

DELTA HOUSING AUTHORITY
FINANCIAL STATEMENTS AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2024

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Delta Housing Authority
Delta, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of Delta Housing Authority as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Delta Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Delta Housing Authority, as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Delta Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Delta Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Certified Public Accountants

- Obtain an understanding of internal control relevant to the audit 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 Delta Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Delta Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 ix be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Delta Housing Authority's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the financial statements and is presented for additional analysis as required by the United States Department of Housing and Urban Development. 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 basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 1, 2025, on our consideration of Delta Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Delta Housing Authority's 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.

Blair and Associates, P.C.

Cedaredge, Colorado
August 1, 2025

DELTA HOUSING AUTHORITY
Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS
DECEMBER 31, 2024

The Delta Housing Authority's discussion and analysis provides an overview of the housing authority's financial activities for the fiscal year ended December 31, 2024. Readers are encouraged to consider the information presented here in conjunction with additional information that is furnished in the notes to the 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.

OUR ORGANIZATION

The Housing Authority of the City of Delta, also known as Delta Housing Authority (DHA), is a corporate entity established in 1972. The Authority was formed as a Colorado Housing Authority and operates within Delta County. In 2024, our services, as detailed below, offered affordable housing and program support for low-income families and individuals, veterans, people with disabilities, and seniors.

- **Public Housing Program** – a HUD-funded program under which DHA manages and maintains 75 Public Housing rental units for eligible low-income families. The program operates under an Annual Contributions Contract (ACC) with HUD, which provides Operating Subsidy and Capital Grant funding to enable the Authority to offer housing at a rent based on 30% of household income. The Public Housing Program also includes the Capital Fund Program, which is the main source of funding for physical and management improvements to the authority's Public Housing properties.
- **Housing Choice Voucher (HCV) Program** – a HUD-funded program that offers rent assistance to families living in privately-owned rental units. The Authority manages 236 Housing Choice Vouchers and oversees contracts with independent landlords who own the properties. It subsidizes families' rent through a Housing Assistance Payment (HAP) made directly to the landlord. The program operates under an Annual Contributions Contract (ACC) with HUD, which supplies funding that allows the Authority to set participants' rent at 30% of their household income.
- **USDA – Rural Development Program** - Operations and management of Grand Manor Apartments, a 10-unit USDA-funded program for eligible very low-income elderly (age 62 and older) and persons with disabilities.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

- **Business Activities** – represent non-HUD resources developed from a variety of activities. Business activities include the management of:
 - **80 Low Income Housing Tax Credit (LIHTC) Units - Villas at the Bluff I and II**, a workforce housing development for low-income individuals and families, who must be income-qualified with 30%, 40%, 50%, or 60% of the area median income. Apartments range in size from one to three bedrooms, and
 - **50 Low Income Housing Tax Credit (LIHTC) Units - Residences at Delta**, a 50-unit one-bedroom senior housing development for low-income seniors aged 62 and older, who must meet income qualifications at 30%, 40%, 50%, or 60% of the area median income to be eligible.
 - **50 Low Income Housing Tax Credit (LIHTC) Units - Residences at Delta Phase II** (currently under construction), a 50-unit multi-family workforce housing development for low-income individuals and families, who must be income-qualified with 30%, 40%, 50%, or 60% of the area median income. Apartments will range in size from one to three bedrooms. Construction is scheduled for completion in April 2026, and the Delta Housing Authority will manage the property upon completion.
 - **2 DHA-Owned Rental Units.**

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.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

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

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 2024. 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.

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

Net Position at December 31, 2023, was \$11,429,433, and at December 31, 2024, the amount was \$11,619,161. This represents a net increase of \$189,728 mainly due to grant income, interest income and cost savings in Public Housing.

Cash, Cash Equivalents and Restricted Cash increased by \$338,268 from the prior year.

Capital Assets decreased by \$22,430. The change in capital assets was primarily due to capital improvements for public housing and depreciation.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

Change in Notes Payable

A summary of changes in notes payable is as follows:

Notes payable – January 1, 2024	\$ 66,795
Increase in debt	0
Decrease in debt – principal payments and payoffs	<u>(11,489)</u>
Notes payable – December 31, 2024	<u>\$ 55,306</u>

Current Assets increased by \$404,826 primarily due to an increase in unrestricted cash and accrued interest receivable.

TABLE A
Condensed Statements of Net Position

	2024	2023	Change
Current Assets	\$5,852,759	\$5,447,933	\$ 404,826
Noncurrent Assets	5,919,829	6,132,446	(212,617)
Total Assets	<u>\$11,772,588</u>	<u>\$11,580,379</u>	<u>\$ 192,209</u>
Current Liabilities	\$ 80,999	\$ 71,463	\$ (9,536)
Noncurrent Liabilities	72,428	79,483	7,055
Total Liabilities	<u>\$ 153,427</u>	<u>\$ 150,946</u>	<u>\$ (2,481)</u>
Net Investment in Capital Assets	\$ 1,910,386	\$ 1,921,327	\$ (10,941)
Restricted	107,028	130,963	(23,935)
Unrestricted	9,601,747	9,377,143	\$ 224,604
Total Net Position	<u>\$11,619,161</u>	<u>\$11,429,433</u>	<u>\$ 189,728</u>

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

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

For the years ending December 31, 2023 and 2024 total revenues were \$4,827,010 and \$3,253,506 respectively. Comparatively, the 2024 revenues reflected a decrease of \$1,573,504. The decrease was mainly due to a reduction of \$1,009,363 in grant proceeds and lower Capital Grants funding.

The Authority administers the following programs and the revenues generated from these programs during the year ending December 31, 2024, were as follows:

Low Income Public Housing		
Tenant Rent	\$ 322,653	
Other	52,256	
HUD Operating Subsidy	<u>202,693</u>	
Subtotal		\$ 577,602
Capital Grants		
HUD for Operations	93,327	
Capital Grants	<u>163,798</u>	
Subtotal		257,125
Section 8 Vouchers		
HAP and Admin. Fees Earned	1,928,698	
Other	<u>30,871</u>	
Subtotal		1,959,569
Rural Development - Grand Manor		
Tenant Rent	28,415	
Rent Income - USDA - RD	45,863	
Other	<u>1,757</u>	
Subtotal		76,035
Business Activities (General and AH)		
Tenant Rent	18,664	
Grant	55,000	
Interest Income	147,882	
Management fees and other	<u>161,629</u>	
Subtotal		<u>383,175</u>
Total Revenues		<u>\$ 3,253,506</u>

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

ANALYSIS OF ENTITY WIDE EXPENDITURES

Total operating expenses increased by \$306,656 in FYE 2024 as compared to FYE 2023. In FYE 2023 and FYE 2024 total expenses were \$2,549,787 and \$2,856,443 respectively. The increase is mainly from higher housing assistance payments and an increase in administrative costs. A full-time financial assistant position was added in 2024.

TABLE B

Condensed Statements of Changes in Net Position

	2024	2023	Change
Total operating revenues	<u>\$ 544,151</u>	<u>\$ 1,124,344</u>	<u>\$ (580,193)</u>
Operating expenses			
Administrative	648,131	602,778	(45,353)
Utilities	70,909	69,088	(1,821)
Ordinary maintenance & operation	250,348	307,387	57,039
Insurance & General expense	63,371	41,481	(21,890)
Housing assistance payments	1,674,281	1,392,142	(282,139)
Depreciation expense	<u>149,403</u>	<u>136,911</u>	<u>(12,492)</u>
Total operating expenses	<u>2,856,443</u>	<u>2,549,787</u>	<u>(306,656)</u>
Operating income (loss)	(2,312,292)	(1,425,443)	(886,849)
Non-operating revenue	2,545,557	3,395,459	(849,902)
Interest expense	(5,083)	(5,989)	906
Capital contributions	163,798	307,207	(143,409)
Transfers from Primary Government	<u>(202,252)</u>	-	<u>(202,252)</u>
Change in net position	<u>\$189,728</u>	<u>\$2,271,234</u>	<u>\$(2,081,506)</u>

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

CAPITAL ASSETS

As of December 31, 2024, the Housing Authority had \$1,965,692 invested in capital assets. This amount represents capital expenditures of \$126,973 and current year's depreciation of \$149,403.

	<u>2024</u>	<u>2023</u>	Increase (Decrease)
Land	\$ 464,496	\$ 464,496	-
Buildings and Improvements	5,207,503	5,111,384	96,119
Furniture, Equipment & Machinery	<u>150,717</u>	<u>119,863</u>	<u>30,854</u>
Subtotal	5,822,716	5,695,743	126,973
Accumulated Depreciation	<u>(3,857,024)</u>	<u>(3,707,621)</u>	<u>(149,403)</u>
Capital Assets	<u>\$ 1,965,692</u>	<u>\$ 1,988,122</u>	<u>\$ (22,430)</u>

The current year capital additions for PHA were:

PHA Maintenance Cargo Van	\$ 30,854
Door project – Various PHA properties	37,650
Window replacements	3,982
Furnaces	4,652
Sewer improvements	6,769
Landscaping	15,913
Flooring replacements	14,153
Bathroom improvements	<u>13,000</u>
Total Additions	<u>\$ 126,973</u>

NOTES PAYABLE

At December 31, 2024, the notes payable balances were \$66,795. 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 2025 is \$12,474.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

PROGRAM IMPROVEMENTS AND HIGHLIGHTS FOR THE FISCAL YEAR

- The **Section 8 Housing Choice Voucher Program** maintained its high performer rating from the Department of Housing and Urban Development (HUD) on the Section Eight Management Assessment Program (SEMAP). The authority continued recruiting new landlords and kept a lease-up rate above 98%. The authority is in the process of project-basing eight vouchers at the new Residences at Delta Phase II property.
- The **Public Housing Program** consistently maintained a 100% occupancy rate and earned a high performer rating from HUD in the Public Housing Assessment System (PHAS). Capital improvement projects included landscaping tenant backyards, purchase of a PHA maintenance van, updating tenant units—such as replacing furnaces, water heaters, flooring, vanities, bathtubs, sewer improvements and exterior doors.
- **Grand Manor Apartments (USDA – Rural Development)** – Two refrigerators, a washer and a water heater were purchased for the apartments.
- **9% Low Income Housing Tax Credit Property – Residences at Delta**
Delta Housing Authority is the property manager, and 2024 was the first full year the property was in operation.
- **9% Low Income Housing Tax Credit Property – Residences at Delta Phase II.** This property is currently under construction, and DHA will manage it after its completion in April 2026.
- **Staffing:** The authority added a full-time finance assistant position.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

STRATEGIC PLANNING

The strategic plan sets a vision for DHA through operational excellence and staff empowerment, enabling DHA to remain a high-performing agency dedicated to providing quality housing and services that equip residents to succeed. The goal is to advance the agency to boost operational efficiency and seize opportunities. Action items in the plan include:

- Expanding the Agency's housing stock;
- Continuing the implementation of the capital improvements plan for the Public Housing program to preserve existing housing;
- Informing program participants about educational opportunities and available services;
- Recruiting more Section 8 landlords for the HCV program;
- Encouraging staff to develop and execute plans for operational improvements, and
- Increasing our availability to clients through technology.

ECONOMIC FACTORS AND FUTURE YEAR BUDGETS

The Housing Authority is primarily dependent upon HUD for the funding of its operations, and the authority is affected more by the Federal budget than by local economic conditions. Due to continuing resolutions being used by Congress to fund HUD, the authority does not see any significant changes to current funding formulas for the near future. The authority's liquidity in the Public Housing, the Housing Choice Voucher, and the Business Activities programs appears sufficient to cover shortfalls.

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to HUD.
- Local labor supply and demand, which can influence salary and wage rates.
- Local employment trends, which can impact resident incomes and, consequently, the rent they can afford.
- Local housing market trends, which can influence the availability of affordable rental units.

The authority adopts a consolidated annual operating budget for all programs. The budget for Low Income Public Housing is prepared according to accounting standards prescribed by HUD, which differ in some respects from generally accepted accounting principles.

DELTA HOUSING AUTHORITY

Delta, Colorado

MANAGEMENT DISCUSSION AND ANALYSIS

DECEMBER 31, 2024

(Continued)

CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT

Our financial report aims to give citizens, investors, and creditors a clear overview of the Housing Authority's finances and demonstrate the authority's accountability for the funds it receives. If you have questions about this report or want to request more financial information, please contact Ute Jantz, Executive Director, at the Delta Housing Authority, 501 14th Street, Delta, CO, 81416.

Delta Housing Authority
Statement of Net Position
December 31, 2024

Assets	
Current assets	
Cash and investments	\$ 4,259,778
Prepaid Expenses	5,527
Accrued Interest Receivables	1,279,902
Inventory	3,507
Total current assets	5,548,714
Noncurrent assets	
Restricted cash and investments	
Tenant security deposits	38,375
Other	68,651
Total restricted assets	107,026
Investments in Joint Ventures	812,640
Notes receivable	3,338,517
Capital assets, Net of Accumulated Depreciation	1,965,692
Total noncurrent assets	6,116,849
Total assets	11,772,589
Liabilities	
Current liabilities	
Accounts payable	4,020
Accrued Payroll	19,340
Security deposits held	38,376
Other Current Liabilities	3,500
Current maturity of long-term debt	12,474
Total current liabilities	77,710
Noncurrent liabilities	
Compensated Absences	32,885
Long-Term Debt	42,832
Total noncurrent liabilities	75,717
Total liabilities	153,427
Net position	
Net investment in capital assets	1,910,386
Restricted for debt services and replacements	68,652
Restricted for Vouchers	38,376
Unrestricted	9,601,748
Total net position	\$ 11,619,162

The accompanying notes are an integral part of these financial statements

Delta Housing Authority
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2024

Operating revenues	
Tenant rent income	\$ 364,852
Rent income- HUD	2,388,516
Other administrative income	12,481
Other operating income	166,819
Total operating revenues	<u>2,932,668</u>
 Operating expenses	
Administrative	650,076
Utilities	82,941
Housing assistance payments	1,647,320
Maintenance and operations	265,276
General expenses	61,425
Depreciation	149,403
Total operating expenses	<u>2,856,441</u>
 Net operating income (loss)	 76,227
 Nonoperating revenues (expenses)	
Interest income	218,528
Interest Subsidy	1,448
Interest expense	(5,083)
Transfers	(202,252)
Grants	100,863
Total non-operating revenue (expense)	<u>113,504</u>
Change in net position	<u>189,731</u>
 Net position at beginning of year	 <u>11,429,431</u>
Net position at end of year	<u>\$ 11,619,162</u>

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

Delta Housing Authority
Statement of Cash Flows
For the Year Ended December 31, 2024

Cash flows from operating activities	
Cash received from housing assistance and rent payments	\$ 2,654,028
Other operating receipts	175,579
Tenant security deposits received/refunded	(634)
Cash paid to suppliers	(2,005,552)
Cash paid to employees	(676,529)
Net cash provided (used) in operating activities	<u>146,892</u>
Cash flows from capital and related financing activities	
Purchase of capital Asset Improvements	(126,974)
Principal Payments of Debt	(11,489)
Grants	100,863
Interest Paid	(5,083)
Net cash provide by noncapital financing activities	<u>(244,935)</u>
Cash flows from investing activities	
Interest received	219,976
Notes receivable and Investments	216,340
Net cash provided (used) in investing activities	<u>436,316</u>
Increase (decrease) in cash and cash equivalents	<u>338,273</u>
Cash and cash equivalents at beginning of year	<u>4,028,532</u>
Cash and cash equivalents at end of year	<u>\$ 4,366,805</u>
Reconciliation of net operating income to net cash Provided (used) in operating activities:	
Net operating income (loss)	\$ 76,227
Adjustments to reconcile operating income (loss to net cash)	
Provided (used) by operating activities	
Depreciation	149,403
(Increase) decrease in accounts receivable and accrued interest	(106,816)
(Increase) decrease in prepaid expenses	6,466
(Increase) decrease in grant receivable	7,476
Increase (decrease) in accounts payable	166
Increase (decrease) in compensated absences	6,021
Increase (decrease) in security deposits	(634)
Increase (decrease) in unearned revenues	(3,721)
Increase (decrease) in accrued liabilities	12,304
Total adjustments	<u>70,665</u>
Net cash provided (used) in operating activities	<u>\$ 146,892</u>

The accompanying notes are an integral part of these financial statements

NOTE A - Summary of Significant Accounting Policies

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 House Authority include the following:

At December 31, 2024, the Housing Authority has 323 units in management.

<u>Project</u>	<u>Units</u>
Low Income Public Housing	75
Housing Choice Vouchers	236
Rural Economic & Community Development	10
Affordable Housing Program	<u>2</u>
Total	<u>323</u>

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

Measurement Focus, Basis of Accounting and Basis of Presentation

The accounts of the Authority are organized and operated on the basis of a proprietary fund. A fund is an independent fiscal accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The Authority has implemented GASB No. 34 and related statements. Since the operations of the Authority are accounted for on a fund basis in a single enterprise fund, it is the only fund presented. A description of the funds used by the Authority as follows:

Proprietary Fund - is used to account for those operations that are financed and operated in a manner similar to private business. Activities of the Authority are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Basis of accounting refers to when revenues or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. Proprietary funds are presented on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operation of a fund are included on the statement of net position. Net position is categorized as net investment in capital assets, restricted for debt service and Voucher expenses, and unrestricted. Fund operating statements present increases (e.g., revenues and contributions) and decreases (e.g., expenses) in net position. Proprietary funds are presented on an accrual basis of accounting whereby revenues are recognized when earned and expenses are recognized when incurred. The Authority uses the accrual basis of accounting. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first.

Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services within the scope of the enterprise operation. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Revenues from grants are recognized in the year in which all eligibility requirements have been satisfied.

Budgetary Control and Authority

The Board of Commissioners of the Authority adopts, by vote, an annual budget for each fund or project of the Authority. The budget adoption process is not authorized by constitution, charter, statute or ordinance. Fund budgets are adopted to provide internal financial management and oversight control.

Assets, Liabilities and Equity

Cash and Cash Equivalents

The Authority's cash and cash equivalents are considered to be unrestricted and restricted cash on hand and demand deposits.

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

Assets, Liabilities and Equity - (Continued)

Fair Value of Financial Instruments

The Authority's financial instruments include cash and cash equivalents, investments, prepaid expenses, accounts and notes receivable, accounts payable, and debt. The Authority estimates that the fair value of all financial instruments at December 31, 2024, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying statement of net position. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments or the nature of the debt.

Restricted Assets - Cash and Cash Equivalents

Certain cash accounts of the Authority are classified as restricted since their use requires the permission of the Rural Development Administration (RDA) or the U.S. Department of Housing and Urban Development (HUD) or represents escrows.

Tenant Security Deposits

Tenant security deposits held by HUD and Rural Development Rental Housing projects are segregated in separate bank accounts.

Accounts Receivable

Management of the Authority considers accounts receivable to be fully collectible; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible, they will be charged to operations when that determination is made.

Prepaid

Prepays represent payments made to vendors for services that will benefit beyond December 31, 2024.

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.

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.

NOTE A – Summary of Significant Accounting Policies – (Continued)

Assets, Liabilities and Equity- continued

Capital 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

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.

Risk Management - The Authority is exposed to various risks of loss related to torts; theft of damage to and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance. Settled claims have not exceeded this commercial coverage in any of the past three years.

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

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 regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. 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% of the aggregate uninsured deposits.

Risk Disclosures

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, 2024, 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.

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.

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 counterparts holding securities not in the Authority's name.

At December 31, 2024, the carrying amount of the Authority's deposits was \$4,366,840. 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.

Delta Housing Authority
Delta, Colorado
Notes to Financial Statements
December 31, 2024

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

Deposits consist of the following:

Checking and Savings accounts	<u>\$4,366,840</u>
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NOTE C- Accrued Interest Receivable

Accrued Interest Receivable at December 31, 2024, consist of the following:

Accrued Interest	\$36,350
Accrued Interest Development Fee VAB I and II	53,404
Accrued Interest FHLB	30,804
Accrued Interest VAB I and II	<u>1,159,344</u>
Total	<u>\$1,279,902</u>

NOTE D- Prepaid Expenses

Prepaid expenses at December 31, 2024, consist of the following:

Prepaid Insurance	<u>\$5,527</u>
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NOTE E- Inventory

Inventory at December 31, 2024, consists of the following:

Materials and supplies	<u>\$3,507</u>
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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.

NOTE F - Notes Receivable

Notes receivable at December 31, 2024, consist of the following:

Villas at the Bluff I and II	\$1,425,000
DOH-Home Rad	1,100,000
FHLB	192,000
Developer fees	424,497
MM Asset Management Fee	<u>197,020</u>
Total notes receivable	<u>\$ 3,338,517</u>

NOTE G - Investments in Partnerships

Investments at December 31, 2024, consist of the following:

Villas at the Bluff limited partnership Phase I	\$ 49,721
Villas at the Bluff limited partnership Phase II	292,655
Villas at the Bluff DHA Villas LLC	<u>470,264</u>
Total	<u>\$ 812,640</u>

Delta Housing Authority
Delta, Colorado
Notes to Financial Statements
December 31, 2024

NOTE G - Investments in Partnerships – (Continued)

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 H - Capital Assets

At December 31, 2024, capital asset transactions and balances include the following:

	Balance 12/31/2023	Additions	Dispositions	Balance 12/31/2024
Capital assets not being depreciated:				
Land	\$ 464,496	\$ -	\$ -	\$ 464,496
Capital assets being depreciated:				
Building and improvements	5,113,923	96,120	-	5,210,043
Vehicles	92,087	30,854	-	122,941
Furniture and equipment	25,235	-	-	25,235
Total capital assets being depreciated	<u>5,231,245</u>	<u>126,974</u>	<u>-</u>	<u>5,358,219</u>
Less accumulated depreciation	<u>(3,707,619)</u>	<u>(149,404)</u>	<u>-</u>	<u>(3,857,023)</u>
Total capital assets being depreciated	<u>1,523,626</u>	<u>(22,430)</u>	<u>-</u>	<u>1,501,196</u>
Total capital assets, net	<u>\$ 1,988,122</u>	<u>\$ (22,430)</u>	<u>\$ -</u>	<u>\$ 1,965,692</u>

Depreciation expense of \$149,403 was incurred during the year.

Delta Housing Authority
Delta, Colorado
Notes to Financial Statements
December 31, 2024

NOTE I- Long -Term Debt and other Long-Term Liabilities

At December 31, 2024, a long-term debt consisted of the following:

	<u>Balance</u> <u>12/31/2023</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance</u> <u>12/31/2024</u>	<u>Due within</u> <u>one year</u>
Compensated absences	\$ 26,864	\$ 6,021	\$ -	\$ 32,885	\$ 3,289
FMHA Mortgage	66,795	-	11,489	55,306	12,474
Total	<u>\$ 93,659</u>	<u>\$ 6,021</u>	<u>\$ 11,489</u>	<u>\$ 88,191</u>	<u>\$ 15,763</u>

FMHA Mortgage Payable

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 ¼%. 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.

The following is a breakdown of the mortgage notes as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 12,474	\$ 4,098	\$ 16,572
2026	13,543	3,029	16,572
2027	14,703	1,869	16,572
2028	14,586	608	15,194
	<u>\$ 55,306</u>	<u>\$ 9,604</u>	<u>\$ 64,910</u>

NOTE J - 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	\$ 202,408
Capital Fund Program	257,410
Housing Choice Vouchers	1,928,698
Total	<u>\$ 2,388,516</u>
Rental Income	\$ 2,388,516
Capital Grants	-
Total	<u>\$ 2,388,516</u>

NOTE K – 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 employees will earn 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 2024 was \$640,424. The Authority made contributions, amounting to \$11,609 from the Authority and \$35,618 from the employees.

NOTE L- Tax, Spending and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations including revenue raising, spending abilities and other specific requirements of state and local governments. The amendment is complex and subject to judicial interpretation. The Authority believes it is in compliance with the requirements of the amendment. However, the Authority has made certain interpretations of the amendment's language in order to determine its compliance.

NOTE M - 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 August 1, 2025, 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.

Delta Housing Authority
Schedule of Net Position-All Programs
December 31, 2024

Assets	Low Income Public Housing	Rural Rental Assistance Payments	Housing Choice Vouchers	Business Activities	Total
Current assets					
Cash and Investments	\$ 1,566,720	\$ 33,558	\$ 925,339	\$ 1,734,161	\$ 4,259,778
Prepaid Expenses	3,166	1,469	724	168	5,527
Accrued Interest Receivables	-	-	-	1,279,902	1,279,902
Inventory	-	-	-	3,507	3,507
Total current assets	1,569,886	35,027	926,063	3,017,738	5,548,714
Restricted assets					
Tenant security deposits	33,550	3,775	-	1,050	38,375
Other	-	29,176	39,475	-	68,651
Total restricted assets	33,550	32,951	39,475	1,050	107,026
Investments in Joint Ventures	-	-	-	812,640	812,640
Notes Receivable	-	-	-	3,338,517	3,338,517
Capital assets	1,517,391	133,573	82,087	232,641	1,965,692
Total assets	\$ 3,120,827	\$ 201,551	\$ 1,047,625	\$ 7,402,586	\$ 11,772,589
Liabilities					
Current liabilities					
Accounts payable	\$ 183	\$ 860	\$ 161	\$ 2,816	\$ 4,020
Accrued Payroll	10,270	345	6,086	2,639	19,340
Security deposits held	33,549	3,777	-	1,050	38,376
Other Current Liabilities	2,897	603	-	-	3,500
Current portion of long-term debt	-	12,474	-	-	12,474
Total current liabilities	46,899	18,059	6,247	6,505	77,710
Compensated absences	7,005	21	14,111	11,748	32,885
Long-term debt, net of current portion	-	42,832	-	-	42,832
Total Liabilities	53,904	60,912	20,358	18,253	153,427
Net position					
Net investment in capital assets	1,517,391	78,267	82,087	232,641	1,910,386
Restricted for debt service, housing expenses, vouchers, and revolving loans	33,550	32,953	39,475	1,050	107,028
Unrestricted	1,515,982	29,419	905,705	7,150,642	9,601,748
Total net position	\$ 3,066,923	\$ 140,639	\$ 1,027,267	\$ 7,384,333	\$ 11,619,162

Delta Housing Authority
Schedule of Revenues, Expenses and Changes in Net Position-All Programs
Year Ended December 31, 2024

	Low Income Public Housing	Rural Rental Assistance Payments	Housing Choice Vouchers	Business Activities	Total
Operating revenues					
Tenant rent income	\$ 318,413	\$ 27,775	\$ -	\$ 18,664	\$ 364,852
Rent income - HUD	459,818	-	1,928,698	-	2,388,516
Other administrative income	11,434	-	1,047	-	12,481
Other operating income	4,240	949	-	161,630	166,819
Total operating revenues	<u>793,905</u>	<u>28,724</u>	<u>1,929,745</u>	<u>180,294</u>	<u>2,932,668</u>
Operating expenses					
Administrative	252,997	22,218	276,757	98,104	650,076
Utilities	69,137	11,351	2,405	48	82,941
Housing assistance payments	-	-	1,647,320	-	1,647,320
Maintenance and operations	220,743	13,801	28,336	2,396	265,276
General expense	39,036	4,168	15,688	2,533	61,425
Depreciation	123,403	11,866	3,437	10,697	149,403
Total operating expense	<u>705,316</u>	<u>63,404</u>	<u>1,973,943</u>	<u>113,778</u>	<u>2,856,441</u>
Net operating income (loss)	<u>88,589</u>	<u>(34,680)</u>	<u>(44,198)</u>	<u>66,516</u>	<u>76,227</u>
Nonoperating revenues (expenses)					
Interest income	40,822	-	29,824	147,882	218,528
Interest Subsidy	-	1,448	-	-	1,448
Interest expense	-	(5,083)	-	-	(5,083)
Reduction in Investment Equity	-	-	-	(202,252)	(202,252)
Grants	-	45,863	-	55,000	100,863
Total non-operating revenue (expenses)	<u>40,822</u>	<u>42,228</u>	<u>29,824</u>	<u>630</u>	<u>113,504</u>
Change in net position	129,411	7,548	(14,374)	67,146	189,731
Net position at beginning of year	<u>2,937,512</u>	<u>133,091</u>	<u>1,041,641</u>	<u>7,317,187</u>	<u>11,429,431</u>
Net position at end of year	<u>\$ 3,066,923</u>	<u>\$ 140,639</u>	<u>\$ 1,027,267</u>	<u>\$ 7,384,333</u>	<u>\$ 11,619,162</u>

Delta Housing Authority
Schedule of Expenditures of Federal Awards
For the Years Ended December 31, 2024

	Federal Assistance Listing Number	Amount of Expenditures
	<u> </u>	<u> </u>
U.S. Department of Housing and Urban Development		
Low Income Public Housing	14.850	\$ 202,408
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	1,928,698
Public Housing Capital Fund	14.872	257,410
Total U.S. Department of Housing and Urban Development		<u>2,388,516</u>
U.S. Department of Agriculture		
Rural Rental Housing Loans	10.415	10,450
Rural Rental Assistance Payments	10.427	35,413
Total U.S. Department of Agriculture		<u>45,863</u>
Total Expenditures of Federal Awards		<u>\$ 2,434,379</u>

The accompanying notes are an integral part of this statement.

DELTA HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year ended December 31, 2024

NOTE A - GENERAL

The accompanying Schedule of Expenditures of Federal Awards presents the activities of the Housing Authority of the Delta Housing Authority. The 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”). Therefore, some amounts presented in these schedules may differ from amounts presented in or used in the preparation of the basic financial statements.

NOTE B – BASIS OF ACCOUNTING

The accompanying Schedule of Expenditures of Federal Awards is presented using the accrual basis of accounting.

NOTE C – FEDERAL LOAN AND INSURANCE PROGRAMS

The Authority also participates in the following Rural Housing Service loan program, a direct program, through the U.S. Department of Agriculture-Rural Development Division:

<u>Program Title</u>	<u>Federal CFDA Number</u>	<u>Ending Balance of Direct Loans</u>
Rural Rental Housing Loans	10.415	\$66,795

NOTE D – INDIRECT COST RATE

The Authority has elected to not use the 10% de minimus indirect cost rate, as allowed under the Uniform Guidance.



**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
Delta, Colorado

We 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 Delta Housing Authority, as of and for the year ended December 31, 2024, and the related notes to the financial statements, and have issued our report thereon dated August 1, 2025.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered 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 our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Delta Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of 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 a 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.

Our 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 our audit we did not identify any deficiencies in internal control that we 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 Delta Housing Authority's financial statements are free from material misstatement, we 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 our audit, and accordingly, we do not express such an opinion. The results of our 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 our 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 on 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.

Blair and Associates, P.C.

Cedaredge, Colorado
August 1, 2025



**REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Delta Housing Authority
Delta, Colorado

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Delta Housing Authority's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Delta Housing Authority's major federal programs for the year ended December 31, 2024. 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.

In our opinion, 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, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our 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 the audit 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). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Delta Housing Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Delta Housing Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Delta Housing Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Delta Housing Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Delta Housing Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Delta Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Delta Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Delta Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on 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 on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that 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.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Board of Commissioners
Delta Housing Authority

Page Three

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

Blair and Associates, P.C.

Cedaredge, Colorado
August 1, 2025

Delta Housing Authority
Schedule of Findings and Questioned Costs
Year ended December 31, 2024

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weakness identified	None Noted
Significant deficiency identified	None Noted
Noncompliance material to financial statements noted	None Noted

Federal Awards

Internal Control over major programs:	
Material weakness identified	None Noted
Significant deficiency identified	None Noted

Type of auditor's report issued on compliance for major programs	Unmodified
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Any audit findings disclosed that are required to be reported in accordance with Title 2 U.S. Code of Federal Regulations Part 200	None Noted
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Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.871	Housing Voucher Cluster

Dollar threshold used to distinguish between Type A and Type B programs:	\$ 750,000
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Auditee qualified as low risk auditee?	Yes
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Delta Housing Authority
SCHEDULE OF FINDINGS AND QUESTIONED COSTS — CONTINUED
Year ended December 31, 2024

SECTION II — FINDINGS RELATED TO FINANCIAL STATEMENTS

There are no findings related to the financial statements as required by Government Auditing Standards.

SECTION III — FINDINGS RELATED TO FEDERAL AWARDS

There are no findings or questioned costs under the Uniform Guidance.

Delta Housing Authority
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
Year ended December 31, 2024

SECTION II — FINDINGS RELATED TO FINANCIAL STATEMENTS

None

SECTION III — FINDINGS RELATED TO FEDERAL AWARDS

None

166 Accumulated Depreciation	-\$3,393,518	-\$139,394		-\$89,394	-\$234,718	-\$3,857,024		-\$3,857,024
167 Construction in Progress								
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,517,391	\$232,641	\$0	\$82,087	\$133,573	\$1,965,692		\$1,965,692
171 Notes, Loans and Mortgages Receivable - Non-Current		\$3,141,497				\$3,141,497		\$3,141,497
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current								
174 Other Assets								
176 Investments in Joint Ventures		\$812,640				\$812,640		\$812,640
180 Total Non-Current Assets	\$1,517,391	\$4,186,778	\$0	\$82,087	\$133,573	\$5,919,829		\$5,919,829
200 Deferred Outflow of Resources								
290 Total Assets and Deferred Outflow of Resources	\$3,120,829	\$7,402,583	\$0	\$1,047,625	\$201,551	\$11,772,588		\$11,772,588
311 Bank Overdraft								
312 Accounts Payable <= 90 Days	\$183	\$2,816		\$161	\$860	\$4,020		\$4,020
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable	\$10,270	\$2,639		\$6,085	\$345	\$19,339		\$19,339
322 Accrued Compensated Absences - Current Portion	\$701	\$1,175		\$1,411	\$2	\$3,289		\$3,289
324 Accrued Contingency Liability								
325 Accrued Interest Payable								
331 Accounts Payable - HUD PHA Programs								
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government								
341 Tenant Security Deposits	\$33,550	\$1,050			\$3,777	\$38,377		\$38,377
342 Unearned Revenue								
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					\$12,474	\$12,474		\$12,474
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities	\$2,697				\$603	\$3,500		\$3,500
346 Accrued Liabilities - Other								
347 Inter Program - Due To								
348 Loan Liability - Current								
310 Total Current Liabilities	\$47,601	\$7,680	\$0	\$7,657	\$18,061	\$80,999		\$80,999
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					\$42,832	\$42,832		\$42,832
352 Long-term Debt, Net of Current - Operating Borrowings								
353 Non-current Liabilities - Other								
354 Accrued Compensated Absences - Non Current	\$6,304	\$10,573		\$12,700	\$19	\$29,596		\$29,596
355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities								
350 Total Non-Current Liabilities	\$6,304	\$10,573	\$0	\$12,700	\$42,851	\$72,428		\$72,428

300 Total Liabilities	\$53,905	\$18,253	\$0	\$20,357	\$60,912	\$153,427	\$153,427
400 Deferred Inflow of Resources							
508.4 Net Investment in Capital Assets	\$1,517,391	\$232,641		\$82,087	\$78,267	\$1,910,386	\$1,910,386
511.4 Restricted Net Position	\$33,550	\$1,050		\$39,475	\$32,953	\$107,028	\$107,028
512.4 Unrestricted Net Position	\$1,515,983	\$7,150,639	\$0	\$905,706	\$29,419	\$9,601,747	\$9,601,747
513 Total Equity - Net Assets / Position	\$3,066,924	\$7,384,330	\$0	\$1,027,268	\$140,639	\$11,619,161	\$11,619,161
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,120,829	\$7,402,583	\$0	\$1,047,625	\$201,551	\$11,772,588	\$11,772,588

91000 Total Operating - Administrative	\$252,998	\$97,491	\$0	\$275,373	\$22,269	\$648,131		\$648,131
92000 Asset Management Fee								
92100 Tenant Services - Salaries								
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other								
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0		\$0
93100 Water	\$8,339	\$1		\$182	\$3,011	\$11,533		\$11,533
93200 Electricity	\$16,919	\$13		\$1,687	\$1,122	\$19,741		\$19,741
93300 Gas	\$17,728	\$22				\$17,750		\$17,750
93400 Fuel								
93500 Labor								
93600 Sewer	\$16,729	\$2		\$255	\$4,899	\$21,885		\$21,885
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense								
93000 Total Utilities	\$59,715	\$38	\$0	\$2,124	\$9,032	\$70,909		\$70,909
94100 Ordinary Maintenance and Operations - Labor	\$96,750	\$1,029			\$6,360	\$104,139		\$104,139
94200 Ordinary Maintenance and Operations - Materials and Other	\$99,001	\$775		\$733	\$4,715	\$105,224		\$105,224
94300 Ordinary Maintenance and Operations Contracts	\$34,413	\$604		\$923	\$5,045	\$40,985		\$40,985
94500 Employee Benefit Contributions - Ordinary Maintenance								
94000 Total Maintenance	\$230,164	\$2,408	\$0	\$1,656	\$16,120	\$250,348		\$250,348
95100 Protective Services - Labor								
95200 Protective Services - Other Contract Costs								
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services								
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0		\$0
96110 Property Insurance	\$21,955	\$1,704		\$741	\$3,330	\$27,730		\$27,730
96120 Liability Insurance	\$2,797	\$82		\$8,733	\$534	\$12,146		\$12,146
96130 Workmen's Compensation	\$3,530	\$613		\$2,190	\$219	\$6,552		\$6,552
96140 All Other Insurance	\$1,239	\$163		\$3,267		\$4,669		\$4,669
96100 Total Insurance Premiums	\$29,521	\$2,562	\$0	\$14,931	\$4,083	\$51,097		\$51,097
96200 Other General Expenses	\$2,223	\$584		\$2,141	\$35	\$4,983		\$4,983
96210 Compensated Absences								
96300 Payments in Lieu of Taxes								
96400 Bad debt - Tenant Rents	\$7,291					\$7,291		\$7,291
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								

96000 Total Other General Expenses	\$9,514	\$584	\$0	\$2,141	\$35	\$12,274	\$12,274
96710 Interest of Mortgage (or Bonds) Payable					\$5,083	\$5,083	\$5,083
96720 Interest on Notes Payable (Short and Long Term)							
96730 Amortization of Bond Issue Costs							
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$5,083	\$5,083	\$5,083
96900 Total Operating Expenses	\$581,912	\$103,083	\$0	\$296,225	\$56,622	\$1,037,842	\$1,037,842
97000 Excess of Operating Revenue over Operating Expenses	\$252,815	\$280,092	\$10,450	\$1,663,344	\$8,963	\$2,215,664	\$2,215,664
97100 Extraordinary Maintenance							
97200 Casualty Losses - Non-capitalized							
97300 Housing Assistance Payments				\$1,647,320		\$1,647,320	\$1,647,320
97350 HAP Portability-In				\$26,961		\$26,961	\$26,961
97400 Depreciation Expense	\$123,403	\$10,697		\$3,437	\$11,866	\$149,403	\$149,403
97500 Fraud Losses							
97600 Capital Outlays - Governmental Funds							
97700 Debt Principal Payment - Governmental Funds							
97800 Dwelling Units Rent Expense							
90000 Total Expenses	\$705,315	\$113,780	\$0	\$1,973,943	\$68,488	\$2,861,526	\$2,861,526
10010 Operating Transfer In	\$93,327				\$10,450	\$103,777	\$103,777
10020 Operating transfer Out	-\$93,327		-\$10,450			-\$103,777	-\$103,777
10030 Operating Transfers from/to Primary Government		-\$202,252				-\$202,252	-\$202,252
10040 Operating Transfers from/to Component Unit							
10050 Proceeds from Notes, Loans and Bonds							
10060 Proceeds from Property Sales							
10070 Extraordinary Items, Net Gain/Loss							
10080 Special Items (Net Gain/Loss)							
10091 Inter Project Excess Cash Transfer In							
10092 Inter Project Excess Cash Transfer Out							
10093 Transfers between Program and Project - In							
10094 Transfers between Project and Program - Out							
10100 Total Other financing Sources (Uses)	\$0	-\$202,252	-\$10,450	\$0	\$10,450	-\$202,252	-\$202,252
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$129,412	\$67,143	\$0	-\$14,374	\$7,547	\$189,728	\$189,728
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$2,937,512	\$7,317,187	\$0	\$1,041,642	\$133,092	\$11,429,433	\$11,429,433
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors							
11050 Changes in Compensated Absence Balance							
11060 Changes in Contingent Liability Balance							
11070 Changes in Unrecognized Pension Transition Liability							

11080	Changes in Special Term/Severance Benefits Liability							
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents							
11100	Changes in Allowance for Doubtful Accounts - Other							
11170	Administrative Fee Equity					\$987,793	\$987,793	\$987,793
11180	Housing Assistance Payments Equity					\$39,475	\$39,475	\$39,475
11190	Unit Months Available	900	24			2832	120	3876
11210	Number of Unit Months Leased	900	24			2892	118	3934
11270	Excess Cash	\$1,504,179						\$1,504,179
11610	Land Purchases	\$0						\$0
11620	Building Purchases	\$163,798						\$163,798
11630	Furniture & Equipment - Dwelling Purchases	\$0						\$0
11640	Furniture & Equipment - Administrative Purchases	\$0						\$0
11650	Leasehold Improvements Purchases	\$0						\$0
11660	Infrastructure Purchases	\$0						\$0
13510	CFFP Debt Service Payments	\$0						\$0
13901	Replacement Housing Factor Funds	\$0						\$0