

DELTA HOUSING AUTHORITY

AUDITED FINANCIAL STATEMENTS

Delta, Colorado
December 31, 2018

Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd
Fredericksburg, IN 47120
812-472-3527

**DELTA
HOUSING AUTHORITY**

**Delta, Colorado
DECEMBER 31, 2018**

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report	1
Management's Discussion and Analysis	i
 <u>FINANCIAL STATEMENTS</u>	
Statement of Net Position	3
Statement of Revenues, Expenses and Changes in Fund Net Position	4
Statement of Cash Flows	5
Notes to Financial Statements	7
 <u>SUPPLEMENTAL FINANCIAL INFORMATION</u>	
Combining Schedule of Program Net Position	19
Combining Schedule of Revenues, Expenses and Changes in Fund Net Position	20
Statement and Certification of Actual Capital Fund Grant Costs-Completed	21
Financial Data Schedule	22
Notes to Supplemental Financial Information	29
Schedule of Expenditures of Federal Awards	30
 <u>OTHER REPORTS</u>	
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	32
Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance Required by Uniform Guidance	34
Schedule of Findings and Questioned Costs	36

Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd.
Fredericksburg, IN 47120

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Delta Housing Authority
501 14th Street
Delta, Colorado 81416

Report on the Financial Statements

I have audited the accompanying financial statements of the Delta Housing Authority ("the Authority") which comprise the Statement of Net Position as of December 31, 2018, and the related Statements of Revenues, Expenses and Changes in Fund Net Position, and Cash Flows for the year then ended, and the related Notes to the Financial Statements, which collectively comprise the Delta Housing Authority's financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Delta Housing Authority as of December 31, 2018, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages i through viii be presented to supplement the financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the financial statements, and other knowledge I obtained during my audit of the financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

My audit was conducted for the purpose of forming an opinion on the Authority's financial statements as a whole. The accompanying Financial Data Schedule, Schedule of Expenditures of Federal Awards, as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200*, Uniform Administrative Requirements, Cost Principals and Audit Requirements for Federal Awards, and the other supplemental information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements.

In regard to, the Financial Data Schedule, Schedule of Expenditures of Federal Awards, and the other supplemental information as listed in the table of contents, such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the Financial Data Schedule, Schedule of Expenditures of Federal Awards, and the other supplemental information as listed in the table of contents is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated May 21, 2019 on my consideration of the Delta Housing Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Delta Housing Authority's internal control over financial reporting and compliance.

Goldie Roberts

Certified Public Accountant

Fredericksburg, Indiana
May 21, 2019

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

Management's Discussion and Analysis

As management of the Delta Housing Authority (DHA), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ending December 31, 2018. We encourage the readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Authority's Executive Director.

Financial Highlights

In addition to this overview, more descriptive explanations of the below items are provided on the following pages of this report.

The total net position of the Authority at the beginning of 2018 was \$8,385,587 and by year end December 31, 2018 were \$8,676,702.

The Authority's restricted and non-restricted cash balances as of December 31, 2018, were \$2,760,754 representing an increase of \$173,833 from December 31, 2017.

The Authority had Housing and Urban Development capital grant revenues of \$71,001.

Overview of the Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a business-type activity. The following statements are included:

Statement of Net Position – This statement reports the Authority's assets and liabilities and provides information pertaining to the nature of the Authority's current financial resources (short-term spendable resources) with capital assets and long-term debt obligations. With this statement a reader is provided a basis for determining the overall financial health of the Authority including liquidity and financial flexibility.

Statement of Revenues, Expenses and Changes in Fund Net Position – The statement reports the Authority's operating and non-operating revenues, by major source along with operating and non-operating expenses and capital contributions.

Statement of Cash Flows – The cash flows statement reports the Authority's cash flow from operating, investing, capital and non-capital activities.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

(Continued)

Overview of the Financial Statements (continued)

Following is our analysis of the Authority as a whole. The most important question asked about the Authority's finances - "Is the Authority as a whole better or worse off as a result of the year's activities?"

The attached analysis of entity wide net position, revenues, and expenses are provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. This analysis also reflects the Authority's net position and the changes in the net position during 2018. The Authority's net position is the difference between what the Authority owns (i.e., assets) and what the Authority owes (i.e., liabilities), as one measure of the Authority's financial health.

Over time, changes in the Authority's net position are an indicator of whether its financial health is improving or deteriorating. Readers need to consider other non-financial factors such as changes in family compositions, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of the Authority's capital assets to assess the overall health of the Authority.

Current and Future Events (New Business)

The Federal Agency of Housing and Urban Development (HUD) has the responsibility of monitoring the performance of Housing Authorities throughout the United States. HUD has established various categories for measuring and reporting the status of Housing Authorities; DHA falls under the "Small PHA Deregulation" status. HUD continues to reduce subsidy levels for the PHA and the Section 8 programs. To address the continuing reduction in subsidies, DHA staff closely monitors program compliance, expenses and debt.

The **Public Housing** program maintained its 100% occupancy rate for the 75 units it owns. The Capital Fund projects for the Public Housing Program included sewer improvements, concrete repair, updated appliances in tenant units, energy audit, office remodel, and tree pruning. The 2018 -2022 Five-Year Capital Plan aside resources for needed sewer improvements, security camera system, office signage, flooring, kitchen and bathroom remodel, recreation room remodel, office remodel, tree pruning services, and other improvements. Effective August 2016, DHA implemented a smoke free policy for all DHA owned or managed properties.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

(Continued)

The **Section 8 Housing Choice Voucher** program, administering 226 vouchers throughout Delta County continued its stellar performance record in 2018. DHA is considered a high performer under the Section Eight Management Assessment Program (SEMAP).

In 2018, DHA kept its remaining six scattered site properties (**Affordable Housing Program**) on the market, and did not sell any properties. There is no debt on the scattered site properties.

The **Single-Family Owner Occupied Housing Rehabilitation Program** completed 25 projects for 2018. The loan amount for 2018 totaled approximately \$338,000. The number of projects within the following counties: Delta: 11, Montrose: 8, Ouray: 3, and Gunnison: 2. Several partnerships have strengthened in several counties leading to new collaboration and increased referrals.

In 2018, due to lack of demand, the **Down Payment Assistance Program** has been discontinued. The revolving loan funds have been incorporated with the Housing Rehabilitation Program.

Pilot Rental Rehabilitation Loan Program (Two Year Pilot Program). The program provides rehabilitation assistance to landlords of eligible rental properties. The property rents must be within certain target limits and be occupied by tenants who are within allowable income levels. In recent months the local rental costs have been rising. A number of applications received were determined not eligible due to those rents exceeding the target limits (FMR) as set by HUD. In 2018, one project was completed with a loan amount of \$24,999.

ANALYSIS OF ENTITY WIDE NET POSITION (STATEMENT OF NET POSITION)

Net Position at December 31, 2017, was \$8,385,587, and at December 31, 2018, the amount was \$8,676,702. This represents a net increase of \$291,115 mainly due to a PHA operating subsidy settlement for prior years' amounts, increased project income revenue for housing rehab and management fee income.

Cash, Cash Equivalents and Restricted Cash increased by \$173,833 from the prior year.

Capital Assets decreased by \$120,873. The change in capital assets was primarily due to depreciation for 2018 of \$131,393 and capital disposals of \$14,114.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

(Continued)

Change in Notes Payable

A summary of changes in notes payable is as follows:

Notes payable – January 1, 2018	\$ 119,003
Increase in debt	0
Decrease in debt – principal payments and payoffs	(7,015)
Notes payable – December 31, 2018	<u>\$ 111,988</u>

Current Assets increased by \$283,794 primarily due to a PHA operating subsidy settlement reflected in an increased cash balance.

TABLE A
Condensed Statements of Net Position

	2018	2017	Change
Current Assets	\$3,581,962	\$3,298,168	\$ 283,794
Noncurrent Assets	5,368,199	5,349,917	18,282
Total Assets	<u>\$8,950,161</u>	<u>\$8,648,085</u>	<u>\$ 302,076</u>
Current Liabilities	\$ 132,042	\$ 117,522	\$ 14,520
Noncurrent Liabilities	141,417	144,976	(3,559)
Total Liabilities	<u>\$ 273,459</u>	<u>\$ 262,498</u>	<u>\$ 10,961</u>
Net Investment in Capital Assets	\$1,806,917	\$1,920,775	\$(113,858)
Restricted	74,847	73,492	1,355
Unrestricted	6,794,938	6,391,320	403,618
Total Net Position	<u>\$8,676,702</u>	<u>\$8,385,587</u>	<u>\$ 291,115</u>

DELTA HOUSING AUTHORITY
Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

(Continued)

ANALYSIS OF ENTITY WIDE REVENUES (STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION)

For the years ending December 31, 2017 and 2018 total revenues were \$2,092,978 and \$2,353,061 respectively. Comparatively, the 2018 revenues reflected an increase of \$260,083. Operating revenues increased by \$75,249 from \$342,367 in 2017 to \$417,616 for 2018. The non-operating income and expenses are made up of federal operating grants, capital grants, state grants, interest income and interest expense. The increase in operating revenues is due to increased project income in the housing rehab program.

The Authority administers the following programs and the revenues generated from these programs during the year ending December 31, 2018, were as follows:

Low Income Public Housing		
Tenant Rent	\$ 214,521	
Other	4,289	
HUD Operating Subsidy	<u>173,755</u>	
		\$ 392,565
Section 8 Vouchers		
HAP and Admin. Fees Earned	1,330,311	
Other	<u>4,960</u>	
		1,335,271
Rural Development - Grand Manor		
Tenant Rent	19,289	
Rent Income - USDA - RD	46,401	
Other	<u>10</u>	
		65,700
Business Activities (General and AH)		
Tenant Rent	41,901	
Other	<u>247,146</u>	
		289,047
Capital Grants		
HUD for Operations	60,479	
Capital Grants	<u>10,522</u>	
		71,001
State and Local		
CDBG grant	115,392	
Other	<u>84,085</u>	
		<u>199,477</u>
Total revenues		<u>\$ 2,353,061</u>

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

(Continued)

ANALYSIS OF ENTITY WIDE EXPENDITURES

Total operating expenses decreased by \$57,496 in FYE 2018 as compared to FYE 2017. In FYE 2017 and FYE 2018 total expenses were \$2,109,886 and \$2,052,390 respectively. The decrease is mainly from less maintenance repairs. In 2017, public housing sheds were purchased which increased maintenance repairs in 2017, but there were no sheds purchased in 2018.

TABLE B

Condensed Statements of Changes in Net Position

	2018	2017	Change
Total operating revenues	\$ 417,616	\$ 342,367	\$ 75,249
Operating expenses			
Administrative	532,215	531,224	(991)
Utilities	58,048	61,469	3,421
Ordinary maintenance & operation	147,791	224,557	76,766
General expense	57,101	69,879	12,778
Housing assistance payments	1,125,842	1,095,507	(30,335)
Depreciation expense	131,393	127,250	(4,143)
Total operating expenses	2,052,390	2,109,886	57,496
Operating income (loss)	(1,634,774)	(1,767,519)	132,745
Non-operating revenue	1,924,923	1,648,628	276,295
Interest Expense	(9,556)	(10,110)	554
Capital contributions	10,522	101,983	(91,461)
Change in net position	\$ 291,115	\$ (27,018)	\$ 318,133

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

(Continued)

CAPITAL ASSETS

As of December 31, 2018, the Housing Authority had \$1,918,905 invested in capital assets. This amount represents capital expenditures of \$10,522 and current year's depreciation of \$131,393.

	<u>2018</u>	<u>2017</u>	Increase (Decrease)
Land	\$ 484,796	\$ 484,796	\$ 0
Buildings and Improvements	4,589,125	4,581,506	7,619
Furniture, Equipment & Machinery	<u>111,757</u>	<u>122,968</u>	(11,211)
Subtotal	5,185,678	5,189,270	(3,592)
Accumulated Depreciation	<u>(3,266,773)</u>	<u>(3,149,492)</u>	<u>(117,281)</u>
Capital Assets	<u>\$ 1,918,905</u>	<u>\$ 2,039,778</u>	<u>\$ (120,873)</u>

The current year capital additions were:

Gazebo	\$ 4,998
Bathtub remodel	2,620
Office furniture - receptionist	<u>2,904</u>
Total Additions	<u>10,522</u>
Sale of old truck	(14,114)
Total Disposals	<u>(14,114)</u>
Total change in fixed assets	<u>\$ (3,592)</u>

NOTES PAYABLE

At December 31, 2018, the notes payable balances were \$111,988. The loan portfolio includes only the Rural Development property known as Grand Manor and has an interest rate of 8.25%. The portion of debt due in 2019 is \$7,616.

DELTA HOUSING AUTHORITY
Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2018

(Continued)

ECONOMIC FACTORS AND FUTURE YEAR'S BUDGETS

The Authority adopts a consolidated annual operating budget for all programs. The budget for Low Income Public Housing is adopted on the basis of accounting prescribed by the U.S. Department of Housing and Urban Development, which differs in some respects from generally accepted accounting principles. Program budgets for the Section 8 Programs are approved by the U.S. Department of Housing and Urban Development.

FINANCIAL STATEMENTS

DELTA HOUSING AUTHORITY
Delta, Colorado

STATEMENT OF NET POSITION
DECEMBER 31, 2018

ASSETS

Current Assets

Cash and cash equivalents	\$ 2,681,955
Restricted cash and cash equivalents	78,799
Accounts receivable, net	805,451
Prepaid expenses	3,515
Inventory	12,242
Total Current Assets	<u>3,581,962</u>

Capital Assets

Land and other nondepreciable assets	484,796
Depreciable capital assets, net	1,434,109
Total Capital Assets	<u>1,918,905</u>

Noncurrent Assets

Investments in joint ventures	620,037
Notes receivable	2,829,257
Total Noncurrent Assets	<u>3,449,294</u>

TOTAL ASSETS

8,950,161

LIABILITIES

Current liabilities

Accounts payable	33,548
Accrued liabilities	53,720
Current portion of long term debt	7,616
Unearned revenue	0
Payable from restricted cash and cash equivalents:	
Tenants security deposits	37,158
Total Current Liabilities	<u>132,042</u>

Noncurrent Liabilities

Other noncurrent liabilities	37,045
Long term debt	104,372
Total Noncurrent Liabilities	<u>141,417</u>

Total Liabilities

273,459

NET POSITION

Net investment in capital assets	1,806,917
Restricted	74,847
Unrestricted	6,794,938

Total Net Position

\$ 8,676,702

The accompanying notes are an integral part of these financial statements.

DELTA HOUSING AUTHORITY
Delta, Colorado

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2018

<u>OPERATING REVENUES</u>	
Rental income	\$ 275,711
Other income	275,487
	551,198
 TOTAL OPERATING REVENUE	
	551,198
 <u>OPERATING EXPENSES</u>	
Administrative	532,215
Utilities	58,048
Ordinary maintenance and operation	147,791
General expense	57,101
Housing assistance payments	1,125,842
Depreciation expense	131,393
	2,052,390
 TOTAL OPERATING EXPENSES	
	2,052,390
 OPERATING INCOME (LOSS)	 (1,501,192)
 <u>NONOPERATING REVENUES (EXPENSE)</u>	
Federal operating grants	1,726,338
Gain (loss) on sale of capital assets	3,000
Interest expense	(9,556)
Interest income	62,003
	1,781,785
 TOTAL NONOPERATING REVENUES (EXPENSE)	
	1,781,785
 Net income (loss) before capital contributions	 280,593
 CAPITAL CONTRIBUTIONS	 10,522
 CHANGE IN NET POSITION	 291,115
 TOTAL NET POSITION - BEGINNING OF YEAR	 8,385,587
 TOTAL NET POSITION - END OF YEAR	 \$ 8,676,702

The accompanying notes are an integral part of these financial statements

DELTA HOUSING AUTHORITY
Delta, Colorado

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants and other deposits	\$ 551,198
Payments to vendors	(393,066)
Payments to landlords	(1,125,842)
Payments to employees	(494,074)
Net Cash Used by Operating Activities	<u>(1,461,784)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Federal operating grants received	<u>1,712,102</u>
Net Cash From Noncapital Financing Activities	<u>1,712,102</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Principal paid on notes	(7,015)
Interest paid on notes	(9,556)
Federal capital grants received	24,758
Proceeds on sale of capital assets	3,000
Acquisition and construction of capital assets	<u>(10,520)</u>
Net Cash Flows Provided (Used) by Capital and Related Financing Activities	<u>667</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Increase in notes receivable	(139,155)
Interest received	62,003
Investment in joint venture	0
Net Cash From Investing Activities	<u>(77,152)</u>

Net Increase (Decrease) in Cash and Cash Equivalents 173,833

Cash - Beginning of year 2,586,921

Cash - End of year \$ 2,760,754

Reconciliation of Cash and Cash Equivalents:

Deposits in bank	\$ 2,681,955
Restricted cash	<u>78,799</u>
Total Cash and Cash Equivalents	\$ <u><u>2,760,754</u></u>

Continued

DELTA HOUSING AUTHORITY
Delta, Colorado

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018
(CONTINUED)

RECONCILIATION OF OPERATING (LOSS) TO
NET CASH USED BY OPERATING ACTIVITIES

Operating income (loss)	\$	(1,501,192)
Adjustments to reconcile net operating income (loss) to net cash Provided by operating activities:		
Depreciation		131,393
Changes in operating assets and liabilities:		
(Increase) Decrease in:		
Accounts receivable		(107,767)
Prepaid expenses		(507)
Inventory		(1,687)
Increase (Decrease) in:		
Accounts payable		3,691
Accrued liabilities		14,285
Unearned revenue		0
Net Cash Flows Provided (Used)		
by Operating Activities	\$	<u>(1,461,784)</u>

The accompanying notes are an integral part of these financial statements

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE A - Summary of Significant Accounting Policies and Organization:

The financial statements of the DELTA HOUSING AUTHORITY ("the Authority") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Government Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The Delta Housing Authority is a political subdivision both corporate and politic which was established under the provision of Colorado Statutes, to provide adequate housing at rents which persons of low-income can afford in areas where there exists a shortage. To accomplish this purpose, the Authority has entered into annual contributions contracts with the U.S. Department of Housing and Urban Development (HUD) to be the Administrator of a Low-Income Public Housing program under Annual Contributions Contract DEN-527 and Section 8 Housing Assistance Payments Program under Annual Contributions Contracts CO-040, and 05-15. The financial statements also include the Rural Economic and Community Development (RECD), the Affordable Housing Program, the Housing Rehabilitation and Down Payment Assistance Program (CDBG).

Reporting Entity

The entity is a public corporation, legally separate, fiscally independent, and governed by the Board of Commissioners. As required by generally accepted accounting principles, these financial statements present the financial position and results of operations of the Delta Housing Authority, a primary government. Although it is legally separate from the Delta Housing Authority, the Housing Delta County, LLC is reported as if it were part of the primary government because its sole purpose is to work in conjunction with the Housing Authority to assist with providing housing for low and moderate income individuals. The criteria for inclusion as a component unit include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Accordingly Housing Delta County, LLC has been blended with the Delta Housing Authority. There are no other component units to be included herewith, but this report does include all programs which are controlled by the entity's governing body.

The financial statements of the Delta Housing Authority include the following:

At December 31, 2018, the Housing Authority has 317 units in management.

<u>Project</u>	<u>Units</u>
Low Income Public Housing	75
Housing Choice Vouchers	226
Rural Economic & Community Development	10
Affordable Housing Program	<u>6</u>
TOTAL	<u>317</u>

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2018

(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Basis of Presentation and Accounting: In accordance with uniform financial reporting standards for HUD housing programs, the financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP) as applicable to special purpose governments engaged only in business type activities.

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets, deferred outflow of resources, liabilities, and deferred inflow of resources are included in the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Fund Net Position present increases (revenues) and decreases (expenses) in net position. Under the Accrual basis of accounting, revenues are recognized in the period in which it is earned while expenses are recognized in the period in which the liability is incurred.

This special purpose government engaged in activities similar to business activities uses an enterprise fund to account for those operations that are financed and operated in a manner similar to private business, or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability. The intent of the governing body is that the costs (expenses including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through user charges.

Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following net position categories:

Net Investment in Capital Assets: Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets.

Restricted: Net position whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or that expire by the passage of time. Such assets include assets restricted for capital acquisitions and debt service.

Unrestricted: Net position that are not subject to externally imposed stipulations. Unrestricted net position may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

Accounting Policies - The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Government Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

Use of Enterprise Accounting - The Authority presents its financial statements using enterprise accounting, as allowed by governments. Although the Authority accounts for its programs using accounts for its internal reporting, the Authority is considered to be a unified enterprise fund for reporting purposes.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2018

(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Accordingly, the Authority uses the economic resources measurement focus and the related accrual basis of accounting. Under the economic resources measurement focus, the Authority accounts for all assets and liabilities. Under the accrual basis of accounting expenses are recorded when the goods and services are received, irrespective of when paid for, and revenues are recorded as earned, irrespective of when cash is received.

Budgets - Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis.

Budget compared to actual presentation has been omitted because the Authority does not annually adopt a legally authorized budget. The Authority's budget is adopted by the Authority's board and approved by HUD. This budget does not represent an appropriated budget that has been signed into law or a nonappropriated budget authorized by constitution. The Authority's budget represents budgetary execution and management by its board and HUD; therefore, budgetary data and presentation is not required.

Cash and Cash Equivalents - Deposits consist of checking and savings accounts. Deposits are fully collateralized or vested in securities of the United States Government and are identified specifically in the name of the Authority.

For the purposes of the Statement of Cash Flows, the Authority considers all highly liquid cash deposits and cash equivalents with a maturity of three months or less when purchased and non negotiable Certificates of Deposit to be cash equivalents. There were no noncash investing, capital, and financing activities during the year.

Tenant Receivables - Receivables for rentals and service charges are reported at net of an allowance for doubtful accounts. The Housing Authority Board takes monthly action as required to write off specific uncollectible accounts receivable balances.

Notes Receivable - These notes consist of the following:

- a) Deferred Loans - These are real estate loans which payments are deferred until the property is sold by the owner.
- b) CDBG Loans - These are loans made to individuals who qualified under the HOME Investment Partnership Program, financed by the State's HOME Program. The interest rates on these loans are between 0% and 8%.
- c) Down Payment (ROAD) - These loans are for down payment and closing costs for low to moderate income families who need extra help to purchase a home. The annual interest rates are between 3% and 8%.

Prepaid - Prepaids represent payments made to vendors for services that will benefit beyond December 31, 2018.

Inventories - Inventories are valued at cost, which approximates market value, using the first-in/first-out (FIFO) method. The consumption method is applied and expense is charged when inventory items are used for the units.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018
(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Interprogram Due From and Due To - During the course of its operations, the Authority has interprogram transactions to finance operations and provide services. Interprogram accounts receivable and payable have been recorded to recognize transactions between programs for which the applicable cash transfer had not been made as of the balance sheet date. Interprogram accounts have been eliminated for financial statement reporting purposes.

Capital Assets - Capital assets purchased are capitalized at the time of purchase. Such assets are recorded at cost. The capitalization practice of the Authority requires assets to be capitalized when their cost is \$2,500. Donated assets are recorded at fair market value at the date of donation. Because developments and major capital repairs or improvements are financed through cash advances from HUD, there are no capitalized interest costs in current programs. The Authority does not have any infrastructure assets.

Depreciation of property and equipment is computed by the straight-line method based upon the estimated useful lives of the assets as follows:

<u>Class</u>	<u>Life</u>
Building & Improvements	10-40 years
Furniture, Equipment & Machinery	3-7 years

Restricted Assets - When both restricted and unrestricted resources are available for use, it is the Authority's policy to use unrestricted resources first, and then restricted resources as they are needed.

Operating Revenues and Expenses - Operating revenues and expenses generally result from providing and producing goods and/or services in connection with providing low income housing programs. Operating expenses include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non operating revenues and expenses.

Compensated Absences - Compensated absences are those absences for which employees will be paid, such as vacation, sick leave and paid time off. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees, are accounted for in the period in which such services are rendered or in which such events take place.

Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018
(Continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Leasing Activities (as Lessor) - The Authority is the lessor of dwelling units primarily to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Income associated with these leases are recorded in the financial statements and schedules as "Rental income". Rental income per resident generally remains consistent from year to year, but is affected by general economic conditions which impact personal income, such as local job availability.

NOTE B - Deposits, Cash and Cash Equivalents:

1. **HUD Deposit Restrictions**

HUD requires Authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral determined by the PDPA. The institution is allowed to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102 percent of the uninsured deposits.

2. **Risk Disclosures**

A. **Interest Rate Risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. At December 31, 2018, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

B. **Credit Risk:** This is a risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The Authority's investment policy is that none of its total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and instrumentalities.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2018

(Continued)

NOTE B - Deposits, Cash and Cash Equivalents: (Continued)

C. **Custodial Credit Risk:** This is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are held by the counterparty. All of the Authority's investments in securities are held in the name of the Authority. The Authority's custodial agreement policy prohibits counterparties holding securities not in the Authority's name.

At December 31, 2018, the carrying amount of the Authority's deposits was \$2,760,754. The deposits are either covered by federal depository insurance, by collateral held by the Authority's agent in the Authority's name or by the Federal Reserve Banks acting as third party agents or by a collateralization agreement. Restricted cash consists of tenant security deposits, escrow accounts and bond reserve funds.

Deposits consist of the following:

Checking and Savings accounts	<u>\$ 2,760,754</u>
-------------------------------	---------------------

NOTE C - Accounts Receivable:

Accounts receivable at December 31, 2018, consist of the following:

Tenants, net of allowance of \$0	\$ 1,748
Current portion of notes receivable	91,230
Accrued interest receivable	636,468
CDBG	18,332
HUD Capital Fund	6,065
Tax Credit	<u>51,608</u>
Total	<u>\$ 805,451</u>

NOTE D - Prepaid Expenses:

Prepaid expenses at December 31, 2018, consist of the following:

Prepaid insurance	<u>\$ 3,515</u>
-------------------	-----------------

NOTE E - Inventory:

Inventory at December 31, 2018, consists of the following:

Materials and supplies	<u>\$ 12,242</u>
------------------------	------------------

Materials inventories are recorded at cost. The first-in first-out (FIFO) inventory flow assumption is used to determine expenditures. Expenditures are recorded when inventory is consumed.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018
(Continued)

NOTE F - Capital Assets:

A summary in changes in capital assets is as follows:

	Beginning Balance <u>12/31/17</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	Ending Balance <u>12/31/18</u>
Capital assets, not being depreciated:					
Land	\$ 484,796	\$ 0	\$(0)	\$ 0	\$ 484,796
Construction in Progress	<u>0</u>	<u>0</u>	<u>0</u>	<u>(0)</u>	<u>0</u>
Total Capital Assets, Not being depreciated	<u>484,796</u>	<u>0</u>	<u>(0)</u>	<u>(0)</u>	<u>484,796</u>
Capital Assets, being depreciated:					
Buildings & Improvements	4,581,506	7,618	(0)	0	4,589,124
Furniture, Equipment & Machinery	<u>122,968</u>	<u>2,904</u>	<u>(14,114)</u>	<u>0</u>	<u>111,758</u>
Total Capital Assets, being depreciated	<u>4,704,474</u>	<u>10,522</u>	<u>(14,114)</u>	<u>0</u>	<u>4,700,882</u>
Less Accumulated Depreciation for:					
Buildings & Improvements	(3,057,289)	(121,729)	0	0	(3,179,018)
Furniture, Equipment and Machinery	<u>(92,205)</u>	<u>(9,664)</u>	<u>14,114</u>	<u>0</u>	<u>(87,755)</u>
Total Accumulated Depreciation:	<u>(3,149,494)</u>	<u>(131,393)</u>	<u>14,114</u>	<u>0</u>	<u>(3,266,773)</u>
Total Capital Assets, being depreciated, net	<u>1,554,980</u>	<u>(120,871)</u>	<u>(0)</u>	<u>0</u>	<u>1,434,109</u>
Capital Assets, Net	<u>\$ 2,039,776</u>	<u>\$(120,871)</u>	<u>\$(0)</u>	<u>\$ 0</u>	<u>\$ 1,918,905</u>

Major construction renovation through the Capital Fund Grant Program costs of \$216,510 are yet to be expended under the current programs. HUD has approved funding for the above amount.

Depreciation expense of \$131,393 was incurred during the year.

NOTE G - Notes Receivable:

Notes receivable at December 31, 2018, consist of the following:

Villas at the Bluff	\$ 1,000,000
FHLB	192,000
Developer fees	375,508
CDBG (Rehab)	1,411,489
Down payment (ROAD)	<u>13,963</u>

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2018

(Continued)

NOTE G - Notes Receivable: (Continued)

Subtotal	2,992,960
Less allowance for uncollectible notes	<u>(72,473)</u>
Total notes receivable	<u>\$ 2,920,487</u>
Long-term notes receivable, net of allowance	\$ 2,829,257
Current portion	<u>91,230</u>
Total	<u>\$ 2,920,487</u>

NOTE H - Investments in Partnerships:

Investments at December 31, 2018, consist of the following:

Villas at the Bluff limited partnership Phase I	\$ 301,149
Villas at the Bluff limited partnership Phase II	<u>318,888</u>
Total	<u>\$ 620,037</u>

The Authority entered into a limited partnership (Villas at the Bluff Limited Partnership) agreement for the purpose of constructing and managing a 48-unit complex of eight one bedroom units, twenty-four two bedroom units and sixteen three bedroom units. The partnership has received tax credits from the State of Colorado. The Authority holds a 0.01% general partnership interest, with the remaining 99.99% limited partnership interests held by unrelated investors.

The Authority entered into a limited partnership (Villas at the Bluff II Limited Partnership) agreement for the purpose of constructing and managing a 32-unit complex of twelve one bedroom units, sixteen two bedroom units and four three bedroom units. The partnership has received tax credits from the State of Colorado. The Authority holds a 0.01% general partnership interest, with the remaining 99.99% limited partnership interests held by unrelated investors.

NOTE I - Accounts Payable:

Accounts payable at December 31, 2018, consist of the following:

Vendors' accounts payable	\$ 18,098
Loan servicing fees payable	33,645
Due to tax credit projects	<u>15,450</u>
Total	<u>\$ 67,193</u>

NOTE J - Accrued Liabilities:

Accrued liabilities at December 31, 2018, consist of the following:

Accrued wages/payroll taxes	\$ 15,958
Accrued compensated absences	<u>4,117</u>
Total	<u>\$ 20,075</u>

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018
(Continued)

NOTE K - Other Noncurrent Liabilities:

Other noncurrent liabilities at December 31, 2018, consist of the following:

Accrued compensated absences:

<u>12/31/17</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/18</u>	<u>Current Portion</u>	<u>Total</u>
\$ 36,653	\$ 392	(\$ 0)	\$ 37,045	\$ 4,117	\$ 41,162

NOTE L - Long-Term Debt:

At December 31, 2018, a long-term debt consisted of the following:

Mortgage payable to United State Department of Agriculture (FMHA), with a monthly payment of \$1,381, including subsidized interest at an annual rate of 8 1/4%. This mortgage is collateralized by a lien on the apartments, on the land and a security interest in rents, profits and reserve accounts of the Authority.

	FMHA Mortgage payable	\$ <u>111,988</u>
	Total debt payable	111,988
	Current portion	<u>7,616</u>
	Long term	<u>\$ 104,372</u>
	<u>Principal</u>	<u>Interest</u>
2019	\$ 7,617	\$ 8,955
2020	8,269	8,303
2021	8,978	7,594
2022	9,747	6,825
2023	10,583	5,989
2024-2028	<u>66,794</u>	<u>14,687</u>
Total	<u>\$ 111,988</u>	<u>\$ 52,353</u>

Change in debt	<u>12/31/2017</u>	<u>Increases</u>	<u>Decreases</u>	<u>12/31/2018</u>
	<u>\$ 119,003</u>	<u>\$ 0</u>	<u>\$ (7,015)</u>	<u>\$ 111,988</u>

The decrease of \$7,015 in long-term debt is due to the current year mortgage principal payments.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

(Continued)

NOTE M - Federal and State Operating Grants:

HUD contributed the following operating subsidies approved in the operating budgets under the Annual Contributions Contracts:

Public Housing Operating Subsidy	\$ 173,755
Capital Fund Program	71,001
Housing Choice Vouchers	1,330,311
Rural Rental Housing Loans	10,450
Rural Rental Assistance Payments	35,951
CDBG	<u>115,392</u>
Total	<u>\$ 1,736,860</u>

NOTE N - Federal Capital Grants:

The Authority receives capital grants from HUD for capital fund program improvements. Capital contributions for the fiscal year ended December 31, 2018, were \$10,522.

NOTE O - Commitments and Contingencies:

Litigation: At December 31, 2018, the Authority was not involved in any threatened litigation.

Examinations: The Authority is subject to possible examinations made by federal and state authorities who determine compliance with terms, conditions, laws, and regulations governing other grants given to the Authority in the current and prior years. There were no formal examinations during the year ended December 31, 2018.

Grant Disallowances: Amounts received or receivable from HUD are subject to audit and adjustment by HUD. Any disallowed claims, including amounts already collected, may constitute a liability of the Authority. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Authority expects such amounts, if any, to be immaterial.

NOTE P - Pension Plan:

The Authority provides pension benefits for all its employees through a Simple Individual Retirement Account (IRA), which is a defined contribution plan. The plan is administered by American Funds. The Housing Authority Board is authorized to establish or amend the IRA benefits. Benefits depend solely on amounts contributed to the IRA plus investment earnings. To be eligible, employees must have received at least \$5,000 in compensation during any one prior year and it is reasonably expected that employee earns at least \$5,000 in compensation during the current year. The Authority contributes an amount equal to 3% of the employee's base salary each month. The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested immediately.

The Authority's total payroll in fiscal year 2018 was \$456,543. The Authority made contributions, amounting to \$9,974 from the Authority and \$26,794 from the employees.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018
(Continued)

NOTE Q - Risk Management:

The Authority is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance coverage for these risks to the extent deemed prudent by Authority management, which includes public officials, tenant discrimination, workman's compensation, flood, property, and auto insurance. Settled claims have not exceeded this commercial coverage in any of the past 3 years.

NOTE R - Economic Dependency:

The Authority receives approximately 76% of its revenues from HUD and RECD. If the amount of revenues received from HUD falls below critical levels, the Authority's operations could be adversely affected.

NOTE S - Conduit Type Debt:

Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on the part of the Authority. Accordingly, this debt has not been recorded in the financial statements of the Delta Housing Authority.

HUD no longer provides the Authority with debt service information since the Authority has no obligation for the debt.

NOTE T - Contingencies - Taxpayer's Bill of Rights:

In November, 1992, the voters of the State of Colorado approved an amendment to the states constitution limiting the amount of revenue which may be spent or retained by Colorado governmental entities. The amendment is in effect for most governmental entities for the years beginning after 1992, but exempts "enterprise" funds and activities from the limitations. The Board of Commissioners of the Authority believes it is exempt from the provisions of the Taxpayer's Bill of Rights because it is an "enterprise" (a business operation able to issue its own revenue bonds and receiving less than 10% of its revenues from state and local grants) as defined in the constitutional amendment. The board also believes it is not subject to the provisions of TABOR because the governing board is not an elected board, does not have an electoral constituency, and does not have the power to impose taxes which are all the basic operational requirements of TABOR. However, many provisions of the TABOR Amendment are complex and subject to further interpretation and will require judicial interpretation.

NOTE U - Related Party:

The Authority acts as a management agent for the Villas at the Bluff Limited Partnerships I & II. The Authority has housing Choice Voucher residents in the partnership building. The Authority bills the partnership for a management fee and other expenses. Copies of their reports are available for review at the Housing Authority office.

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2018

(Continued)

NOTE V - Subsequent Events:

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management has evaluated the activity of the Authority through May 1, 2019 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SUPPLEMENTAL FINANCIAL INFORMATION

DELTA HOUSING AUTHORITY
Delta, Colorado

COMBINING SCHEDULE OF PROGRAM NET POSITION
DECEMBER 31, 2018

	Annual Contributions Contracts		
	DEN 527	DEN 527	05-15
	Low Income Public Housing	Capital Fund Programs	Rural Rental Assist. Payments
<u>ASSETS</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 972,095	\$ 0	\$ 63,727
Restricted Cash and cash equivalents	29,756	0	45,593
Accounts receivable, net	5,882	0	5
Interprogram due from	0	0	0
Prepaid expenses	2,071	0	832
Inventory	0	0	0
Total Current Assets	1,009,804	0	110,157
<u>Capital Assets</u>			
Land and other nondepreciable assets	444,196	0	10,150
Depreciable capital assets, net	925,068	0	120,260
Total Capital Assets	1,369,264	0	130,410
<u>Noncurrent Assets</u>			
Investments in joint ventures	0	0	0
Notes receivable	0	0	0
Total Noncurrent Assets	0	0	0
TOTAL ASSETS	2,379,068	0	240,567
<u>LIABILITIES</u>			
<u>Current liabilities</u>			
Accounts payable	2,000	0	7,444
Accrued liabilities	8,262	0	704
Interprogram due to	0	0	0
Current portion of long term debt	0	0	7,616
Unearned revenue	0	0	0
Payable from restricted cash and and cash equivalents:			
Tenants security deposits	29,756	0	3,952
Total Current liabilities	40,018	0	19,716
<u>Noncurrent Liabilities</u>			
Other noncurrent liabilities	14,958	0	1,768
Long term debt	0	0	104,372
Total Noncurrent Liabilities	14,958	0	106,140
Total Liabilities	54,976	0	125,856
<u>NET POSITION</u>			
Net investmet in capital assets	1,369,264	0	18,422
Restricted	29,756	0	41,641
Unrestricted	925,072	0	54,648
Total Net Position	\$ 2,324,092	\$ 0	\$ 114,711

<u>CO040</u>					
<u>Housing</u>		<u>Community</u>		<u>Interfund</u>	
<u>Choice</u>	<u>Business</u>	<u>Development</u>		<u>Elimination</u>	<u>Total</u>
<u>Vouchers</u>	<u>Activities</u>	<u>Block Grant</u>			
\$ 471,976	\$ 955,782	\$ 218,375	\$ 0	\$ 2,681,955	
0	3,450	0	0	78,799	
1,645	688,357	109,562	0	805,451	
0	0	0	0	0	
351	185	76	0	3,515	
0	12,242	0	0	12,242	
<u>473,972</u>	<u>1,660,016</u>	<u>328,013</u>	<u>0</u>	<u>3,581,962</u>	
0	30,450	0	0	484,796	
119,889	268,892	0	0	1,434,109	
<u>119,889</u>	<u>299,342</u>	<u>0</u>	<u>0</u>	<u>1,918,905</u>	
0	620,037	0	0	620,037	
0	1,567,508	1,261,749	0	2,829,257	
0	2,187,545	1,261,749	0	3,449,294	
<u>593,861</u>	<u>4,146,903</u>	<u>1,589,762</u>	<u>0</u>	<u>8,950,161</u>	
4,053	19,677	374	0	33,548	
4,400	1,912	38,442	0	53,720	
0	0	0	0	0	
0	0	0	0	7,616	
0	0	0	0	0	
0	3,450	0	0	37,158	
<u>8,453</u>	<u>25,039</u>	<u>38,816</u>	<u>0</u>	<u>132,042</u>	
9,902	1,899	8,518	0	37,045	
0	0	0	0	104,372	
<u>9,902</u>	<u>1,899</u>	<u>8,518</u>	<u>0</u>	<u>141,417</u>	
<u>18,355</u>	<u>26,938</u>	<u>47,334</u>	<u>0</u>	<u>273,459</u>	
119,889	299,342	0	0	1,806,917	
0	3,450	0	0	74,847	
455,617	3,817,173	1,542,428	0	6,794,938	
<u>\$ 575,506</u>	<u>\$ 4,119,965</u>	<u>\$ 1,542,428</u>	<u>\$ 0</u>	<u>\$ 8,676,702</u>	

DELTA HOUSING AUTHORITY
Delta, Colorado

COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2018

	Annual Contributions Contracts		
	DEN 527 Low Income Public Housing	DEN 527 Capital Fund Programs	05-15 Rural Rental Assist. Payments
<u>OPERATING REVENUES</u>			
Rental income	\$ 214,521	\$ 0	\$ 19,289
Other income	1,247	0	10
TOTAL OPERATING REVENUE	215,768	0	19,299
<u>OPERATING EXPENSES</u>			
Administrative	168,974	0	17,888
Utilities	49,749	0	6,298
Ordinary maintenance and operation	118,949	0	21,254
General expense	18,848	0	2,673
Housing assistance payments	0	0	0
Depreciation expense	96,208	0	9,603
TOTAL OPERATING EXPENSES	452,728	0	57,716
OPERATING INCOME (LOSS)	(236,960)	0	(38,417)
<u>NONOPERATING REVENUES (EXPENSES)</u>			
Federal operating grants	173,755	60,479	46,401
Gain (Loss) on sale of assets	3,000	0	0
Interest expense	0	0	(9,556)
Interest income	42	0	0
TOTAL NONOPERATING REVENUES (EXPENSES)	176,797	60,479	36,845
Net income before capital contributions	(60,163)	60,479	(1,572)
CAPITAL CONTRIBUTIONS	0	10,522	0
Operating transfers	71,001	(71,001)	0
CHANGE IN NET POSITION	10,838	0	(1,572)
TOTAL NET POSITION - BEGINNING OF YEAR	2,313,254	0	116,283
TOTAL NET POSITION - END OF YEAR	\$ 2,324,092	\$ 0	\$ 114,711

CO040			
Housing Choice Vouchers	Business Activities	Community Development Block Grant	Total
\$ 0	\$ 41,901	\$ 0	\$ 275,711
4,920	185,225	84,085	275,487
<u>4,920</u>	<u>227,126</u>	<u>84,085</u>	<u>551,198</u>
182,470	40,852	122,031	532,215
1,275	426	300	58,048
816	6,750	22	147,791
9,810	3,108	22,662	57,101
1,125,842	0	0	1,125,842
10,072	15,510	0	131,393
<u>1,330,285</u>	<u>66,646</u>	<u>145,015</u>	<u>2,052,390</u>
<u>(1,325,365)</u>	<u>160,480</u>	<u>(60,930)</u>	<u>(1,501,192)</u>
1,330,311	0	115,392	1,726,338
0	0	0	3,000
0	0	0	(9,556)
40	61,921	0	62,003
<u>1,330,351</u>	<u>61,921</u>	<u>115,392</u>	<u>1,781,785</u>
<u>4,986</u>	<u>222,401</u>	<u>54,462</u>	<u>280,593</u>
0	0	0	10,522
0	0	0	0
<u>4,986</u>	<u>222,401</u>	<u>54,462</u>	<u>291,115</u>
<u>570,520</u>	<u>3,897,564</u>	<u>1,487,966</u>	<u>8,385,587</u>
<u>\$ 575,506</u>	<u>\$ 4,119,965</u>	<u>\$ 1,542,428</u>	<u>\$ 8,676,702</u>

DELTA HOUSING AUTHORITY

Delta, Colorado

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND GRANT COSTS - COMPLETED
DECEMBER 31, 2018

Annual Contributions Contract DEN-2312

CFP
501-16

1. The Capital Fund Grant Costs are as follows:

Funds Approved	\$	117,926
Funds Expended		<u>117,926</u>
Excess / (Deficiency) of Funds Approved	\$	<u><u>0</u></u>
Funds Advanced	\$	117,926
Funds Expended		<u>117,926</u>
Excess / (Deficiency) of Funds Advanced	\$	<u><u>0</u></u>

- Costs additions totaling \$ 3,643 were made during the current audit period and, accordingly, were audited by Goldie Roberts, CPA.
- The total amount of the Capital Fund Grant Costs at December 31, 2018 as shown above are in agreement with the Actual Capital Fund Cost Certificate submitted to HUD and approved by HUD.
- All capital fund grant work in connection with the Project has been completed.
- All liabilities have been paid and there are no undischarged liens against the Project on file in any public office where the same should be filed in order to be valid and the time in which such liens could be filed has expired.
- There were no budget overruns.

Delta Housing Authority (CO040)
Delta, CO
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit	Fiscal Year End: 12/31/2018								
	Project Total	10,415 Rural Rental Housing Loans	14,228 Community Development Block Grants/State's Program	10,427 Rural Rental Assistance Payments	14,871 Housing Choice Vouchers	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$972,095		\$218,375	\$63,727	\$471,976	\$955,782	\$2,681,955		\$2,681,955
112 Cash - Restricted - Modernization and Development									
113 Cash - Other Restricted			\$41,641				\$41,641		\$41,641
114 Cash - Tenant Security Deposits	\$29,756			\$3,952		\$3,450	\$37,158		\$37,158
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	\$1,001,851	\$0	\$218,375	\$109,320	\$471,976	\$959,232	\$2,760,754		\$2,760,754
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects	\$4,420				\$1,645		\$6,065		\$6,065
124 Accounts Receivable - Other Government			\$18,332				\$18,332		\$18,332
125 Accounts Receivable - Miscellaneous						\$51,608	\$51,608		\$51,608
126 Accounts Receivable - Tenants	\$1,462			\$5	\$1,748	\$281	\$1,748		\$1,748
126.1 Allowance for Doubtful Accounts - Tenants	\$0			\$0	\$0	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0		\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current			\$91,230		\$0	\$0	\$91,230		\$91,230
128 Fraud Recovery									
128.1 Allowance for Doubtful Accounts - Fraud									
129 Accrued Interest Receivable									
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$5,882	\$0	\$109,662	\$5	\$1,645	\$688,357	\$805,451		\$805,451
131 Investments - Unrestricted									
132 Investments - Restricted									
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets	\$2,071		\$76	\$832	\$351	\$185	\$3,515		\$3,515
143 Inventories									
143.1 Allowance for Obsolete Inventories									
144 Inter Program Due From						\$0	\$0		\$0
145 Assets Held for Sale									
150 Total Current Assets	\$1,009,804	\$0	\$328,013	\$110,157	\$473,972	\$1,660,016	\$3,581,962		\$3,581,962
161 Land	\$444,196			\$10,150		\$30,450	\$484,796		\$484,796
162 Buildings	\$3,633,323			\$287,429	\$127,323	\$541,050	\$4,589,125		\$4,589,125
163 Furniture, Equipment & Machinery - Dwellings									
164 Furniture, Equipment & Machinery - Administration	\$62,686			\$1,389	\$41,616	\$6,066	\$111,757		\$111,757
165 Leasehold Improvements									
166 Accumulated Depreciation	-\$2,770,941			-\$168,558	-\$49,050	-\$278,224	-\$3,266,773		-\$3,266,773
167 Construction in Progress									
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,369,264	\$0	\$0	\$130,410	\$119,869	\$299,342	\$1,918,905		\$1,918,905

513 Total Equity - Net Assets / Position	\$2,324,092	\$0	\$1,542,428	\$114,711	\$575,506	\$4,119,965	\$8,676,702	\$8,676,702
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$2,379,068	\$0	\$1,589,762	\$240,567	\$593,861	\$4,146,903	\$8,950,161	\$8,950,161

DELTA HOUSING AUTHORITY
Delta, Colorado

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2018

NOTE A - Financial Data Schedule:

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format. The schedule's format excludes depreciation expense, housing assistance payments and extraordinary maintenance expense from operating activities, includes investment revenue, HUD capital grants, revenue, gains and losses on the disposal of capital assets and interest expense in operating activities, and reflects tenant revenue and bad debt expense separately, which differs from the presentation of the financial statements.

DELTA HOUSING AUTHORITY
Delta, Colorado

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2018

ANNUAL CONTRIBUTION CONTRACT	PROGRAM AND ASSISTANCE TYPE	CFDA NUMBER	AWARD	EXPENDITURES
<u>U.S. Department of HUD</u>				
DEN-527	Community Development Block Grant	14.228	\$ 115,392	\$ 115,392
DEN-527	Low Income Public Housing	14.850	173,755	173,755
CO-040	Housing Voucher Cluster Section 8 Housing Choice Voucher Program	14.871	1,330,331	1,330,311
DEN-527	Public Housing Capital Fund	14.872	<u>414,634</u>	<u>71,001</u>
Total U.S. Department of HUD			<u>2,034,112</u>	<u>1,690,459</u>
<u>U.S. Department Of Agriculture:</u>				
05-15	Rural Rental Housing Payments	10.427	35,951	35,951
U.S. Department of Agriculture Rural Development:				
05-15	Rural Rental Housing Loans	10.415	10,450	10,450
<u>Non-Cash Federal Assistance</u>				
Loan balance outstanding as of December 31, 2017			<u>0</u>	<u>119,003</u>
Total U.S. Department of Agriculture			<u>46,401</u>	<u>165,404</u>
Total			<u>\$ 2,080,513</u>	<u>\$ 1,855,863</u>

Notes to Schedule of Expenditures of Federal Awards

Note 1 Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal award activity of the Delta Housing Authority under programs of the federal government for the year ended December 31, 2018. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Delta Housing Authority, it is not intended to and does not present the financial position, changes in net position or cash flow of Delta Housing Authority.

Note 2 Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting as described in Note A. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to

Note 2 Summary of Significant Accounting Policies (Continued)

amounts reported as expenditures in prior years. The Delta Housing Authority has elected not to use the 10-percent de minimis indirect cost rate as allowed under Uniform Guidance.

Note 3 Guaranteed Debt

The USDA Rural Development RHS expenditures include \$119,003 in USDA Rural Development RHS guaranteed debt.

OTHER REPORTS

Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd.
Fredericksburg, IN 47120

Report On Internal Control Over Financial Reporting and on Compliance and
Other Matters Based On An Audit Of Financial Statements Performed In
Accordance With *Government Auditing Standards*

Independent Auditor's Report

Board of Commissioners
Delta Housing Authority
501 14th Street
Delta, Colorado 81416

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Delta Housing Authority, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Delta Housing Authority's basic financial statements and have issued my report thereon dated May 21, 2019.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the Delta Housing Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Delta Housing Authority's internal control. Accordingly, I do not express an opinion on the effectiveness of the Delta Housing Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Delta Housing Authority's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an

opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose Of This Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Goldie Roberts

Certified Public Accountant

Fredericksburg, Indiana
May 21, 2019

Goldie Roberts

Certified Public Accountant

8518 S Kays Chapel Rd.
Fredericksburg, IN 47120

Report on Compliance For Each Major Federal Program; and Report on Internal Control Over Compliance Required by Uniform Guidance

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Delta Housing Authority
501 14th Street
Delta, Colorado 81416

Report on Compliance for Each Major Federal Program

I have audited the Delta Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Delta Housing Authority's major federal programs for the year ended December 31, 2018. The Delta Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with the federal statutes, regulations, and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

My responsibility is to express an opinion on compliance with each of the Delta Housing Authority's major federal programs based on my audit of the types of compliance requirements referred to above. I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and Uniform Guidance require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Delta Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

I believe that my audit provides a reasonable basis for my opinion on compliance for each major federal program. However, my audit does not provide a legal determination of the Delta Housing Authority's compliance.

Opinion on Each Major Federal Program

In my opinion, the Delta Housing Authority, complied in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2018.

Report on Internal Control Over Compliance

Management of the Delta Housing Authority is responsible for establishing and maintaining effective internal control over the type of compliance requirements referred to above. In planning and performing my audit of compliance, I considered the Delta Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the audit procedures that

are appropriate in the circumstances for the purpose of expressing my opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Delta Housing Authority's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that a material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of my testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Goldie Roberts

Certified Public Accountant

Fredericksburg, Indiana
May 21, 2019

DELTA HOUSING AUTHORITY
Delta, Colorado

DECEMBER 31, 2018

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SECTION I - SUMMARY OF AUDITOR'S RESULTS

FINANCIAL STATEMENTS

Type of auditors' report issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

~ Material weakness(es) identified?

_____yes X no

~ Significant deficiency(s) identified?

_____yes X none reported

Noncompliance material to financial statements noted?

_____yes X no

FEDERAL AWARDS

Internal control over major federal programs:

~ Material weakness(es) identified?

_____yes X no

~ Significant deficiency(s) identified that are not considered to be material weakness(es)?

_____yes X none reported

Type of auditors' report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

_____yes X no

Identification of major programs:

CFDA Number

Name of Federal Program

14.871

Housing Voucher Cluster
Section 8 Housing Choice Voucher Program

Dollar threshold used to distinguish between type A and type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

X yes _____no

DELTA HOUSING AUTHORITY
Delta, Colorado

DECEMBER 31, 2018

PRIOR AUDIT FINDINGS

There were no Prior Year matters reported.

CURRENT YEAR FINDINGS

SECTION II - FINANCIAL STATEMENT FINDINGS

No matters were reported.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported.