

YAMPA VALLEY HOUSING AUTHORITY  
BALANCE SHEET  
DECEMBER 31, 2018

GENERAL FUND

ASSETS

CURRENT ASSETS:		
10-1000	COMBINED CASH	16,131.85
10-1040	WELLS FARGO YVHA OPER XXX6622	95,532.81
10-1360	PREPAID EXPENSES	4,403.25
10-1835	ACCOUNTS RECEIVABLE - YVHA	9,443.41
		125,511.32
TOTAL CURRENT ASSETS		
NON-CURRENT ASSETS:		
10-1910	COMPUTER SOFTWARE	20,991.00
10-1940	M/R - 2750 HONEYSUCKLE LANE	158,943.59
10-1942	M/R - 2752 HONEYSUCKLE LANE	95,141.74
10-1944	M/R - 2954 ABBEY ROAD	92,046.23
10-1946	M/R - 2952 ABBEY RD.	85,143.22
10-1948	N/R 135 DREAM ISLAND	893.00
10-1970	ACCUMULATED DEPRECIATION	( 20,991.00)
		432,167.78
TOTAL NON-CURRENT ASSETS		
TOTAL ASSETS		
		557,679.10

LIABILITIES AND EQUITY

CURRENT LIABILITIES		
10-2010	ACCOUNTS PAYABLE	18,226.36
10-2290	PAYROLL LIABILITIES	10,082.25
10-2350	ESCROW - JAIME	355.48
10-2352	ESCROW - WELU	414.91
		29,079.00
TOTAL CURRENT LIABILITIES		
TOTAL LIABILITIES		
		29,079.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:		
10-3900	FUND BALANCE-CARRYFORWARD	396,760.87
10-3902	DESIGNATED FUND BALANCE	200,000.00
10-3905	RESTRICTED (TABOR) ACCOUNT	30,065.00
	REVENUE OVER EXPENDITURES - YTD	( 98,225.77)
		528,600.10
BALANCE - CURRENT DATE		
TOTAL FUND EQUITY		
		528,600.10
TOTAL LIABILITIES AND EQUITY		
		557,679.10

YAMPA VALLEY HOUSING AUTHORITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
10-41-50 CONTRIBUTION - ROUTT COUNTY	.00	65,000.00	65,000.00	.00	100.0
10-41-55 CONTRIBUTION - CITY SBS	.00	65,000.00	65,000.00	.00	100.0
10-41-60 INTEREST INCOME	.00	32.70	200.00	167.30	16.4
10-41-70 MORTGAGE INCOME	( 18,741.12)	.00	19,300.00	19,300.00	.0
10-41-90 FCMHP MGT FEE	.00	32,599.92	32,600.00	.08	100.0
10-41-91 HSV MGT FEE	.00	33,600.00	33,600.00	.00	100.0
10-41-95 MISCELLANEOUS INCOME	.00	545.96	.00	( 545.96)	.0
<b>TOTAL REVENUES</b>	<b>( 18,741.12)</b>	<b>196,778.58</b>	<b>215,700.00</b>	<b>18,921.42</b>	<b>91.2</b>
<u>TRANSFERS</u>					
10-45-05 DPA INTEREST	.00	4,000.00	4,000.00	.00	100.0
<b>TOTAL TRANSFERS</b>	<b>.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>.00</b>	<b>100.0</b>
<b>TOTAL FUND REVENUE</b>	<b>( 18,741.12)</b>	<b>200,778.58</b>	<b>219,700.00</b>	<b>18,921.42</b>	<b>91.4</b>

YAMPA VALLEY HOUSING AUTHORITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PAYROLL EXPENSES</u>					
10-50-00 PAYROLL	.00	130,927.63	127,317.00	( 3,610.63)	102.8
10-50-50 EMPLOYEE BENEFIT	.00	12,303.66	12,850.00	546.34	95.8
10-50-55 RETIREMENT PROGRAM	.00	7,004.92	7,081.00	76.08	98.9
10-50-90 PAYROLL TAXES	( 126.03)	6,725.02	15,419.00	8,693.98	43.6
10-50-95 WORKER'S COMPENSATION	.00	1,928.00	900.00	( 1,028.00)	214.2
<b>TOTAL PAYROLL EXPENSES</b>	<b>( 126.03)</b>	<b>158,889.23</b>	<b>163,567.00</b>	<b>4,677.77</b>	<b>97.1</b>
<u>ADMINISTRATIVE EXPENSES</u>					
10-68-10 OFFICE SPACE & UTILITIES	.00	779.18	1,200.00	420.82	64.9
10-68-20 OFFICE SUPPLIES	.00	1,179.11	1,000.00	( 179.11)	117.9
10-68-30 TELEPHONE	.00	1,762.29	1,100.00	( 662.29)	160.2
10-68-35 TRAINING	.00	5,646.17	2,500.00	( 3,146.17)	225.9
10-68-39 TRAVEL - MEALS & MILEAGE	.00	4,532.16	2,000.00	( 2,532.16)	226.6
10-68-40 POSTAGE AND DELIVERY	.00	186.05	300.00	113.95	62.0
10-68-43 WEBSITE MAINTENANCE & UPGRADE	.00	1,351.25	3,000.00	1,648.75	45.0
10-68-50 PRINTING AND REPRODUCTION	.00	.00	200.00	200.00	.0
10-68-53 BANK SERVICE FEES	.00	111.00	150.00	39.00	74.0
10-68-55 AUDIT	.00	4,400.00	4,500.00	100.00	97.8
10-68-57 MARKETING/ANNUAL REPORT	.00	1,944.50	2,000.00	55.50	97.2
10-68-62 CONTRACT LABOR	.00	18,377.60	18,000.00	( 377.60)	102.1
10-68-65 DUES AND MEMBERSHIPS	.00	1,460.00	750.00	( 710.00)	194.7
10-68-70 ADVERTISING	.00	271.80	500.00	228.20	54.4
10-68-72 FURNITURE & EQUIPMENT EXPENSE	.00	780.00	.00	( 780.00)	.0
10-68-75 HOME BUYER EDUCATION	.00	.00	1,000.00	1,000.00	.0
10-68-78 COMPUTER MAINTENANCE	.00	1,096.74	1,500.00	403.26	73.1
10-68-79 SOFTWARE MAINTENANCE AGREEMENT	.00	6,055.86	6,000.00	( 55.86)	100.9
10-68-80 MISCELLANEOUS	.00	347.39	.00	( 347.39)	.0
10-68-82 BOARD EXPENSE	.00	5,187.02	3,500.00	( 1,687.02)	148.2
10-68-90 INSURANCE	.00	999.00	1,000.00	1.00	99.9
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>.00</b>	<b>56,467.12</b>	<b>50,200.00</b>	<b>( 6,267.12)</b>	<b>112.5</b>
<u>PROFESSIONAL FEES</u>					
10-69-20 LEGAL FEE	.00	3,648.00	3,000.00	( 648.00)	121.6
<b>TOTAL PROFESSIONAL FEES</b>	<b>.00</b>	<b>3,648.00</b>	<b>3,000.00</b>	<b>( 648.00)</b>	<b>121.6</b>
<u>TRANSFERS</u>					
10-80-38 TRANSFER TO DEVELOPMENT FUND	.00	80,000.00	89,850.00	9,850.00	89.0
<b>TOTAL TRANSFERS</b>	<b>.00</b>	<b>80,000.00</b>	<b>89,850.00</b>	<b>9,850.00</b>	<b>89.0</b>

YAMPA VALLEY HOUSING AUTHORITY  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

GENERAL FUND					
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	( 126.03)	299,004.35	306,617.00	7,612.65	97.5
NET REVENUE OVER EXPENDITURES	( 18,615.09)	( 98,225.77)	( 86,917.00)	11,308.77	(113.0)

YAMPA VALLEY HOUSING AUTHORITY  
BALANCE SHEET  
DECEMBER 31, 2018

DEVELOPMENT FUND

ASSETS

CURRENT ASSETS:		
20-1000	COMBINED CASH IN GENERAL	72,661.06
20-1015	COLOTRUST	1,405,166.50
20-1200	PROPERTY TAX RECEIVABLE	829,238.00
		829,238.00
	TOTAL CURRENT ASSETS	2,307,065.56
NON-CURRENT ASSETS:		
20-1950	INVESTMENT IN LLC	130.00
20-1955	N/R RESERVES	908,087.20
20-1980	SIERRA VIEW LOTS	127,000.00
		1,035,217.20
	TOTAL NON-CURRENT ASSETS	1,035,217.20
	TOTAL ASSETS	3,342,282.76

LIABILITIES AND EQUITY

NON-CURRENT LIABILITIES		
20-2910	DEFERRED REVENUE	829,238.00
20-2932	NOTE PAYABLE-CITYWIDE BANK	50,600.88
		879,838.88
	TOTAL NON-CURRENT LIABILITIES	879,838.88
	TOTAL LIABILITIES	879,838.88

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:		
20-3900	FUND BALANCE-CARRYFORWARD	1,340,600.85
	REVENUE OVER EXPENDITURES - YTD	1,121,843.03
		2,462,443.88
	BALANCE - CURRENT DATE	2,462,443.88
	TOTAL FUND EQUITY	2,462,443.88
	TOTAL LIABILITIES AND EQUITY	3,342,282.76

YAMPA VALLEY HOUSING AUTHORITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
20-40-25 GRANTS	.00	1,000.00	.00	( 1,000.00)	.0
20-40-35 PROPERTY TAX REVENUE	.00	821,390.89	900,000.00	78,609.11	91.3
20-40-36 INTEREST ON TAXES	.00	1,855.01	.00	( 1,855.01)	.0
20-40-40 SPECIFIC OWNERSHIP	.00	72,331.72	.00	( 72,331.72)	.0
20-40-50 DISTRIBUTION FROM RESERVES	.00	118,366.60	.00	( 118,366.60)	.0
<b>TOTAL REVENUE</b>	<b>.00</b>	<b>1,014,944.22</b>	<b>900,000.00</b>	<b>( 114,944.22)</b>	<b>112.8</b>
<u>OTHER INCOME</u>					
20-41-60 INTEREST INCOME	40,000.00	60,885.43	12,000.00	( 48,885.43)	507.4
<b>TOTAL OTHER INCOME</b>	<b>40,000.00</b>	<b>60,885.43</b>	<b>12,000.00</b>	<b>( 48,885.43)</b>	<b>507.4</b>
<u>SOURCE 42</u>					
20-42-30 TRANSFER FROM GENERAL FUND	.00	80,000.00	.00	( 80,000.00)	.0
<b>TOTAL SOURCE 42</b>	<b>.00</b>	<b>80,000.00</b>	<b>.00</b>	<b>( 80,000.00)</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>40,000.00</b>	<b>1,155,829.65</b>	<b>912,000.00</b>	<b>( 243,829.65)</b>	<b>126.7</b>

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EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENSES</u>					
20-65-35	TREASURER'S FEES	.00	25,005.67	43,000.00	17,994.33 58.2
20-65-55	PROFESSIONAL FEES	.00	516.11	.00 ( 516.11)	.0
	TOTAL EXPENSES	.00	25,521.78	43,000.00	17,478.22 59.4
<u>SIERRA VIEW EXPENSES</u>					
20-67-10	INTEREST PAYMENTS	( 40.70)	2,512.84	3,500.00	987.16 71.8
20-67-12	PRINCIPAL PAYMENTS	( 7,446.23)	.00	7,000.00	7,000.00 .0
20-67-20	HOA FEES	.00	360.00	400.00	40.00 90.0
20-67-55	MAINTENANCE EXPENSES	.00	200.00	.00 ( 200.00)	.0
	TOTAL SIERRA VIEW EXPENSES	( 7,486.93)	3,072.84	10,900.00	7,827.16 28.2
<u>OTHER EXPENSES</u>					
20-69-15	DUE DILIGENCE	.00	5,392.00	15,000.00	9,608.00 36.0
	TOTAL OTHER EXPENSES	.00	5,392.00	15,000.00	9,608.00 36.0
	TOTAL FUND EXPENDITURES	( 7,486.93)	33,986.62	68,900.00	34,913.38 49.3
	NET REVENUE OVER EXPENDITURES	47,486.93	1,121,843.03	843,100.00 ( 278,743.03)	133.1

YAMPA VALLEY HOUSING AUTHORITY  
BALANCE SHEET  
DECEMBER 31, 2018

HILLSIDE VILLAGE

ASSETS

CURRENT ASSETS:

40-1000	COMBINED CASH IN GENERAL	( 66,084.03)	
40-1001	WELLS FARGO HSV O& M XXXX3604	152,134.42	
40-1004	WELLS FARGO HSV T&I XXXX3646	10,178.63	
40-1200	ACCOUNTS RECEIVABLE - HV	4,627.60	
	TOTAL CURRENT ASSETS		100,856.62

NON-CURRENT ASSETS:

40-1902	WELLS FARGO HSV SEC DEP XX3588	24,177.21	
40-1903	WELLS FARGO HSV RES XXXX3679	101,154.22	
40-1910	BUILDING-HILLSIDE VILLAGE	1,820,000.00	
40-1915	CAPITALIZED INTEREST-CONSTRUCT	32,381.00	
40-1930	HILLSIDE EXTERIOR ADDITIONS	614,316.16	
40-1935	HILLSIDE FF&E	8,519.19	
40-1940	HILLSIDE INTERIOR ADDITIONS	355,995.87	
40-1945	LAND - HSV	450,000.00	
40-1950	LAND IMPROVEMENTS - HSV	127,794.56	
40-1955	LAND IMPROV:IRRIGATION SYSTEM	11,162.04	
40-1960	OFFICE EQUIPMENT	1,167.55	
40-1965	PLAYGROUND EQUIPMENT	12,577.19	
40-1990	ACCUMULATED DEPRECIATION	( 1,619,155.57)	
	TOTAL NON-CURRENT ASSETS		1,940,089.42

	TOTAL ASSETS		2,040,946.04
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LIABILITIES AND EQUITY

CURRENT LIABILITIES

40-2330	SECURITY DEPOSITS	23,095.19	
	TOTAL CURRENT LIABILITIES		23,095.19

NON-CURRENT LIABILITIES

40-2940	USDA CONSOLIDATED LOAN	1,126,145.93	
	TOTAL NON-CURRENT LIABILITIES		1,149,241.12

	TOTAL LIABILITIES		1,149,241.12
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FUND EQUITY



YAMPA VALLEY HOUSING AUTHORITY  
BALANCE SHEET  
DECEMBER 31, 2018

HILLSIDE VILLAGE

UNAPPROPRIATED FUND BALANCE:	
40-3900 FUND BALANCE-CARRYFORWARD	809,532.60
40-3910 HSV RESERVE	101,126.75
REVENUE OVER EXPENDITURES - YTD	( 18,954.43)
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BALANCE - CURRENT DATE	891,704.92
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TOTAL FUND EQUITY	891,704.92
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TOTAL LIABILITIES AND EQUITY	2,040,946.04
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YAMPA VALLEY HOUSING AUTHORITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

HILLSIDE VILLAGE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
40-44-01 RENTAL INCOME	.00	292,033.93	412,392.00	120,358.07	70.8
40-44-02 SUBSIDY RENT INCOME	.00	130,150.00	.00	( 130,150.00)	.0
40-44-03 APPLICATION FEES RECEIVED	.00	900.00	400.00	( 500.00)	225.0
40-44-04 LAUNDRY AND VENDING	.00	5,181.62	4,500.00	( 681.62)	115.2
40-44-05 INTEREST INCOME	.00	84.25	150.00	65.75	56.2
40-44-06 TENANT CHARGES	.00	9,458.65	6,500.00	( 2,958.65)	145.5
40-44-08 VACANCY LOSS	.00	( 10,053.58)	( 21,000.00)	( 10,946.42)	( 47.9)
40-44-10 MISCELLANEOUS INCOME	.00	584.03	.00	( 584.03)	.0
<b>TOTAL REVENUES</b>	<b>.00</b>	<b>428,338.90</b>	<b>402,942.00</b>	<b>( 25,396.90)</b>	<b>106.3</b>
<u>NON-OPERATIONAL CASH SOURCES</u>					
40-45-01 TRANSFER FROM RESERVE	.00	.00	74,000.00	74,000.00	.0
<b>TOTAL NON-OPERATIONAL CASH SOURCES</b>	<b>.00</b>	<b>.00</b>	<b>74,000.00</b>	<b>74,000.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>428,338.90</b>	<b>476,942.00</b>	<b>48,603.10</b>	<b>89.8</b>

YAMPA VALLEY HOUSING AUTHORITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

HILLSIDE VILLAGE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-OPERATIONAL CASH USES</u>					
40-51-01	RHS DEBT PAYMENT (USDA LOANS)	.00	27,467.11	29,964.00	2,496.89 91.7
40-51-02	USDA OVERAGE	.00	12,504.00	7,500.00 ( 5,004.00)	166.7
40-51-23	TRANSFER FROM O&M TO RESERVE	.00	17,781.00	17,781.00	.00 100.0
	<b>TOTAL NON-OPERATIONAL CASH USES</b>	<b>.00</b>	<b>57,752.11</b>	<b>55,245.00 ( 2,507.11)</b>	<b>104.5</b>
<u>GENERAL EXPENSES</u>					
40-61-45	RENTAL INCOME WRITE OFF	.00	26.80	2,000.00	1,973.20 1.3
	<b>TOTAL GENERAL EXPENSES</b>	<b>.00</b>	<b>26.80</b>	<b>2,000.00</b>	<b>1,973.20 1.3</b>
<u>MAINTENANCE &amp; SERVICES</u>					
40-62-01	MAINTENANCE & REPAIRS PAYROLL	.00	58,075.31	56,000.00 ( 2,075.31)	103.7
40-62-02	MAINTENANCE SUPPLIES	.00	13,092.42	15,000.00	1,907.58 87.3
40-62-03	MAINTENANCE & REPAIRS CONTRACT	.00	8,389.74	12,000.00	3,610.26 69.9
40-62-04	PAINTING	.00	600.00	5,000.00	4,400.00 12.0
40-62-05	SNOW REMOVAL	.00	7,555.00	20,000.00	12,445.00 37.8
40-62-07	GROUNDS	.00	10,086.40	8,500.00 ( 1,586.40)	118.7
40-62-08	SERVICES	.00	128.41	4,000.00	3,871.59 3.2
40-62-10	ANNUAL CAPITAL BUDGET	.00	74,138.64	74,000.00 ( 138.64)	100.2
40-62-95	OTHER EXPENSES	.00	498.35	2,500.00	2,001.65 19.9
	<b>TOTAL MAINTENANCE &amp; SERVICES</b>	<b>.00</b>	<b>172,564.27</b>	<b>197,000.00</b>	<b>24,435.73 87.6</b>
<u>UTILITIES</u>					
40-65-01	ELECTRICITY	.00	6,173.07	9,000.00	2,826.93 68.6
40-65-02	WATER	.00	24,664.65	19,100.00 ( 5,564.65)	129.1
40-65-03	SEWER	.00	23,621.40	24,000.00	378.60 98.4
40-65-04	GARBAGE & TRASH REMOVAL	.00	13,502.47	14,000.00	497.53 96.5
	<b>TOTAL UTILITIES</b>	<b>.00</b>	<b>67,961.59</b>	<b>66,100.00 ( 1,861.59)</b>	<b>102.8</b>

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EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

HILLSIDE VILLAGE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE EXPENSES</u>					
40-71-15 SITE MANAGEMENT PAYROLL	.00	42,389.50	41,500.00	( 889.50)	102.1
40-71-16 MANAGEMENT FEE	.00	33,600.00	33,600.00	.00	100.0
40-71-17 PROJECT AUDITING EXPENSE	.00	4,500.00	4,500.00	.00	100.0
40-71-18 PROJECT BOOKKEEPING/ACCOUNTING	.00	.00	1,600.00	1,600.00	.0
40-71-19 LEGAL EXPENSES	.00	1,876.00	1,000.00	( 876.00)	187.6
40-71-20 COMPUTER MAINTENANCE	.00	1,151.25	500.00	( 651.25)	230.3
40-71-21 ADVERTISING	.00	612.15	1,000.00	387.85	61.2
40-71-22 TELEPHONE & ANSWERING SVC.	.00	2,312.08	3,000.00	687.92	77.1
40-71-23 OFFICE SUPPLIES	.00	1,281.53	1,500.00	218.47	85.4
40-71-25 FURNITURE & FURNISHING RPLCMNT	.00	.00	500.00	500.00	.0
40-71-26 TRAINING EXPENSE	.00	1,568.89	1,500.00	( 68.89)	104.6
40-71-28 WORKERS COMPENSATION	.00	3,000.00	3,000.00	.00	100.0
40-71-31 OTHER ADMIN. EXPENSES	.00	2,988.60	3,000.00	11.40	99.6
40-71-32 INSURANCE	.00	13,000.00	13,000.00	.00	100.0
40-71-33 EMPLOYEE BENEFIT	.00	22,188.76	21,800.00	( 388.76)	101.8
40-71-90 PAYROLL TAXES	( 126.03)	10,251.80	11,700.00	1,448.20	87.6
40-71-95 MANAGER UNIT RENT	.00	8,268.00	8,268.00	.00	100.0
TOTAL ADMINISTRATIVE EXPENSES	( 126.03)	148,988.56	150,968.00	1,979.44	98.7
TOTAL FUND EXPENDITURES	( 126.03)	447,293.33	471,313.00	24,019.67	94.9
NET REVENUE OVER EXPENDITURES	126.03	( 18,954.43)	5,629.00	24,583.43	(336.7)

YAMPA VALLEY HOUSING AUTHORITY  
BALANCE SHEET  
DECEMBER 31, 2018

FISH CREEK

ASSETS

CURRENT ASSETS:		
60-1000	COMBINED CASH IN GENERAL	( 33,239.29)
60-1710	ALPINE CHECKING XX4827	109,520.86
60-1712	ALPINE MONEY MARKET XX4836	180,023.12
60-1714	COLOTRUST	189,497.83
60-1820	PREPAID EXPENSES	3,475.98
60-1830	ACCOUNTS RECEIVABLE - FCMHP	( 10,854.07)
60-1840	ALLOWANCE FOR UNCOLLECTIBLE AR	( 1,000.00)
TOTAL CURRENT ASSETS		437,424.43
NON-CURRENT ASSETS:		
60-1910	FISH CREEK MOBILE HOME PARK	4,909,401.32
60-1990	ACCUMULATED DEPRECIATION	( 76,369.17)
TOTAL NON-CURRENT ASSETS		4,833,032.15
TOTAL ASSETS		<u>5,270,456.58</u>

LIABILITIES AND EQUITY

NON-CURRENT LIABILITIES		
60-2930	CWRPDA-DWRF N/P	176,212.41
60-2935	CWRPDA-WPCRF N/P	491,181.44
60-2950	CITY NOTE - FCMHP	667,669.73
60-2965	N/P ALPINE BANK	1,976,443.02
TOTAL NON-CURRENT LIABILITIES		3,311,506.60
TOTAL LIABILITIES		<u>3,311,506.60</u>
FUND EQUITY		
UNAPPROPRIATED FUND BALANCE:		
60-3900	FUND BALANCE-CARRYFORWARD	1,747,651.89
60-3910	FCMHP RESERVE	72,842.00
	REVENUE OVER EXPENDITURES - YTD	138,456.09
BALANCE - CURRENT DATE		1,958,949.98
TOTAL FUND EQUITY		1,958,949.98
TOTAL LIABILITIES AND EQUITY		<u>5,270,456.58</u>

YAMPA VALLEY HOUSING AUTHORITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

FISH CREEK

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
60-42-10 LOT RENTS	.00	371,940.00	374,040.00	2,100.00	99.4
60-42-20 OTHER TENANT INCOME	.00	30.00	200.00	170.00	15.0
60-42-60 INTEREST INCOME	.00	3,996.58	400.00	( 3,596.58)	999.2
60-42-80 MISCELLANEOUS INCOME	.00	245.51	.00	( 245.51)	.0
<b>TOTAL REVENUES</b>	<b>.00</b>	<b>376,212.09</b>	<b>374,640.00</b>	<b>( 1,572.09)</b>	<b>100.4</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>376,212.09</b>	<b>374,640.00</b>	<b>( 1,572.09)</b>	<b>100.4</b>

YAMPA VALLEY HOUSING AUTHORITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

FISH CREEK

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONAL EXPENSES</u>					
60-68-02 PAYROLL	.00	12,403.82	13,000.00	596.18	95.4
60-68-04 PAYROLL TAXES	163.39	963.71	1,200.00	236.29	80.3
60-68-08 TRANSFER TO RESERVES	.00	.00	30,000.00	30,000.00	.0
60-68-10 LOAN INTEREST PAYMENT	( 2,920.57)	70,178.47	83,800.00	13,621.53	83.8
60-68-12 LOAN PRINCIPAL PAYMENT	( 86,479.38)	.00	124,000.00	124,000.00	.0
60-68-13 RAILROAD LICENSE	.00	6,217.61	6,300.00	82.39	98.7
60-68-15 APPLICATION FEE EXPENSE	.00	.00	250.00	250.00	.0
60-68-30 LEGAL FEES	.00	2,491.00	2,000.00	( 491.00)	124.6
60-68-37 AUDIT	.00	2,000.00	2,000.00	.00	100.0
60-68-39 ACCOUNTING	.00	.00	1,500.00	1,500.00	.0
60-68-40 GENERAL & ADMINISTRATIVE	.00	392.30	2,000.00	1,607.70	19.6
60-68-50 INSURANCE	.00	800.00	800.00	.00	100.0
60-68-55 TRAINING	.00	.00	1,000.00	1,000.00	.0
60-68-60 MANAGEMENT FEE	.00	32,599.92	32,600.00	.08	100.0
60-68-72 PARK IMPROVEMENTS	.00	8,079.96	6,000.00	( 2,079.96)	134.7
60-68-75 MAINTENANCE	.00	399.95	2,000.00	1,600.05	20.0
60-68-77 SNOW REMOVAL	.00	2,756.25	13,000.00	10,243.75	21.2
60-68-80 MISCELLANEOUS	.00	131.84	.00	( 131.84)	.0
60-68-85 BALANCE WRITE OFF	.00	424.10	4,000.00	3,575.90	10.6
60-68-90 AMORTIZATION EXPENSE	( 163.39)	.00	.00	.00	.0
<b>TOTAL OPERATIONAL EXPENSES</b>	<b>( 89,399.95)</b>	<b>139,838.93</b>	<b>325,450.00</b>	<b>185,611.07</b>	<b>43.0</b>
<u>UTILITIES</u>					
60-70-05 WATER & SEWER	.00	20,890.53	21,000.00	109.47	99.5
60-70-10 TRASH REMOVAL	.00	25,350.92	20,000.00	( 5,350.92)	126.8
60-70-15 ELECTRICITY	.00	675.98	1,500.00	824.02	45.1
<b>TOTAL UTILITIES</b>	<b>.00</b>	<b>46,917.43</b>	<b>42,500.00</b>	<b>( 4,417.43)</b>	<b>110.4</b>
<u>CAPITAL PROJECTS</u>					
60-72-20 CONSTRUCTION COSTS	.00	50,999.64	33,500.00	( 17,499.64)	152.2
<b>TOTAL CAPITAL PROJECTS</b>	<b>.00</b>	<b>50,999.64</b>	<b>33,500.00</b>	<b>( 17,499.64)</b>	<b>152.2</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>( 89,399.95)</b>	<b>237,756.00</b>	<b>401,450.00</b>	<b>163,694.00</b>	<b>59.2</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>89,399.95</b>	<b>138,456.09</b>	<b>( 26,810.00)</b>	<b>( 165,266.09)</b>	<b>516.4</b>

YAMPA VALLEY HOUSING AUTHORITY  
BALANCE SHEET  
DECEMBER 31, 2018

DOWN PAYMENT ASSISTANCE LOANS

ASSETS

CURRENT ASSETS:		
80-1000	COMBINED CASH IN GENERAL	10,530.41
80-1082	COLOTRUST DPA	323,165.64
		<hr/>
	TOTAL CURRENT ASSETS	333,696.05
NON-CURRENT ASSETS:		
80-1910	N/R WEST END VILLAGE	9,974.75
80-1941	N/R CDBG DPA	7,895.02
80-1971	YVHA N/R DPA	90,318.00
80-1981	CITY N/R DPA	51,420.16
80-1985	CMHC N/R	51,122.23
80-1999	ALLOWANCE FOR DPA LOAN LOSSES	( 22,800.00)
		<hr/>
	TOTAL NON-CURRENT ASSETS	187,930.16
		<hr/>
	TOTAL ASSETS	521,626.21
		<hr/> <hr/>

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:		
80-3900	FUND BALANCE-CARRYFORWARD	508,015.80
	REVENUE OVER EXPENDITURES - YTD	13,610.41
		<hr/>
	BALANCE - CURRENT DATE	521,626.21
		<hr/>
	TOTAL FUND EQUITY	521,626.21
		<hr/>
	TOTAL LIABILITIES AND EQUITY	521,626.21
		<hr/> <hr/>



YAMPA VALLEY HOUSING AUTHORITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

DOWN PAYMENT ASSISTANCE LOANS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
80-40-10 CDBG RLF PRINCIPAL	( 667.34)	.00	911.00	911.00	.0
80-40-12 CDBG RLF INTEREST	.00	524.20	1,652.00	1,127.80	31.7
80-40-20 PRINCIPAL WEV	( 11,386.15)	.00	5,000.00	5,000.00	.0
80-40-22 PRINCIPAL CITY	( 31,800.00)	.00	5,000.00	5,000.00	.0
80-40-24 PRINCIPAL CMHC	( 52,721.89)	.00	5,000.00	5,000.00	.0
80-40-40 INTEREST INCOME	( 693.05)	19,589.21	4,000.00	( 15,589.21)	489.7
80-40-80 MISCELLANEOUS	.00	.00	100.00	100.00	.0
<b>TOTAL REVENUES</b>	<b>( 97,268.43)</b>	<b>20,113.41</b>	<b>21,663.00</b>	<b>1,549.59</b>	<b>92.9</b>
<u>TRANSFERS</u>					
80-41-99 TRANSFERS	.00	.00	40,000.00	40,000.00	.0
<b>TOTAL TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>( 97,268.43)</b>	<b>20,113.41</b>	<b>61,663.00</b>	<b>41,549.59</b>	<b>32.6</b>

YAMPA VALLEY HOUSING AUTHORITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2018

DOWN PAYMENT ASSISTANCE LOANS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
80-50-10 DIRECT ASSISTANCE	.00	.00	55,000.00	55,000.00	.0
80-50-15 ADMINISTRATIVE FEE	.00	2,503.00	2,500.00	( 3.00)	100.1
80-50-20 MISCELLANEOUS EXPENSE	.00	.00	100.00	100.00	.0
<b>TOTAL EXPENDITURES</b>	<b>.00</b>	<b>2,503.00</b>	<b>57,600.00</b>	<b>55,097.00</b>	<b>4.4</b>
<u>DEPARTMENT 80</u>					
80-80-05 GENERAL FUND	.00	4,000.00	4,000.00	.00	100.0
<b>TOTAL DEPARTMENT 80</b>	<b>.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>.00</b>	<b>100.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>.00</b>	<b>6,503.00</b>	<b>61,600.00</b>	<b>55,097.00</b>	<b>10.6</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 97,268.43)</b>	<b>13,610.41</b>	<b>63.00</b>	<b>( 13,547.41)</b>	<b>21603.</b>

YAMPA VALLEY HOUSING AUTHORITY  
CASH ALLOCATION RECONCILIATION

DECEMBER 31, 2018

CASH ALLOCATION RECONCILIATION

10 ALLOCATION TO GENERAL FUND	16,131.85
20 ALLOCATION TO DEVELOPMENT FUND	72,661.06
40 ALLOCATION TO HILLSIDE VILLAGE	( 66,084.03)
60 ALLOCATION TO FISH CREEK	( 33,239.29)
80 ALLOCATION TO DOWN PAYMENT ASSISTA	<u>10,530.41</u>

ZERO PROOF IF ALLOCATIONS BALANCE	<u>.00</u>
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