Term Assets

### Property, Plant & Equipment

40.1400.000	Fixed Assets	372,175.83
40.1400.500	Accumulated Depreciation	-246,584.12

**Net Property, Plant & Equipment** 125,591.71

**Total Long Term Assets** 127,344.32

**Total Assets** 213,982.72

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

#### Accounts Payable

40.2111.100 Property Management Fees Payable 920.00

**Total Accounts Payable** 920.00

40.2114.000 Tenant Security Deposits 4,177.00

40.2120.000 Accrued Payroll 588.56

#### Deferred Revenue

**Total Deferred Revenue**                     

**Total Short Term Liabilities** 5,685.56

#### Long Term Liabilities

40.2135.000 Compensated Absences 44.05

40.2130.000 Note Payable - USDA 38,441.43

**Total Long Term Liabilities** 38,485.48

**Total Liabilities** 44,171.04

### Equity

40.2700.000 Closing Account 39,123.16

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 40

40.2810.000	Unreserved Surplus	118,022.84
<b>Net Profit (Loss)</b>		<u>12,665.68</u>
<b>Total Equity</b>		<u>169,811.68</u>
<b>Total Liability and Equity</b>		213,982.72

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 60

## ASSETS

### Current Assets

#### Cash

60.1111.100	Cash In Checking - Operating	419,716.69
60.1111.300	Cash In Savings - Alpine	693,997.77
60.1111.400	Savings - C.D. - Bank of Colorado	569,438.56
60.1114.000	Cash In Checking - Security Deposits	250.06

#### Total Cash

1,683,403.08

#### Accounts Receivable

60.1122.000	Accounts Receivable - Tenants	-9.00
60.1129.801	MM Asset Management Fee Receivable - VAB	104,455.62
60.1129.821	MM Asset Management Fee Receivable - VABII	102,462.37
60.1135.200	Accounts Receivable - Miscellaneous	9,482.58
60.1135.240	Property Mgmt Fees Receivable - RD	920.00
60.1135.270	Property Mgmt Fees Receivable - RAD	3,156.00
60.1135.272	Property Mgmt Fees Receivable - RADII	59.00
60.1135.280	Property Mgmt Fees Receivable - VAB	3,130.00
60.1135.282	Property Mgmt Fees Receivable - VABII	1,981.00

#### Total Accounts Receivable

225,637.57

#### Due To / From Other Funds

60.1295.150	Loan To General	75,000.00
60.1295.700	Due From Residences at Delta	500.00
60.2145.100	Due To General	3,423.67
60.2145.200	Due To Voucher	-2.30

#### Net Due To / From Other Funds

78,921.37

#### Inventories

#### Total Inventory

#### Other Current Assets

#### Total Other Current Assets

### Total Current Assets

1,987,962.02

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 60

## Long Term Assets

### Investments

60.1499.800	Investment - VAB - Housing Delta County LLC (GP)	292,638.00
60.1499.802	Investment - VAB - DHA Villas LLC (LP)	301,316.00
60.1499.820	Investment - VABII - Housing Delta County II LLC (GP)	49,700.00

### Total Investments

643,654.00

### Pre-Paid Expenses

60.1211.000	Prepaid Insurance	194.48
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### Total Pre-Paid Expenses

194.48

### Long Term Investments

60.1130.703	Note Receivable - DOH HOME - RAD	1,100,000.00
60.1130.705	Note Receivable - CMF Grant - RAD	150,000.00
60.1130.801	Developer Fee Receivable - VAB	325,508.00
60.1130.803	Note Receivable - CDBG - VAB	1,000,000.00
60.1130.805	Note Receivable - FHLB - VAB	192,000.00
60.1130.821	Developer Fee Receivable - VABII	98,989.00
60.1130.823	Note Receivable - CDBG - VAB II	425,000.00
60.1145.701	Accrued Interest Receivable - DOH HOME - RAD	57,941.00
60.1145.703	Accrued Interest Receivable - CMF Grant - RAD	6,036.89
60.1145.801	Accrued Interest Receivable - CDBG - VAB	1,037,184.00
60.1145.803	Accrued Interest Receivable - FHLB - VAB	32,724.00
60.1145.821	Accrued Interest Receivable - CDBG - VABII	203,411.00
60.1145.823	Accrued Interest Receivable - Development Fee - VABII	57,168.00

### Total Long Term Assets

4,685,961.89

### Property, Plant & Equipment

60.1400.000	Fixed Assets	372,034.71
60.1400.500	Accumulated Depreciation	-150,091.11

### Net Property, Plant & Equipment

221,943.60

### Total Long Term Assets

5,551,753.97

### Total Assets

7,539,715.99

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 60

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

##### Accounts Payable

60.2111.000	Accounts Payable - Vendors	<u>16.24</u>
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<b>Total Accounts Payable</b>		<b>16.24</b>
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60.2114.000	Tenant Security Deposits	1,000.00
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60.2119.100	Due To CHFA - Stovall Loan	172.65
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60.2120.000	Accrued Payroll	3,917.12
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##### Deferred Revenue

##### Total Deferred Revenue

<b>Total Short Term Liabilities</b>		<b>5,106.01</b>
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#### Long Term Liabilities

60.2135.000	Compensated Absences	11,307.86
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<b>Total Long Term Liabilities</b>		<b>11,307.86</b>
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<b>Total Liabilities</b>		<b>16,413.87</b>
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### Equity

60.2700.000	Closing Account	2,037,961.58
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60.2810.000	Unreserved Surplus	5,470,610.27
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<b>Net Profit (Loss)</b>		<b>14,730.27</b>
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<b>Total Equity</b>		<b>7,523,302.12</b>
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<b>Total Liability and Equity</b>		<b>7,539,715.99</b>
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# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 70

## ASSETS

### Current Assets

#### Cash

70.1111.100	Cash In Checking - Operating	115,982.75
70.1114.000	Cash In Checking - Security Deposits	29,535.00
70.1111.500	Cash In Checking - Replacement Reserve	20,117.43
70.1111.501	Less: Replacement Reserve Deposits - Current Year	-4,292.00
70.1111.600	Cash In Checking - Operating Reserve	124,394.00

**Total Cash** 285,737.18

#### Accounts Receivable

70.1122.000	Accounts Receivable - Tenants	-5,487.38
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**Total Accounts Receivable** -5,487.38

#### Due To / From Other Funds

70.1295.800	Due From Villas At The Bluff	-793.00
70.2145.100	Due To General	-1,226.13
70.2145.200	Due To Voucher	-28.94
70.2145.600	Due To Affordable Housing	-500.00

**Net Due To / From Other Funds** -2,548.07

#### Inventories

#### Total Inventory

#### Other Current Assets

#### Total Other Current Assets

**Total Current Assets** 277,701.73

### Long Term Assets

#### Investments

#### Total Investments

#### Pre-Paid Expenses

70.1211.000	Prepaid Insurance	24,717.00
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# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 70

70.1212.000	Property Insurance Escrow	20,122.64
<b>Total Pre-Paid Expenses</b>		44,839.64
<b>Long Term Investments</b>		
<b>Total Long Term Assets</b>		
<b>Property, Plant &amp; Equipment</b>		
70.1400.401	Land	296,532.06
70.1400.403	Land Improvements	1,373,371.61
70.1400.405	Buildings	10,244,282.17
70.1400.411	Furniture & Equipment	2,573,362.86
70.1400.700	Permanent Financing and Loan Fees	181,757.00
70.1400.750	Accumulated Amortization - Debt Issuance Costs	-1,298.26
70.1400.800	Tax Credit Fees	107,242.00
70.1400.850	Accumulated Amortization - Tax Credit Compliance	-9,532.63
70.1400.500	Accumulated Depreciation	-774,013.54
<b>Net Property, Plant &amp; Equipment</b>		13,991,703.27
<b>Total Long Term Assets</b>		14,036,542.91
<b>Total Assets</b>		14,314,244.64

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

##### Accounts Payable

70.2111.000	Accounts Payable - Vendors	68.01
70.2111.100	Property Management Fees Payable	3,156.00
70.2111.710	Accounts Payable - Other	10,700.00

##### Total Accounts Payable

13,924.01

70.2114.000	Tenant Security Deposits	30,167.00
70.2120.000	Accrued Payroll	2,197.80

##### Deferred Revenue

##### Total Deferred Revenue

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 70

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## Total Short Term Liabilities

46,288.81

## Long Term Liabilities

70.2135.000	Compensated Absences	846.53
70.2130.110	Mortgage Payable - CHFA	1,469,476.23
70.2130.111	Less: Mortgage Payments CHFA - Current Year	6,597.54
70.2130.120	Note Payable - CHFA	584,276.28
70.2130.121	Less: Note Payments CHFA	3,372.53
70.2130.130	Loan Payable - TWG Construction	56,086.25
70.2130.150	Loan Payable - TWG LLC	12,340.00
70.2130.160	Loan Payable - CMF Grant	150,000.00
70.2130.300	Deferred Developer Fee	42,238.92
70.2130.400	DOH HOME Funds	1,100,000.00
70.2130.500	MM Asset Management Fee Payable	27,266.67
70.2130.510	Accrued Asset Management Fees - Special Limited Partner	7,485.75
70.2132.100	Accrued Interest Payable - HDG - DHA	36,350.34
70.2132.200	Accrued Interest Payable - Perm	5,301.46
70.2132.300	Accrued Interest Payable - CMF	1,495.95
70.2132.400	Accrued Interest Payable - CMF Grant	1,536.89

## Total Long Term Liabilities

3,504,671.34

## Total Liabilities

3,550,960.15

## Equity

70.2700.000	Closing Account	-620,782.84
70.2805.100	Equity - GP 1	100.00
70.2805.200	Equity - LP 1	11,379,962.00
70.2805.210	Equity - LP 2	10.00
70.2810.100	Syndication Costs - Equity	-55,000.00

## Net Profit (Loss)

58,995.33

## Total Equity

10,763,284.49

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 70

**Total Liability and Equity**

14,314,244.64

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 72

## ASSETS

### Current Assets

#### Cash

72.1111.100	Cash In Checking - Operating	5,059.88
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#### Total Cash

5,059.88

#### Accounts Receivable

72.1122.000	Accounts Receivable - Tenants	-852.20
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#### Total Accounts Receivable

-852.20

#### Due To / From Other Funds

72.2145.100	Due To General	-23,140.25
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72.2145.200	Due To Voucher	-20.82
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#### Net Due To / From Other Funds

-23,161.07

#### Inventories

#### Total Inventory

#### Other Current Assets

#### Total Other Current Assets

#### Total Current Assets

-18,953.39

### Long Term Assets

#### Investments

#### Total Investments

#### Pre-Paid Expenses

#### Total Pre-Paid Expenses

0.00

#### Long Term Investments

#### Total Long Term Assets

#### Property, Plant & Equipment

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 72

Net Property, Plant & Equipment	0.00
<b>Total Long Term Assets</b>	<b>0.00</b>
<b>Total Assets</b>	<b>-18,953.39</b>

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

##### Accounts Payable

72.2111.100	Property Management Fees Payable	59.00
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<b>Total Accounts Payable</b>	<b>59.00</b>
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72.2114.000	Tenant Security Deposits	3,310.00
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##### Deferred Revenue

#### Total Deferred Revenue

<b>Total Short Term Liabilities</b>	<b>3,369.00</b>
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#### Long Term Liabilities

<b>Total Long Term Liabilities</b>	<b>0.00</b>
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<b>Total Liabilities</b>	<b>3,369.00</b>
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### Equity

<b>Net Profit (Loss)</b>	<b>-22,322.39</b>
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<b>Total Equity</b>	<b>-22,322.39</b>
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<b>Total Liability and Equity</b>	<b>-18,953.39</b>
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# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 80

## ASSETS

### Current Assets

#### Cash

80.1111.100	Cash In Checking - Operating	182,182.21
80.1111.300	Cash In Savings - Lot Sale Reserve	108,162.19
80.1114.000	Cash In Checking - Security Deposits	32,224.00
80.1111.500	Cash In Checking - Replacement Reserve	221,947.48
80.1111.501	Less: Replacement Reserve Deposits - Current Year	-7,480.00
80.1111.600	Cash In Checking - Operating Reserve	142,029.52

**Total Cash** 679,065.40

#### Accounts Receivable

80.1122.000	Accounts Receivable - Tenants	13,485.57
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**Total Accounts Receivable** 13,485.57

#### Due To / From Other Funds

80.1295.820	Due From Villas At The Bluff II	240.00
80.2145.100	Due To General	1,770.52
80.2145.200	Due To Voucher	-20.14
80.2145.700	Due To Residences at Delta	793.00
80.2145.820	Due To Villas At The Bluff II	3,964.00

**Net Due To / From Other Funds** 6,747.38

#### Inventories

#### Total Inventory

#### Other Current Assets

#### Total Other Current Assets

**Total Current Assets** 699,298.35

### Long Term Assets

#### Investments

#### Total Investments

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 80

## Pre-Paid Expenses

80.1211.000	Prepaid Insurance	333.43
80.1212.000	Property Insurance Escrow	9,944.02

## Total Pre-Paid Expenses

10,277.45

## Long Term Investments

## Total Long Term Assets

### Property, Plant & Equipment

80.1400.401	Land	277,105.22
80.1400.403	Land Improvements	777,248.00
80.1400.405	Buildings	7,130,699.06
80.1400.407	Building Improvements - Fixed	51,193.41
80.1400.409	Building Equipment - Portable	369,717.00
80.1400.411	Furnishings	1,773.91
80.1400.413	Vehicles	8,217.00
80.1400.700	Loan Fees	47,330.00
80.1400.750	Accumulated Amortization - Loan Orig Fee	-34,910.00
80.1400.800	Tax Credit Fees	43,646.00
80.1400.850	Accumulated Amortization - Tax Credit Compliance	-43,646.38
80.1400.500	Accumulated Depreciation	-3,931,026.49

## Net Property, Plant & Equipment

4,697,346.73

## Total Long Term Assets

4,707,624.18

## Total Assets

5,406,922.53

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

#### Accounts Payable

80.2111.000	Accounts Payable - Vendors	447.01
80.2111.100	Property Management Fees Payable	3,130.00

#### Total Accounts Payable

3,577.01

80.2114.000	Tenant Security Deposits	32,601.44
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# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 80

80.2120.000	Accrued Payroll	2,575.94
<b>Deferred Revenue</b>		<hr/>
<b>Total Deferred Revenue</b>		<hr/>
<b>Total Short Term Liabilities</b>		38,754.39
<b>Long Term Liabilities</b>		
80.2135.000	Compensated Absences	416.84
80.2130.110	Mortgage Payable - CHFA	1,054,761.35
80.2130.111	Less: Mortgage Payments CHFA - Current Year	14,929.93
80.2130.120	Note Payable - CDBG - DHA	1,000,000.00
80.2130.130	Note Payable - FHLB - DHA	192,000.00
80.2130.300	Note Payable - Developer Fee - DHA	325,508.39
80.2130.500	MM Asset Management Fee Payable	104,455.62
80.2132.100	Accrued Interest Payable - CDBG - DHA	1,037,184.00
80.2132.300	Accrued Interest Payable - FHLB - DHA	32,724.00
<b>Total Long Term Liabilities</b>		<hr/> 3,761,980.13
<b>Total Liabilities</b>		<hr/> 3,800,734.52
<b>Equity</b>		
80.2700.000	Closing Account	-334,737.48
80.2805.100	Capital - Housing Delta County LLC (GP)	292,767.90
80.2805.200	Capital - Homestead Equity	1,621,724.92
80.2810.000	Retained Earnings	118.00
<b>Net Profit (Loss)</b>		<hr/> 26,314.67
<b>Total Equity</b>		<hr/> 1,606,188.01
<b>Total Liability and Equity</b>		5,406,922.53

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 82

## ASSETS

### Current Assets

#### Cash

82.1111.100	Cash In Checking - Operating	158,061.57
82.1114.000	Cash In Checking - Security Deposits	24,986.93
82.1111.500	Cash In Checking - Replacement Reserve	96,145.16
82.1111.501	Less: Replacement Reserve Deposits - Current Year	-4,206.46
82.1111.600	Cash In Checking - Operating Reserve	85,126.19

**Total Cash** 360,113.39

#### Accounts Receivable

82.1122.000	Accounts Receivable - Tenants	22,483.29
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**Total Accounts Receivable** 22,483.29

#### Due To / From Other Funds

82.1295.800	Due From Villas At The Bluff	-3,964.00
82.2145.100	Due To General	1,064.02
82.2145.200	Due To Voucher	-45.76
82.2145.800	Due To Villas At The Bluff	-240.00

**Net Due To / From Other Funds** -3,185.74

#### Inventories

#### Total Inventory

#### Other Current Assets

**Total Other Current Assets** 0.00

**Total Current Assets** 379,410.94

### Long Term Assets

#### Investments

#### Total Investments

#### Pre-Paid Expenses

82.1211.000	Prepaid Insurance	223.33
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# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 82

82.1212.000	Property Insurance Escrow	24,213.77
<b>Total Pre-Paid Expenses</b>		24,437.10
<b>Long Term Investments</b>		
<b>Total Long Term Assets</b>		
<b>Property, Plant &amp; Equipment</b>		
82.1400.401	Land	150,000.00
82.1400.403	Land Improvements	1,206,510.00
82.1400.405	Buildings	4,545,425.04
82.1400.411	Furnishings	298,734.00
82.1400.700	Financing Fees	10,829.00
82.1400.750	Accumulated Amortization - Perm Loan	-3,219.00
82.1400.800	Tax Credit Fees	44,972.00
82.1400.850	Accumulated Amortization - Tax Credit Compliance	-29,980.00
82.1400.500	Accumulated Depreciation	-1,913,232.00
<b>Net Property, Plant &amp; Equipment</b>		4,310,039.04
<b>Total Long Term Assets</b>		4,334,476.14
<b>Total Assets</b>		4,713,887.08

## Liabilities and Capital Equity

### Liabilities

#### Short Term Liabilities

##### Accounts Payable

82.2111.000	Accounts Payable - Vendors	650.92
82.2111.100	Property Management Fees Payable	1,981.00

##### Total Accounts Payable

82.2114.000	Tenant Security Deposits	25,616.93
82.2120.000	Accrued Payroll	1,211.21
82.2130.500	MM Asset Management Fee Payable	102,462.37

##### Deferred Revenue

##### Total Deferred Revenue

# Balance Sheet - DHA

Report Ending Date: 04/30/2026

Fund: 82

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<b>Total Short Term Liabilities</b>		131,922.43
<b>Long Term Liabilities</b>		
82.2135.000	Compensated Absences	656.68
82.2130.110	Mortgage Payable - CHFA	290,272.82
82.2130.111	Less: Mortgage Payments CHFA - Current Year	2,575.51
82.2130.120	Note Payable - CDBG - DHA	425,000.00
82.2130.300	Note Payable - Developer Fee - DHA	98,989.00
82.2132.100	Accrued Interest Payable - CDBG - DHA	203,411.00
82.2132.200	Accrued Interest Payable - Developer Fee - DHA	57,168.00
<b>Total Long Term Liabilities</b>		<b>1,078,073.01</b>
<hr/>		
<b>Total Liabilities</b>		<b>1,209,995.44</b>
<hr/>		
<b>Equity</b>		
82.2700.000	Closing Account	-361,895.49
82.2805.100	Capital - Delta Housing Authority	49,830.49
82.2805.200	Capital - Wells Fargo	3,787,680.35
82.2810.000	Retained Earnings	1,372.00
<b>Net Profit (Loss)</b>		<b>26,904.29</b>
<hr/>		
<b>Total Equity</b>		<b>3,503,891.64</b>
<hr/>		
<b>Total Liability and Equity</b>		<b>4,713,887.08</b>

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 10

	This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>				
<b>Total Operating Revenues</b>				
Operating Expenditures				
<b>Total Operating Expenses</b>				
<b>Net Profit or Loss from Operations</b>				
<b>Other Revenue and Expenditures</b>				
Other Revenue Items				
10.3610.000 Interest Income	2	7		
<b>Total Other Revenue Items</b>	2	7		
Other Expenditure Items				
<b>Total Other Expenditure Items</b>				

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 10

	<u>This Month Actual</u>	<u>Year-To-Date Actual</u>	<u>Year-To-Date Budget</u>	<u>% of Budget</u>
<b>Net Gain or Loss from Extraordinary Items</b>	2	7		
<hr/>				
<b>Net Profit or Loss</b>	2	7		

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 20

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
20.3410.100	Section 8 Income - HAP	133,869	548,688	1,773,800	31%
20.3410.200	Section 8 Income - Admin Fee	28,752	115,059	385,000	30%
<b>Total Operating Revenues</b>		162,621	663,747	2,159,200	31%
<b>Operating Expenditures</b>					
20.4110.000	Administrative Salaries	14,249	56,005	185,729	30%
20.4540.100	Employee Benefit Cont. - Health Insurance	1,660	6,479	30,866	21%
20.4540.200	Employee Benefit Cont. - IRA Contributions	361	1,460	5,572	26%
20.4540.300	Employee Benefit Cont. - Payroll Taxes	1,105	4,344	14,208	31%
20.4140.000	Staff Training	423	1,246	5,000	25%
20.4190.100	Advertising	443	443	800	55%
20.4190.150	Background Verification		416	3,500	12%
20.4190.200	IT Support	168	772	3,000	26%
20.4190.250	Member Dues / Fees	61	1,628	2,500	65%
20.4190.300	Office Furniture and Equipment	259	487	2,500	19%
20.4190.350	Office Supplies	275	1,159	4,500	26%
20.4190.400	Sundry - Other Administrative Expenses	467	3,847	22,000	17%
20.4190.450	Postage		560	2,000	28%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 20

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
20.4190.500	Printer Contract	164	708	3,000	24%
20.4190.550	Printer Copies	190	398	3,000	13%
20.4190.650	Software	13,669	15,242	18,000	85%
20.4190.700	Telephone and Internet	113	490	2,000	24%
20.4430.100	Maintenance Contracts	128	128	1,200	11%
20.4590.000	Other General Expense	42	90	1,200	8%
20.4510.200	Insurance - Liability and Director's	215	1,243	10,000	12%
20.4510.300	Insurance - Property		170	750	23%
20.4310.000	Water	20	87	300	29%
20.4320.000	Electricity	104	711	2,000	36%
20.4390.000	Sewer	22	92	300	31%
20.4431.000	Trash	23	100	400	25%
20.4420.000	Maintenance Supplies	24	143	1,500	10%
20.4715.000	Housing Assistance Payments	132,593	526,952	1,727,800	30%
20.4715.050	Utilities Reimbursement	981	3,800	15,000	25%
20.4715.100	HAP Portability - In	1,982	7,764	31,000	25%
<b>Total Operating Expenses</b>		169,739	636,964	2,126,725	30%
<b>Net Profit or Loss from Operations</b>		-7,118	26,783	32,475	82%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 20

		<b>This Month Actual</b>	<b>Year-To-Date Actual</b>	<b>Year-To-Date Budget</b>	<b>% of Budget</b>
<b>Other Revenue and Expenditures</b>					
	Other Revenue Items				
20.3610.000	Interest Income	910	6,590	23,000	29%
<b>Total Other Revenue Items</b>		910	6,590	28,000	24%
	Other Expenditure Items				
20.4590.100	Other General Expense - Portability	293	1,173	3,500	34%
<b>Total Other Expenditure Items</b>		293	1,173	3,500	34%
<b>Net Gain or Loss from Extraordinary Items</b>		617	5,417	24,500	22%
<b>Net Profit or Loss</b>		-6,501	32,200	56,975	57%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 30

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
30.3110.000	Dwelling Rental	28,189	115,777	330,000	35%
30.3120.100	Excess Utilities	187	348	3,500	10%
30.3120.200	Excess Utilities - Gas	53	53	600	9%
30.3190.000	Non-dwelling Rental	650	3,101	8,500	36%
30.3690.200	Late Charges	50	300	900	33%
30.3690.400	Other Income	-17	4	600	1%
<b>Total Operating Revenues</b>		29,112	119,582	344,100	35%
Operating Expenditures					
30.4110.100	Administrative Salaries	13,605	53,945	176,679	31%
30.4410.000	Maintenance Labor	7,251	30,975	95,445	32%
30.4540.100	Employee Benefit Cont. - Health Insurance	5,928	17,460	70,815	25%
30.4540.200	Employee Benefit Cont. - IRA Contributions	571	2,326	8,164	28%
30.4540.300	Employee Benefit Cont. - Payroll Taxes	1,611	6,564	20,817	32%
30.4130.000	Legal Expense		16	4,000	0%
30.4140.000	Staff Training	134	751	3,000	25%
30.4190.100	Advertising	141	141	800	18%
30.4190.150	Background Verification		84	1,200	7%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 30

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
30.4190.200	IT Support	53	246	1,000	25%
30.4190.250	Member Dues / Fees	19	516	1,000	52%
30.4190.300	Office Furniture and Equipment	82	296	1,800	16%
30.4190.350	Office Supplies	87	360	2,500	14%
30.4190.400	Sundry - Other Administrative Expenses	296	2,035	9,000	23%
30.4190.450	Postage		338	800	42%
30.4190.500	Printer Contract	52	225	900	25%
30.4190.550	Printer Copies	60	127	1,300	10%
30.4190.650	Software	4,333	5,175	8,500	61%
30.4190.700	Telephone and Internet	116	476	2,000	24%
30.4430.100	Maintenance Contracts	-54	10,299	16,000	64%
30.4430.300	Cleaning		420	4,000	11%
30.4590.000	Other General Expense	156	541	2,500	22%
30.4510.200	Insurance - Liability and Director's	68	396	4,000	10%
30.4510.300	Insurance - Property		5,167	22,000	23%
30.4310.000	Water	579	2,380	12,000	20%
30.4320.000	Electricity	1,146	5,081	20,000	25%
30.4330.000	Gas	1,769	9,324	24,000	39%
30.4390.000	Sewer	1,571	6,242	20,000	31%
30.4431.000	Trash	978	3,121	12,500	25%
30.4420.000	Maintenance Supplies	511	4,225	35,000	12%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 30

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
30.7540.100	Capital Fund Program Expenses	655	41,201	175,000	24%
<b>Total Operating Expenses</b>		41,720	210,454	820,920	26%
<b>Net Profit or Loss from Operations</b>		-12,608	-90,872	-476,820	19%
<b>Other Revenue and Expenditures</b>					
Other Revenue Items					
30.3401.100	HUD PHA Grant - CFP	655	41,201	175,000	24%
30.3401.300	HUD PHA Grant - Operating	14,356	58,829	190,000	31%
30.3610.000	Interest Income	2,142	12,322	38,000	32%
<b>Total Other Revenue Items</b>		17,154	112,351	493,000	23%
Other Expenditure Items					
30.4570.000	Collection Losses		-440		
30.4610.000	Extraordinary Maintenance		1,050	3,500	30%
<b>Total Other Expenditure Items</b>			610	3,500	17%
<b>Net Gain or Loss from Extraordinary Items</b>		17,154	111,741	489,500	23%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 30

	<b>This Month Actual</b>	<b>Year-To-Date Actual</b>	<b>Year-To-Date Budget</b>	<b>% of Budget</b>
<b>Net Profit or Loss</b>	4,545	20,869	12,680	165%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 40

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
40.3110.000	Dwelling Rental	3,232	12,813	28,700	45%
40.3690.200	Late Charges	10	10	75	13%
<b>Total Operating Revenues</b>		3,242	12,823	28,787	45%
<b>Operating Expenditures</b>					
40.4110.100	Administrative Salaries	460	1,840	5,942	31%
40.4410.000	Maintenance Labor	27	676	3,212	21%
40.4540.100	Employee Benefit Cont. - Health Insurance	299	584	2,594	23%
40.4540.200	Employee Benefit Cont. - IRA Contributions	15	75	275	27%
40.4540.300	Employee Benefit Cont. - Payroll Taxes	38	195	700	28%
40.4130.000	Legal Expense		2	1,000	0%
40.4140.000	Staff Training	18	18	770	2%
40.4190.100	Advertising	19	19	350	5%
40.4190.200	IT Support	7	33	115	28%
40.4190.250	Member Dues / Fees	3	44	100	44%
40.4190.300	Office Furniture and Equipment	11	12	100	12%
40.4190.400	Sundry - Other Administrative Expenses	23	194	550	35%
40.4190.450	Postage		3	210	2%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 40

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
40.4430.100	Maintenance Contracts	9	1,434	3,200	45%
40.4590.000	Other General Expense	17	20	10	199%
40.4195.000	Property Management Fees	920	3,680	11,040	33%
40.4510.200	Insurance - Liability and Director's	9	309	700	44%
40.4510.300	Insurance - Property		57	4,500	1%
40.4310.000	Water	200	804	2,900	28%
40.4320.000	Electricity	40	173	1,175	15%
40.4390.000	Sewer	461	1,814	5,300	34%
40.4431.000	Trash	201	804	2,600	31%
40.4420.000	Maintenance Supplies	-43	799	2,400	33%
<b>Total Operating Expenses</b>		<b>2,732</b>	<b>13,590</b>	<b>59,903</b>	<b>23%</b>
<b>Net Profit or Loss from Operations</b>		<b>510</b>	<b>-767</b>	<b>-31,116</b>	<b>2%</b>
<b>Other Revenue and Expenditures</b>					
Other Revenue Items					
40.3404.100	Rental Subsidy - USDA	2,647	10,683	41,788	26%
40.3404.400	Interest Subsidy - USDA	871	3,483	10,450	33%
40.3610.000	Interest Income	98	399	1,300	31%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 40

	<b>This Month Actual</b>	<b>Year-To-Date Actual</b>	<b>Year-To-Date Budget</b>	<b>% of Budget</b>
<b>Total Other Revenue Items</b>	3,616	14,565	53,538	27%
<b>Other Expenditure Items</b>				
40.4900.500 Interest Expense - RD	272	1,133	3,029	37%
<b>Total Other Expenditure Items</b>	272	1,133	3,029	37%
<b>Net Gain or Loss from Extraordinary Items</b>	3,344	13,432	50,509	27%
<b>Net Profit or Loss</b>	3,854	12,666	19,393	65%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 60

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
60.3110.000	Dwelling Rental	2,176	7,322	18,500	40%
60.3690.340	Management Fee Income - RD	920	3,680	11,040	33%
60.3690.370	Management Fee Income - RAD	3,156	11,589	32,900	35%
60.3690.372	Management Fee Income - RADII	59	59	22,400	0%
60.3690.380	Management Fee Income - VAB	3,130	12,710	35,800	36%
60.3690.382	Management Fee Income - VABII	1,981	7,608	22,400	34%
60.3690.670	Accounting fee income - RAD	500	2,000	6,000	33%
<b>Total Operating Revenues</b>		11,922	44,968	149,540	30%
<b>Operating Expenditures</b>					
60.4110.100	Administrative Salaries	7,831	31,162	101,339	31%
60.4410.000	Maintenance Labor	6	1,352	1,707	79%
60.4540.100	Employee Benefit Cont. - Health Insurance	766	3,323	18,629	18%
60.4540.200	Employee Benefit Cont. - IRA Contributions	200	839	3,091	27%
60.4540.300	Employee Benefit Cont. - Payroll Taxes	609	2,528	7,883	32%
60.4130.000	Legal Expense			5,000	0%
60.4140.000	Staff Training	4	4	500	1%
60.4190.100	Advertising	3	3	100	3%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 60

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
60.4190.150	Background Verification		20	100	20%
60.4190.200	IT Support	1	6	100	6%
60.4190.250	Member Dues / Fees	1	8	100	8%
60.4190.300	Office Furniture and Equipment	2	1,645	700	235%
60.4190.350	Office Supplies	14	53	700	8%
60.4190.400	Sundry - Other Administrative Expenses	91	1,348	5,000	27%
60.4190.450	Postage		1	100	1%
60.4190.500	Printer Contract	8	36	200	18%
60.4190.550	Printer Copies	10	20	250	8%
60.4190.650	Software	698	749	1,400	53%
60.4190.700	Telephone and Internet	6	25	200	12%
60.4430.100	Maintenance Contracts	2	-125	4,000	-3%
60.4590.000	Other General Expense	5	53	1,200	4%
60.4510.200	Insurance - Liability and Director's	2	10	300	3%
60.4510.300	Insurance - Property		284	1,300	22%
60.4310.000	Water		85	100	85%
60.4320.000	Electricity	1		100	0%
60.4330.000	Gas		103		
60.4390.000	Sewer		88	100	88%
60.4431.000	Trash		53	100	53%
60.4420.000	Maintenance Supplies	-8	168	2,500	7%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 60

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Total Operating Expenses</b>		10,251	43,839	163,414	27%
<b>Net Profit or Loss from Operations</b>		1,671	1,129	-13,874	-8%
<b>Other Revenue and Expenditures</b>					
Other Revenue Items					
60.3610.000	Interest Income	2,263	12,811	40,000	32%
<b>Total Other Revenue Items</b>		2,263	12,811	40,000	32%
Other Expenditure Items					
60.4570.000	Collection Losses		-790		
<b>Total Other Expenditure Items</b>			-790		
<b>Net Gain or Loss from Extraordinary Items</b>		2,263	13,601	40,000	34%
<b>Net Profit or Loss</b>		3,934	14,730	26,126	56%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 70

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
70.3110.000	Dwelling Rental	45,087	165,559	480,000	34%
70.3690.400	Other Income	62	143	500	29%
<b>Total Operating Revenues</b>		45,149	165,702	482,800	34%
<b>Operating Expenditures</b>					
70.4110.300	Manager Salaries	1,102	5,782	24,123	24%
70.4410.000	Maintenance Labor	3,030	12,516	27,411	46%
70.4540.100	Employee Benefit Cont. - Health Insurance	1,164	2,290	11,074	21%
70.4540.200	Employee Benefit Cont. - IRA	91	362	1,546	23%
70.4540.300	Employee Benefit Cont. - Payroll Taxes	319	1,417	3,942	36%
70.4130.000	Legal Expense		126	4,000	3%
70.4140.000	Staff Training	89	91	900	10%
70.4190.100	Advertising	94	94	1,000	9%
70.4190.150	Background Verification	54	96	600	16%
70.4190.200	IT Support	35	163	1,000	16%
70.4190.250	Member Dues / Fees	13	339	1,200	28%
70.4190.300	Office Furniture and Equipment	54	59	800	7%
70.4190.350	Office Supplies	58	339	1,300	26%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 70

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
70.4190.400	Sundry - Other Administrative Expenses	130	1,736	3,300	53%
70.4190.450	Postage		95	300	32%
70.4190.500	Printer Contract	138	596	2,100	28%
70.4190.550	Printer Copies	66	189	1,000	19%
70.4190.650	Software	2,879	3,414	4,500	76%
70.4190.700	Telephone and Internet	386	766	2,750	28%
70.4430.100	Maintenance Contracts	194	1,303	35,000	4%
70.4430.200	Maintenance Contracts - Temp Staffing		116	1,000	12%
70.4430.400	Landscaping	1,031	1,031	11,500	9%
70.4590.000	Other General Expense	92	310	1,500	21%
70.4170.000	Accounting Fees	500	2,000	6,000	33%
70.4171.000	Auditing Fees		9,075	10,000	91%
70.4195.300	Property Management Fees	3,156	11,589	33,600	34%
70.4510.200	Insurance - Liability and Director's	45	262	2,200	12%
70.4310.000	Water	343	1,267	7,300	17%
70.4320.000	Electricity	215	1,183	5,000	24%
70.4390.000	Sewer	183	680	5,000	14%
70.4431.000	Trash	371	1,220	4,500	27%
70.4420.000	Maintenance Supplies	355	2,844	10,000	28%
70.7540.000	Property Betterments and Additions		2,378	4,000	59%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 70

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Total Operating Expenses</b>		16,189	65,726	267,846	25%
<b>Net Profit or Loss from Operations</b>		28,960	99,976	214,954	47%
<b>Other Revenue and Expenditures</b>					
Other Revenue Items					
70.3610.000	Interest Income	5	21	35	61%
<b>Total Other Revenue Items</b>		5	21	35	61%
Other Expenditure Items					
70.4900.200	Interest Expense - CHFA	5,210	20,876	62,300	34%
70.4900.210	Principal Reduction - CHFA	1,658	6,598	20,120	33%
70.4900.220	Replacement Reserve Deposits	1,073	4,292	12,500	34%
70.4900.230	Interest Expense - CHFA No 2	1,463	5,864	17,100	34%
70.4900.240	Principal Reduction - CHFA No 2	846	3,373	10,610	32%
<b>Total Other Expenditure Items</b>		10,251	41,002	122,630	33%
<b>Net Gain or Loss from Extraordinary Items</b>		-10,245	-40,981	-122,595	33%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 70

	<u>This Month Actual</u>	<u>Year-To-Date Actual</u>	<u>Year-To-Date Budget</u>	<u>% of Budget</u>
<b>Net Profit or Loss</b>	18,715	58,995	92,359	64%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 72

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
72.3110.000	Dwelling Rental	839	839	391,518	0%
<b>Total Operating Revenues</b>					
		839	839	392,518	0%
<b>Operating Expenditures</b>					
72.4110.300	Manager Salaries	1,102	3,766	21,830	17%
72.4410.000	Maintenance Labor	2,055	2,471	21,750	11%
72.4540.100	Employee Benefit Cont. - Health Insurance	798	867	9,168	9%
72.4540.200	Employee Benefit Cont. - IRA	62	151	1,307	12%
72.4540.300	Employee Benefit Cont. - Payroll Taxes	244	485	3,334	15%
72.4140.000	Staff Training	89	89	1,000	9%
72.4190.100	Advertising	2,078	2,078	5,000	42%
72.4190.150	Background Verification	256	256	500	51%
72.4190.200	IT Support	35	35	800	4%
72.4190.250	Member Dues / Fees	13	13	350	4%
72.4190.300	Office Furniture and Equipment	54	54	300	18%
72.4190.350	Office Supplies	499	566	700	81%
72.4190.400	Sundry - Other Administrative Expenses	101	125	1,700	7%
72.4190.500	Printer Contract	35	35	1,000	3%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 72

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
72.4190.550	Printer Copies	40	40	400	10%
72.4190.650	Software	2,879	2,879	3,000	96%
72.4190.700	Telephone and Internet	345	345	1,200	29%
72.4430.100	Maintenance Contracts	47	47	22,000	0%
72.4430.400	Landscaping	1,026	1,026	11,000	9%
72.4590.000	Other General Expense	92	111	1,000	11%
72.4160.100	Consulting Services	6,953	6,953	300	2318%
72.4195.300	Property Management Fees	59	59	27,406	0%
72.4510.200	Insurance - Liability and Director's	45	45	1,300	3%
72.4310.000	Water	4	4	4,500	0%
72.4320.000	Electricity	22	22	3,000	1%
72.4390.000	Sewer	5	5	3,300	0%
72.4431.000	Trash	240	240	3,000	8%
72.4420.000	Maintenance Supplies	394	394	5,000	8%
<b>Total Operating Expenses</b>		19,572	23,161	209,295	11%
<b>Net Profit or Loss from Operations</b>		-18,733	-22,322	183,223	-12%

## Other Revenue and Expenditures

Other Revenue Items

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 72

	<u>This Month</u> <u>Actual</u>	<u>Year-To-Date</u> <u>Actual</u>	<u>Year-To-Date</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>
<b>Total Other Revenue Items</b>				
Other Expenditure Items				
<b>Total Other Expenditure Items</b>				
<b>Net Gain or Loss from Extraordinary Items</b>				
<b>Net Profit or Loss</b>	-18,733	-22,322	183,223	-12%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 80

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
80.3110.000	Dwelling Rental	39,131	158,880	448,000	35%
80.3690.200	Late Charges	50	350	300	117%
80.3690.400	Other Income		142	600	24%
<b>Total Operating Revenues</b>		39,181	159,372	449,400	35%
Operating Expenditures					
80.4110.300	Manager Salaries	2,183	7,510	29,337	26%
80.4410.000	Maintenance Labor	2,194	8,678	31,274	28%
80.4540.100	Employee Benefit Cont. - Health Insurance	214	675	16,248	4%
80.4540.200	Employee Benefit Cont. - IRA Contributions	131	482	1,818	27%
80.4540.300	Employee Benefit Cont. - Payroll Taxes	341	1,263	4,637	27%
80.4130.000	Legal Expense	226	3,952	2,000	198%
80.4140.000	Staff Training	86	88	500	18%
80.4190.100	Advertising	90	90	900	10%
80.4190.150	Background Verification	31	73	500	15%
80.4190.200	IT Support	34	157	600	26%
80.4190.250	Member Dues / Fees	12	1,891	2,600	73%
80.4190.300	Office Furniture and Equipment	52	56	800	7%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 80

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
80.4190.350	Office Supplies	56	268	1,200	22%
80.4190.400	Sundry - Other Administrative Expenses	125	1,018	2,500	41%
80.4190.450	Postage		95	600	16%
80.4190.500	Printer Contract	33	144	600	24%
80.4190.550	Printer Copies	38	81	500	16%
80.4190.650	Software	2,763	3,137	3,700	85%
80.4190.700	Telephone and Internet	23	100	500	20%
80.4430.100	Maintenance Contracts	724	2,650	13,000	20%
80.4430.200	Maintenance Contracts - Temp Staffing		257	1,000	26%
80.4430.300	Cleaning		300	2,000	15%
80.4430.400	Landscaping	722	722	7,600	10%
80.4590.000	Other General Expense	89	296	1,400	21%
80.4160.500	Compliance Fees	360	1,438	4,400	33%
80.4171.000	Auditing Fees	9,750	10,750	12,000	90%
80.4195.300	Property Management Fees	3,130	12,710	35,800	36%
80.4510.200	Insurance - Liability and Director's	43	253	2,400	11%
80.4310.000	Water	920	3,659	16,000	23%
80.4320.000	Electricity	400	2,113	6,000	35%
80.4390.000	Sewer	2,212	8,707	25,800	34%
80.4431.000	Trash	1,415	5,521	18,400	30%
80.4420.000	Maintenance Supplies	-28	3,163	18,000	18%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 80

		<u>This Month Actual</u>	<u>Year-To-Date Actual</u>	<u>Year-To-Date Budget</u>	<u>% of Budget</u>
80.7520.000	Replacement of Nonexpendable Equipment	579	4,033	12,000	34%
80.7540.000	Property Betterments and Additions	2,398	2,398	15,500	15%
<b>Total Operating Expenses</b>		<b>31,348</b>	<b>88,727</b>	<b>312,814</b>	<b>28%</b>
<b>Net Profit or Loss from Operations</b>		<b>7,833</b>	<b>70,644</b>	<b>136,586</b>	<b>52%</b>
<b>Other Revenue and Expenditures</b>					
Other Revenue Items					
80.3610.000	Interest Income	402	1,668	4,800	35%
<b>Total Other Revenue Items</b>		<b>402</b>	<b>1,668</b>	<b>4,800</b>	<b>35%</b>
Other Expenditure Items					
80.4900.200	Interest Expense - CHFA	5,866	23,588	73,200	32%
80.4900.210	Principal Reduction - CHFA	3,763	14,930	42,350	35%
80.4900.220	Replacement Reserve Deposits	1,870	7,480	21,855	34%
<b>Total Other Expenditure Items</b>		<b>11,499</b>	<b>45,998</b>	<b>137,405</b>	<b>33%</b>
<b>Net Gain or Loss from Extraordinary Items</b>		<b>-11,098</b>	<b>-44,329</b>	<b>-132,605</b>	<b>33%</b>

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 80

	<u>This Month Actual</u>	<u>Year-To-Date Actual</u>	<u>Year-To-Date Budget</u>	<u>% of Budget</u>
<b>Net Profit or Loss</b>	-3,265	26,315	3,981	661%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 82

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Operating Revenue and Expenditures</b>					
82.3110.000	Dwelling Rental	24,756	95,099	280,000	34%
82.3690.200	Late Charges	50	150	700	21%
<b>Total Operating Revenues</b>		24,806	95,249	283,600	34%
<b>Operating Expenditures</b>					
82.4110.300	Manager Salaries	1,456	5,007	19,558	26%
82.4410.000	Maintenance Labor	1,964	8,115	21,166	38%
82.4540.100	Employee Benefit Cont. - Health Insurance	25	147	10,932	1%
82.4540.200	Employee Benefit Cont. - IRA Contributions	103	390	1,222	32%
82.4540.300	Employee Benefit Cont. - Payroll Taxes	267	1,024	3,115	33%
82.4130.000	Legal Expense	46	245	6,000	4%
82.4140.000	Staff Training	58	59	500	12%
82.4190.100	Advertising	60	60	750	8%
82.4190.150	Background Verification	31	94	650	15%
82.4190.200	IT Support	23	105	500	21%
82.4190.250	Member Dues / Fees	8	458	800	57%
82.4190.300	Office Furniture and Equipment	35	38	800	5%
82.4190.350	Office Supplies	37	187	1,100	17%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 82

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
82.4190.400	Sundry - Other Administrative Expenses	88	713	1,800	40%
82.4190.450	Postage		100	400	25%
82.4190.500	Printer Contract	22	97	500	19%
82.4190.550	Printer Copies	26	54	600	9%
82.4190.650	Software	1,861	2,111	2,900	73%
82.4190.700	Telephone and Internet	15	67	450	15%
82.4430.100	Maintenance Contracts	215	2,233	7,500	30%
82.4430.300	Cleaning		125	2,500	5%
82.4430.400	Landscaping	481	481	4,300	11%
82.4590.000	Other General Expense	59	197	900	22%
82.4160.500	Compliance Fees	240	959	3,200	30%
82.4171.000	Auditing Fees		9,750	13,750	71%
82.4195.300	Property Management Fees	1,981	7,608	22,400	34%
82.4510.200	Insurance - Liability and Director's	29	169	2,000	8%
82.4310.000	Water	602	2,215	9,800	23%
82.4320.000	Electricity	319	2,183	6,000	36%
82.4390.000	Sewer	1,475	5,805	17,500	33%
82.4431.000	Trash	395	1,542	5,000	31%
82.4420.000	Maintenance Supplies	169	2,255	11,500	20%
82.7520.000	Replacement of Nonexpendable Equipment	145	1,498	5,000	30%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 82

	This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
<b>Total Operating Expenses</b>	12,235	56,090	245,914	23%
<b>Net Profit or Loss from Operations</b>	12,571	39,160	37,686	104%
<b>Other Revenue and Expenditures</b>				
Other Revenue Items				
82.3610.000    Interest Income	28	121	700	17%
<b>Total Other Revenue Items</b>	28	121	700	17%
Other Expenditure Items				
82.4900.200    Interest Expense - CHFA	1,394	5,594	12,920	43%
82.4900.210    Principal Reduction - CHFA	649	2,576	9,685	27%
82.4900.220    Replacement Reserve Deposits	1,075	4,206	12,500	34%
<b>Total Other Expenditure Items</b>	3,118	12,376	37,105	33%
<b>Net Gain or Loss from Extraordinary Items</b>	-3,090	-12,256	-36,405	34%
<b>Net Profit or Loss</b>	9,481	26,904	1,281	2100%

# Budget Worksheet

Report Ending Date: 04/30/2026

Fund: 82

<b>This Month Actual</b>	<b>Year-To-Date Actual</b>	<b>Year-To-Date Budget</b>	<b>% of Budget</b>
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## April 2026 Occupancy & Maintenance Report

Prepared by: Erika Nieto and Housing Technicians

<b>Housing Choice Voucher Program</b>		
Voucher Type	Waiting List	Increase/Decrease from Prior Month
Regular HCV Vouchers (HCV)	160	-273
PBV Residences at Delta	69	+39
PBV Residences at Delta II	23	-5
PBV Creek Vista	23	+6
	<b>Available</b>	<b>Leased Up</b>
HCV	213	196
PBV - Creek Vista Senior Apts.	5	5
PBV - Residences	8	8
VASH	10	7
<b>Total</b>	<b>236</b>	<b>216</b>
<b>By Location</b>		
Austin	8	216
Cedaredge	34	
Crawford	1	
Delta	119	
Eckert	6	
Hotchkiss	20	
Paonia	24	
PORT out	4	
<b># Unit Inspections Completed</b>		
HCV	9	
PBV	5	
VASH	0	
<b>Voucher Activity</b>		
Leased-Up	1	
Ended Participation	1	
Vouchers on the Street	2	
<b>DHA owned/managed units leased</b>		
Villas I	19	
Villas II	10	
DHA-owned	1	
RAD I and II	31	
Completed the annual waiting list purge. Anticipating 12 Mailed out more RADII PBV eligibility letters.		

<b>Public Housing</b>		
	Waiting List	Increase/Decrease from Prior Month
1 Bedroom	100	0
2 Bedroom	50	-46
3 Bedroom	19	-26
4 Bedroom	1	0
<b>Total</b>	<b>170</b>	<b>-72</b>
<b>Occupancy</b>	<b>Available</b>	<b>Occupied</b>
1 Bedroom (35)	0	35
2 Bedroom (13)	0	13
3 Bedroom (17)	0	17
4 Bedroom (10)	0	10
<b>Total</b>	<b>0</b>	<b>75</b>
<b>0</b>		
<b>Maintenance</b>	<b>Completed</b>	<b>Open</b>
Work Orders	35	10
<b>Units turned</b>		
1 Bedroom	0	
2 Bedroom	0	
3 Bedroom	0	
4 Bedroom	0	
<b>Total</b>	<b>0</b>	
<p><b>Work Orders Completed:</b> Minor plumbing issues, electrical issues, and tenant lockouts.</p> <p><b>Capital Fund Program:</b> Replaced two refrigerators. Working on getting bids for bathroom tub replacements, and bids for the 11 remaining backyard xeriscaping.</p>		

<b>Villas at the Bluff</b>		
	Waiting List	Increase/Decrease from Prior Month
Combined	99	+17
<b>Total</b>	<b>99</b>	<b>17</b>
Occupancy	Available	Occupied
1 Bedroom (8)	8	7
2 Bedroom (24)	24	21
3 Bedroom (16)	16	15
<b>Total</b>	<b>48</b>	<b>43</b>
<b>Maintenance</b>		
	Completed	Open
Work Orders	16	10
<b>Units turned</b>		
	1 Bedroom	0
	2 Bedroom	2
	3 Bedroom	0
	<b>Total</b>	<b>2</b>
<b>Work Orders Completed:</b> Appliance issues, window repairs, tenant lockouts, door repairs, and preventative maintenance.		

<b>Villas at the Bluff II</b>		
Occupancy	Available	Occupied
1 Bedroom (12)	12	11
2 Bedroom (16)	16	14
3 Bedroom (4)	4	4
<b>Total</b>	<b>32</b>	<b>29</b>
<b>Maintenance</b>		
	Completed	Open
Work Orders	10	9
<b>Units turned</b>		
	1 Bedroom	0
	2 Bedroom	1
	3 Bedroom	0
	<b>Total</b>	<b>1</b>
<b>Work Orders Completed:</b> Appliance issues, plumbing, smoke alarm battery replacements, and preventative maintenance.		

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

<b>Grand Manor</b>		
	<b>Waiting List</b>	<b>Increase/Decrease from Prior Month</b>
1 Bedroom	17	-15
2 Bedroom	1	0
<b>Total</b>	<b>18</b>	<b>-15</b>
<b>Occupancy</b>		
	<b>Available</b>	<b>Occupied</b>
1 Bedroom (6)	0	6
2 Bedroom (4)	0	4
<b>Total</b>	<b>0</b>	<b>10</b>
<b>Maintenance</b>		
	<b>Completed</b>	<b>Open</b>
Work Orders	3	0
<b>Units turned</b>		
1 Bedroom	0	
2 Bedroom	0	
<b>Total</b>	<b>0</b>	
<b>Work Orders Completed:</b> Replaced smoke detectors, minor appliance issues, and tenant lockouts.		

Residences at Delta		
	Waiting List	Increase/Decrease from Prior Month
Combined	31	0
<b>Total</b>	<b>31</b>	<b>0</b>
Occupancy	Available	Occupied
1 Bedroom (50)	50	48
<b>Total</b>	<b>50</b>	<b>48</b>
Maintenance		
	Completed	Open
Work Orders	12	7
Units turned		
1 Bedroom	1	
<b>Total</b>	<b>1</b>	
<b>Work Orders Completed:</b> Appliance repairs, plumbing issues, and ground maintenance.		

Residences at Delta II		
	Waiting List	Increase/Decrease from Prior Month
Combined	64	0
<b>Total</b>	<b>64</b>	<b>0</b>
Occupancy	Available	Occupied
1 Bedroom (24)	24	2
2 Bedroom (8)	8	2
3 Bedroom (18)	18	0
<b>Total</b>	<b>50</b>	<b>4</b>
Maintenance		
	Completed	Open
Work Orders	4	1
Units turned		
1 Bedroom	0	
2 Bedroom	0	
3 Bedroom	0	
<b>Total</b>	<b>0</b>	
<b>Work Orders Completed:</b> Door repair, plumbing drains, and painting.		



# MEMO

## AGENDA ITEM # 5(A)

**MEETING DATE:** May 27, 2026

**STAFF CONTACT:** Ute Jantz, Executive Director

**SUBJECT:** Discussion and Adoption of Resolution #732-26 – Authorizing the Write-Off of Uncollectible Tenant Accounts Receivable and HCV Repayment Obligations as of April 30, 2026.

**ACTION:** Motion and Roll Call

**ATTACHMENT:** Resolution #732-36 and Summary Chart of Write-Offs listed by Program

### SUMMARY:

This memorandum is submitted to request formal authorization from the Board of Commissioners to write off accounts that have been determined to be uncollectible as of April 30, 2026. The recommended write-off includes outstanding balances owed by former Public Housing tenants and former Housing Choice Voucher (HCV) participants who are no longer receiving assistance from the Delta Housing Authority.

These balances include:

- Unpaid tenant charges for damages and related costs
- Unpaid Housing Assistance Payment (HAP) overpayments that were placed on repayment agreements but remain outstanding

Writing off these accounts is a standard accounting practice that ensures the Authority's financial records remain accurate while preserving our ability to pursue collection.

The attached summary includes four accounts that remain uncollectible after reasonable collection efforts, including written notification and opportunities to repay the debt.

#### Public Housing (PHA)

- One account totaling \$2,439.39
- Represents charges for unit repairs, maintenance, and cleaning after move-out
- No response was received after a collection notice was sent

#### Housing Choice Voucher (HCV) – Repayment Agreements

- Three accounts totaling \$7,579.00
- These cases involve HAP overpayments due to unreported income
- Repayment agreements were established in each case, but were not completed
- Each participant has been terminated from the HCV program due to non-compliance, specifically, no response to follow-up collection letters

#### TOTAL WRITE-OFF AMOUNT:

The total amount recommended for write-off as of April 30, 2026, is:

- Public Housing (PHA): \$2,439.39
- Housing Choice Voucher (HCV): \$7,579.00

**Total Write-Off: \$10,018.39**

#### CONSIDERATIONS:

- Writing off these balances is an accounting action only and does not forgive the debt
- Individuals remain responsible for all amounts owed to the Authority
- Outstanding balances:
  - Will be referred to a collection agency
  - Will remain in DHA records
  - May prevent individuals from receiving future housing assistance until paid in full

Additionally, for both Public Housing and HCV programs, unpaid balances may be reported through HUD systems, allowing other housing authorities to be aware of outstanding debts.

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#### **RECOMMENDATION:**

Staff recommends approval of Resolution #732-26 Authorizing the write-off of uncollectible tenant accounts receivable and HCV repayment obligations as of April 30, 2026. Approval will allow the Authority to accurately reflect these amounts in its financial records while maintaining the ability to pursue collection.



## **BOARD RESOLUTION #732-26**

### **A RESOLUTION OF THE DELTA HOUSING AUTHORITY AUTHORIZING THE WRITE-OFF OF UNCOLLECTIBLE TENANT ACCOUNTS RECEIVABLE AND HCV REPAYMENT OBLIGATIONS AS OF APRIL 30, 2026**

**WHEREAS**, the Delta Housing Authority (DHA) maintains records of tenant accounts receivable for rent, fees, and other charges due from current and former tenants, as well as repayment obligations arising under the Housing Choice Voucher (HCV) Program; and

**WHEREAS**, certain former tenants and program participants have been unable or unwilling to pay their debts incurred from unpaid rent, deposits, legal fees, damage expenses, and Housing Assistance Payment (HAP) overpayments subject to repayment agreements owed to the Housing Authority; and

**WHEREAS**, reasonable efforts have been made to collect the balances due to the Housing Authority, including notifying former tenants and program participants of amounts due and providing opportunities to enter into and fulfill repayment agreements; and

**WHEREAS**, certain balances remain uncollectible due to failure to comply with or complete repayment agreements related to HAP overpayments, in addition to uncollected tenant receivables; and

**WHEREAS**, the Authority's Finance Department has reviewed and compiled a list of uncollectible accounts, including tenant accounts receivable totaling \$2,439.39 for the Public Housing Program and HAP repayment obligations totaling \$7,579.00 for the Housing Choice Voucher Program, all recommended for write-off as of April 30, 2026;

**WHEREAS**, accounts are written off as a matter of sound accounting practice, and it is no longer prudent to carry these receivables on the Authority's financial records; and

**WHEREAS**, although the accounts are written off for accounting purposes, the debts will not be forgiven, and the responsible parties will remain liable for the obligations.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Delta Housing Authority that:

1. The uncollectible tenant accounts receivable totaling \$2,439.39 for the Public Housing Program, and the uncollectible HAP repayment obligations totaling \$7,579.00 for the Housing Choice Voucher Program, as of April 30, 2026, are hereby authorized to be written off from the Authority's financial records, as described in Exhibit A attached hereto and incorporated herein by reference.
2. The Executive Director or designee is authorized to take all necessary actions to implement this resolution, including updating the Authority's accounting records accordingly.

3. A record of all written-off accounts, including HAP repayment obligations, shall be maintained for audit and reference purposes.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of May, 2026, by the Board of Commissioners of the Delta Housing Authority.

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Chair or Vice-Chair  
Delta Housing Authority Board of Commissioners

Write-Off's as of 4/30/2026  
 Tenant Accounts Receivable  
 HCV Repayment Obligations

Program	Unit	Tenant Initials	Date of Last Payment	Amount Owed
PHA	804 E 6th Street	SD		\$2,439.39
<b>30 - PHA Total</b>				<b>2,439.39</b>
Voucher	HAP Repayment	MS	7/2/25	\$ 1,528.00
Voucher	HAP Repayment	HZ	11/25/26	\$ 4,735.00
Voucher	HAP Repayment	TC		\$ 1,316.00
<b>20 - Voucher Total</b>				<b>7,579.00</b>
<b>40 - RD Total</b>				<b>0.00</b>
<b>60 - AH Total</b>				<b>0.00</b>
<b>70 - AH Total</b>				<b>0.00</b>
<b>80 - VAB Total</b>				<b>0.00</b>
<b>82 - VABII Total</b>				<b>0.00</b>
<b>Grand Total</b>				<b>\$10,018.39</b>



# EXECUTIVE DIRECTOR COMMENTS

DHA REGULAR BOARD MEETING MAY 27, 2026

## General

- Chair Kolman’s second term will expire in June due to term limits, with his final Board meeting scheduled for June 24. On behalf of the Authority, we extend our sincere appreciation for his 10 years of dedicated service and leadership. His commitment has been instrumental in supporting DHA’s growth and mission. The City of Delta will begin the process to fill the upcoming vacancy by advertising the Board position in the Delta County Independent on June 3 and June 10. Applications will be accepted through June 26, and City Council is scheduled to appoint a new Commissioner on July 7.
- The Authority has hired Racquel Wertz as Deputy Executive Director. Ms. Wertz joins DHA from the Grand Junction Housing Authority and brings 19 years of experience in affordable housing. Her start date is June 1.
- The Authority’s insurance renewal for FY 2026–2027 reflects an overall increase of approximately \$3,723 (approximately 8.3%), primarily driven by higher property and liability premiums.

Line of Business	Expiring Premium	Renewal Premium	Change
Property	\$22,715	\$25,305	+\$2,590
Cyber Liability	\$3,270	\$3,270	\$0
Commercial Auto	\$5,995	\$5,820	-\$175
Directors & Officers	\$5,104	\$5,407	+\$303
General Liability	\$7,769	\$8,774	+\$1,005
<b>Total Premium</b>	<b>\$44,853</b>	<b>\$48,576</b>	<b>+\$3,723</b>

- Delta City Council reappointed Cathy Boyd as its representative to the Housing Authority Board. Council Member Janet Rowland has been designated as an alternate.
- The new Delta Housing Authority website is nearing completion and is anticipated to go live by the end of May.

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

- HUD has released the 2026 Area Median Income (AMI) limits for Delta County. AMI, published annually by HUD, is used to determine income eligibility and rent limits for affordable housing programs such as public housing, vouchers, and tax credit properties. Changes in AMI directly impact eligibility thresholds and compliance requirements. Overall, the 2026 income limits decreased compared to 2025 for most household sizes in the Low (80% AMI) and Very Low (50% MI) categories. See attached chart under correspondence.
- Staff are preparing to select members for the 2026–2027 Resident Advisory Board (RAB). The RAB serves as a resident-led group that provides input on DHA policies, programs, and resident services, ensuring resident perspectives are incorporated into decision-making.

## Public Housing Program (PHA)

- The HUD property inspection conducted on March 9 resulted in a score of **91%**, reflecting strong overall performance and compliance across DHA’s properties. Under HUD’s scoring system, a score of:
  - 90% and above is considered High Performer
  - 80–89% is considered Standard Performer
  - Below 80% may indicate performance concerns requiring corrective action

A score of 91% places DHA in the High Performer category, demonstrating that our properties are maintained to a high standard. Considering that much of DHA's housing stock dates back to 1974, this is a great outcome. Older units often present additional maintenance challenges, and this score highlights the team's continued efforts to keep our properties in good condition.

- Work is ongoing to complete updates to the CY 2026 Admissions and Continued Occupancy Policy (ACOP).

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

- The Authority received the CY 2026 Housing Choice Voucher (HCV) Program Renewal Funding Allocation letter (attached under Correspondence). DHA is slated to receive \$1,782,262, an increase of approximately \$164,698 over the CY 2025 allocation, reflecting adjustments based on prior year leasing and HAP expenses.
- Staff continue to work toward leasing the eight Project-Based Vouchers at Residences at Delta II.
- Work is ongoing to complete updates to the CY 2026 Administrative Plan revisions.

#### **USDA Rural Development – Grand Manor Apartments**

- The Year-End report was accepted by USDA.

#### **DHA-Owned Units**

- Nothing to report.

#### **Villas at the Bluff (VAB and VAB II)**

- We have completed the 2026/2027 property and liability insurance renewal with State Farm, effective June 1. The total premium is \$48,576, up \$3,723 from last year's \$44,853.

#### **Residences at Delta (RAD)**

- Nothing to report

#### **Residences at Delta Phase II (RAD II)**

- Weekly management meetings with TWG Development continue, focusing on construction progress, financing, and lease-up coordination.
- We are dealing with landscaping issues on the south side of the building. Large rocks and tire ruts are blocking mower access because there's no gate for equipment to enter, and the hydroseeded areas aren't irrigated, so weeds are taking over. The retention pond has similar problems. We are working with TWG to resolve the issue.
- DHA has not yet signed off as sub-manager on all units due to outstanding deficiencies.

## Delta County Area Median Income

AMI Category	Household Size	2025 Income Limit	2026 Income Limit	Difference
Low 80%	1	\$ 57,150.00	\$ 54,550.00	\$ (2,600.00)
Low 80%	2	\$ 65,300.00	\$ 62,350.00	\$ (2,950)
Low 80%	3	\$ 73,450.00	\$ 70,150.00	\$ (3,300)
Low 80%	4	\$ 81,600.00	\$ 77,900.00	\$ (3,700)
Low 80%	5	\$ 88,150.00	\$ 84,150.00	\$ (4,000)
Low 80%	6	\$ 94,700.00	\$ 90,400.00	\$ (4,300)
Low 80%	7	\$ 101,200.00	\$ 96,600.00	\$ (4,600)
Low 80%	8	\$ 107,750.00	\$ 102,850.00	\$ (4,900)
Very Low 50%	1	\$ 35,700.00	\$ 34,100.00	\$ (1,600)
Very Low 50%	2	\$ 40,800.00	\$ 39,000.00	\$ (1,800)
Very Low 50%	3	\$ 45,900.00	\$ 43,850.00	\$ (2,050)
Very Low 50%	4	\$ 51,000.00	\$ 48,700.00	\$ (2,300)
Very Low 50%	5	\$ 55,100.00	\$ 52,600.00	\$ (2,500)
Very Low 50%	6	\$ 59,200.00	\$ 56,500.00	\$ (2,700)
Very Low 50%	7	\$ 63,250.00	\$ 60,400.00	\$ (2,850)
Very Low 50%	8	\$ 67,350.00	\$ 64,300.00	\$ (3,050)
Extremely Low 30%	1	\$ 21,450.00	\$ 20,450.00	\$ (1,000)
Extremely Low 30%	2	\$ 24,500.00	\$ 23,400.00	\$ (1,100)
Extremely Low 30%	3	\$ 27,550.00	\$ 27,320.00	\$ (230)
Extremely Low 30%	4	\$ 32,150.00	\$ 33,000.00	\$ 850
Extremely Low 30%	5	\$ 37,650.00	\$ 38,680.00	\$ 1,030
Extremely Low 30%	6	\$ 43,150.00	\$ 44,360.00	\$ 1,210
Extremely Low 30%	7	\$ 48,650.00	\$ 50,040.00	\$ 1,390
Extremely Low 30%	8	\$ 54,150.00	\$ 55,720.00	\$ 1,570

# 2026

## Area Median Income (AMI) for Delta County

Persons in Household	1	2	3	4	5	6	7	8
Low 80%	54,550	62,350	70,150	77,900	84,150	90,400	96,600	102,850
Very Low 50%	34,100	39,000	43,850	48,700	52,600	56,500	60,400	64,300
Extremely Low 30%	20,450	23,400	27,320	33,000	38,680	44,360	50,040	55,720

Public Housing Program

Applicant must be below 80% AMI

Voucher Program

No less than 75% of applicants must be below 30% AMI a maximum of 25% of applicants can be up to 50% AMI

Villas at the Bluff - Tax Credit Program

Income limits vary depending on unit

Residences at Delta

Rural Development Program

Applicants must be below 80% AMI



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000**

**OFFICE OF PUBLIC AND INDIAN HOUSING**

May 7, 2026

Dear Executive Director:

**Subject: Calendar Year (CY) 2026 Housing Choice Voucher (HCV) Program Renewal Funding Allocation**

This letter provides your agency's CY 2026 Housing Assistance Payments (HAP) renewal funding allocation for the Housing Choice Voucher (HCV) program. This allocation is based on the Consolidated Appropriations Act, 2026 (Public Law 119-75), referred to as the "2026 Act." HUD is finalizing the CY 2026 HCV Funding Implementation Notice parallel to the issuance of the 2026 renewals awards, and it will be published here:

<https://www.hud.gov/sites/default/files/hudclips/documents/PIH-2026-12.pdf>

Your agency's CY 2026 HAP renewal and non-renewal funding amounts appear at the top of Enclosure A. This enclosure details how HUD calculated your renewal funding allocation and specifies non-renewal funding amounts, including estimated RAD 1 funding for the first full year of conversion and CY 2026 budget authority for tenant protection actions. Appendix I provides the calculation of the CY 2026 reallocation offset of excess reserves. Appendix II lists your PHA's new funding increments that are receiving renewal funding for the first time (for actions initially funded for less than 12 months), adjusted by a CY 2026 inflation factor.

If your agency administers Mainstream Vouchers, HUD-VASH vouchers, or other Special Purpose Vouchers (SPVs), such as Family Unification Program (FUP) or Foster Youth to Independence (FYI) vouchers, their renewal funding is included in your overall allocation (except for Moving to Work (MTW) Initial agencies). These vouchers are not renewed separately. CY 2026 is the first year in which renewal funding for Mainstream Vouchers is included in your PHA's overall HCV renewal funding allocation; further details on this consolidation are provided in the CY 2026 HCV Funding Implementation Notice. However, PHAs must continue to use Mainstream Vouchers and other Special Purpose Vouchers only for their respective eligible populations, both initially and upon turnover.

The 2026 Act requires HUD to establish HAP funding eligibility based on Voucher Management System (VMS) data for CY 2025. PHAs were given an opportunity to review and update these data. Final funding calculations are based on VMS data accepted as of the end of the January 2026 reporting period. No further adjustments or appeals will be considered, except at HUD's discretion. PHAs must retain documentation supporting VMS submissions, which remain subject to HUD review. Funding may be recalculated if reported costs are found to be inaccurate.

The 2026 Act allows HUD to offset CY 2026 allocations based on excess funding reserves, including PHA-held (restricted net position, or RNP) and HUD-held reserves (HHR). In calculating PHA reserve offsets, HUD excluded from offset reserves equal to 4, 6 or 12% of

2026 renewal eligibility (depending on PHA size) and adjusted offset amounts to mitigate shortfall risk for PHAs with reserves. HUD is implementing a reserve offset to retain resources that will be allocated to prevent PHA HAP funding shortfalls later in 2026.

### **Disbursement of HCV Funding Allocations**

From January through May 2026, your agency received HAP obligations based on estimated renewal funding levels. Adjustments will be made as follows:

- If your agency was underfunded, additional funds will be obligated shortly.
- If your agency was overfunded, the June obligation will be reduced to align with cash management requirements.

For non-MTW PHAs, HAP disbursements for the remainder of CY 2026 will follow standard cash management procedures and will be calculated through the Enterprise Voucher Management System (eVMS), based on HUD Form 50058 data submitted to IMS/PIC. Beginning June 1, 2026, Mainstream Vouchers HAP will be included in these calculations rather than disbursed separately.

### **Managing Your HCV Program Budget**

PHAs are responsible for managing their programs within available HAP funding, including available reserves. This includes:

- Monitoring leasing levels and per-unit costs
- Tracking overall HAP utilization
- Using HUD forecasting tools
- Taking timely cost savings actions as necessary

Per unit costs at many PHAs continue to outpace rental market inflation as measured by the Renewal Funding Inflation Factor. As a result, your renewal funding, even at the 99.61071 proration factor, may not be enough to support every current HCV participant on your program without cost savings measures. If HUD's projections indicate that your PHA may be at risk of shortfall in 2026, you will soon receive an additional letter regarding next steps. If your PHA does not receive an additional letter from HUD, but you nevertheless believe your PHA may be in shortfall, your PHA must promptly contact HUD's Shortfall Prevention Team by emailing [shortfallinquiries@hud.gov](mailto:shortfallinquiries@hud.gov) and implement required cost-saving measures. All PHAs should review PIH Notice 2026-XX for updated shortfall policies.

HUD reminds PHAs that, except for MTW agencies, HAP funds provided under the 2026 Act may not be used to:

- Lease units beyond those authorized in the Annual Contributions Contract
- Cover prior-year deficits
- Support administrative expenses
- Be loaned for or transferred to other program uses.

## **PHA Reporting, Registration, and Data Quality Requirements**

All PHAs must:

- Maintain active registration in SAM.gov to ensure eligibility for federal funding and timely disbursements
- Submit complete and accurate data in VMS and IMS/PIC by required deadlines
- Monitor the IMS/PIC Error Dashboard and promptly resolve discrepancies
- Ensure timely updates to tenant records, including removal of deceased tenants.

Failure to meet these requirements may result in administrative actions, including administrative fee sanctions.

If you have questions about your CY 2026 HAP renewal funding, please contact your assigned Financial Management Center (FMC) financial analyst.

Sincerely,

**Miguel A. Fontánez**

Digitally signed by Miguel A. Fontánez  
DN: CN = Miguel A. Fontánez, C = US,  
O = Housing Voucher Financial  
Management Division, OU = Director  
Reason: I am approving this document

Miguel A. Fontánez  
Director Housing Voucher Financial  
Management Division

**Calculation of Calendar Year 2026 Renewal Funding  
Housing Choice Voucher Program**

1 HA Number: CO040  
 2 HA Name: DELTA HOUSING AUTHORITY

**CY 2026 Renewal Funding**

3 **CY 2026 HCV Renewal Funding after Offset and Amounts Owed HUD** **\$1,782,262**

**CY 2026 Non-Renewal Funding**

4	CY 2026 Non-Renewal Funding (TPVs, VASH, etc.) to Date	\$0	
5	CY 2026 Estimated RAD 1 Funding For First Full Year After Conversion	\$0	
6	CY 2025 Proration Increase	\$0	
7	<b>Total CY 2026 HCV Renewal and Non-Renewal Funding</b>		<b>\$1,782,262</b>

**Eligibility**

8	Total CY 2025 Unit Months Leased per VMS	2,815	
9	Total CY 2025 Unit Months Available	2,832	
10	Capping Percentage	100%	
11	Total CY 2025 HAP Expenses per VMS	\$1,725,090	
12	Total CY 2025 Capped HAP Expenses (Line 11 x Line 10)	\$1,725,090	
13	Renewal Funding Inflation Factor	1.03720	
14	Inflated Eligibility Sub-Total (Line 12 x Line 13)	\$1,789,263	
15	First Time Renewals - Appendix II	\$0	
16	Transfers In or Out	\$0	
17	Total DHAP Eligibility	\$0	
18	<b>Total Renewal Eligibility (Line 14 + Line 15 + Line 16 + Line 17)</b>	<b>\$1,789,263</b>	
19	Proration Factor		99.6087%
20	<b>Prorated Eligibility (Line 18 x Line 19)</b>		<b>\$1,782,262</b>

**Offset**

21 Offset Amount (See Appendix I) \$0

**Funding**

22	<b>Total CY 2026 Renewal Funding after Offset</b>	<b>\$1,782,262</b>	
23	Renewal Funding Obligations, January through May 2026	\$737,419	
24	Remaining to Obligate for CY 2026 Prior to Reduction for Funds Due to HUD (Line 22 - Line 23)	\$1,044,843	
25	Reduction for Funds Due to HUD	\$0	
26	Remaining to Obligate for CY 2026 after Reduction for Funds Due to HUD (Line 24 - Line 25)	\$1,044,843	
27	Total Eligibility through May 2026	\$742,609	
28	Additional Obligations Due to PHA through May, 2026 (Line 27 - Line 23, if Line 27 is higher; else 0)	\$5,190	
29	Excess Obligations through May, 2026 (Line 23 - Line 27, if Line 23 is higher; else 0)	\$0	
30	<b>CY 2026 Inflated Per Unit Cost</b>	<b>\$634.97</b>	

This value is calculated as total inflated VMS Expenses, minus HAP Costs After the First of the Month, divided by total Unit Months Leased.

31 Comments