

YVHA
Income Statement custom
October 31, 2022

	General Fund Year To Date 10/31/2022 <small>Actual</small>	Development Fund Year To Date 10/31/2022 <small>Actual</small>	Brown Ranch Year To Date 10/31/2022 <small>Actual</small>	Hillside Village Year To Date 10/31/2022 <small>Actual</small>	Fish Creek Year To Date 10/31/2022 <small>Actual</small>	DPA Year To Date 10/31/2022 <small>Actual</small>	All Locations Year To Date 10/31/2022 <small>Actual</small>	Year To Date Year to Date 10/31/2022	
								<small>Budget</small>	<small>Budget Ratio</small>
Income	381,918.32	3,713,339.53	1,234,187.42	386,497.21	328,290.17	79,641.22	6,123,873.87	4,077,940.50	1.50
Expenses	409,446.41	116,647.14	1,162,619.99	320,635.60	169,691.22	140,085.05	2,319,125.41	2,486,641.60	0.93
Net Operating Income (Loss)	(27,528.09)	3,596,692.39	71,567.43	65,861.61	158,598.95	(60,443.83)	3,804,748.46	1,591,298.90	2.39
Accounts Receivable	17,112.42	0.00	0.00	(227.00)	2,495.01	271,149.91	290,530.34	0.00	0.00
Vacancy, Losses & Concessions	0.00	0.00	0.00	(3,827.00)	(6.00)	0.00	(3,833.00)	(7,391.70)	0.52

**General Fund
Balance Sheet**
October 31, 2022

Current Assets	
Cash	157,484.50
Accounts Receivable	<u>17,112.42</u>
Deposits & Escrows	<u>12,767.50</u>
Total Current Assets	<u>187,364.42</u>
Fixed Assets	
Fixed Assets	21,661.26
Depreciation & Amortization	<u>(20,991.00)</u>
Total Fixed Assets	<u>670.26</u>
Other Assets	<u>234,807.67</u>
Current Liabilities	<u>13,990.17</u>
Liabilities	
Current Liabilities	<u>13,990.17</u>
Total Liabilities	<u>13,990.17</u>
Retained Earnings	<u>436,380.27</u>

Development Fund

Balance Sheet

October 31, 2022

Current Assets

Cash

3,093,446.88

Total Current Assets

3,093,446.88

Fixed Assets

Fixed Assets

6,000,000.00

Total Fixed Assets

6,000,000.00

Other Assets

3,319,053.80

Current Liabilities

25,544.40

Liabilities

Current Liabilities

25,544.40

Long Term Liabilities

120,000.00

Total Liabilities

145,544.40

Retained Earnings

11,663,656.89

Brown Ranch Balance Sheet

October 31, 2022

Current Assets

Cash

66,268.43

Deposits & Escrows

1,000.00

Total Current Assets

67,268.43

Fixed Assets

Fixed Assets

24,004,299.00

Total Fixed Assets

24,004,299.00

Retained Earnings

24,000,000.00

Hillside Village

Balance Sheet

October 31, 2022

Current Assets

Cash

284,632.77

Accounts Receivable

(227.00)

Deposits & Escrows

1,474.72

Total Current Assets

285,880.49

Fixed Assets

Fixed Assets

3,554,105.25

Depreciation & Amortization

(2,055,535.93)

Total Fixed Assets

1,498,569.32

Current Liabilities

37,693.67

Liabilities

Current Liabilities

37,693.67

Long Term Liabilities

1,095,833.14

Total Liabilities

1,133,526.81

Retained Earnings

626,966.18

Fish Creek
Balance Sheet
October 31, 2022

Current Assets

Cash	479,482.18
Accounts Receivable	<u>2,495.01</u>
Deposits & Escrows	<u>8,514.35</u>

Total Current Assets

490,491.54

Fixed Assets

Fixed Assets	4,968,300.96
Depreciation & Amortization	<u>(220,985.69)</u>

Total Fixed Assets

4,747,315.27

Current Liabilities

22,562.25

Liabilities

Current Liabilities	22,562.25
Long Term Liabilities	<u>2,946,579.87</u>

Total Liabilities

2,969,142.12

Retained Earnings

2,324,428.25

DPA
Balance Sheet
October 31, 2022

Current Assets	
Cash	186,085.69
Accounts Receivable	<u>271,149.91</u>
Total Current Assets	<u>457,235.60</u>
Other Assets	<u>6,164.75</u>
Retained Earnings	<u>527,844.18</u>

General Fund Balance Sheet

October 31, 2022

Assets

Current Assets

Cash

Combined cash	117,677.81
Wells Fargo YVHA Oper xxx6622	39,706.69
Petty Cash	100.00
Total Cash	<u>157,484.50</u>

Accounts Receivable

Accounts Receivable	(85.36)
A/R from Sunlight	17,197.78
Total Accounts Receivable	<u>17,112.42</u>

Deposits & Escrows

Prepaid Expenses	12,767.50
Total Deposits & Escrows	<u>12,767.50</u>

Total Current Assets

187,364.42

Fixed Assets

Computer Software	20,991.00
Office Equipment	670.26

Depreciation & Amortization

Accumulated Depreciation	(20,991.00)
Total Depreciation & Amortization	<u>(20,991.00)</u>

Total Fixed Assets

670.26

Other Assets

M/R - 2752 Honeysuckle Lane	83,491.78
M/R - 2954 Abbey Road	78,860.51
M/R - 2952Abbey Rd.	72,455.38
Total Other Assets	<u>234,807.67</u>

Total Assets

422,842.35

**General Fund
Balance Sheet**
October 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable	(74.79)
Payroll Liabilities	11,684.27
Escrow - Jaime	(1,378.34)
Escrow - Welu	(272.27)
457 Payable	4,031.30
Total Current Liabilities	<u>13,990.17</u>

Total Liabilities

13,990.17

Equity

Retained Earnings	436,380.27
Current Net Income	<u>(27,528.09)</u>

Total Equity

408,852.18

Total Liabilities & Equity

422,842.35

Development Fund

Balance Sheet

October 31, 2022

Assets

Current Assets	
Cash	
Combined cash	(154,501.76)
ColoTrust Dev	3,247,948.64
Total Cash	<u>3,093,446.88</u>
Total Current Assets	3,093,446.88
Fixed Assets	
Mid-Valley Land	<u>6,000,000.00</u>
Total Fixed Assets	6,000,000.00
Other Assets	
N/R Alpenglow	189,736.60
N/R Reserves	1,004,087.20
Investment in LLC Reserves	130.00
Investment in LLC Alpenglow	525,100.00
Investment in LLC Sunlight	<u>1,600,000.00</u>
Total Other Assets	<u>3,319,053.80</u>
Total Assets	<u><u>12,412,500.68</u></u>

Development Fund

Balance Sheet

October 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable	22,644.60
Accrued Interest Payable	2,899.80
Total Current Liabilities	<u>25,544.40</u>

Long Term Liabilities

LT Alpenglow Note Payable	120,000.00
Total Long Term Liabilities	<u>120,000.00</u>

Total Liabilities	145,544.40
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Equity

Retained Earnings	11,663,656.89
Current Net Income	603,299.39
	<u>12,266,956.28</u>

Total Equity	12,266,956.28
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Total Liabilities & Equity	<u>12,412,500.68</u>
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Brown Ranch Balance Sheet

October 31, 2022

Assets

Current Assets

Cash

Combined cash

66,268.43

Total Cash

66,268.43

Deposits & Escrows

Prepaid Expenses

1,000.00

Total Deposits & Escrows

1,000.00

Total Current Assets

67,268.43

Fixed Assets

Office Equipment

4,299.00

Brown Ranch land

24,000,000.00

Total Fixed Assets

24,004,299.00**Total Assets****24,071,567.43**

Brown Ranch Balance Sheet

October 31, 2022

Liabilities & Equity

Equity	
Retained Earnings	24,000,000.00
Current Net Income	<u>71,567.43</u>
Total Equity	<u>24,071,567.43</u>
Total Liabilities & Equity	<u>24,071,567.43</u>

Hillside Village Balance Sheet

October 31, 2022

Assets

Current Assets

Cash

Combined cash	(30,393.38)
Wells Fargo HSV O& M xxxx3604	103,297.05
Wells Fargo HSV T&I xxxx3646	10,185.06
Wells Fargo HSV Sec Dep xx3588	32,150.08
Wells Fargo HSV Res xxxx3679	169,393.96
Total Cash	284,632.77

Accounts Receivable

Accounts Receivable	773.00
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	(227.00)

Deposits & Escrows

Prepaid Expenses	1,474.72
Total Deposits & Escrows	1,474.72

Total Current Assets

285,880.49

Fixed Assets

Building-Hillside Village	1,820,000.00
Capitalized Interest-Construct	32,381.00
Hillsde Exterior Additions	683,210.06
Hillside FF&E	9,546.69
Hillside Interior Additions	406,266.16
Land - HSV	450,000.00
Land Improvements - HSV	127,794.56
Land Improv:Irrigation System	11,162.04
Office Equipment	1,167.55
Playground Equipment	12,577.19
Depreciation & Amortization	
Accumulated Depreciation	(2,055,535.93)
Total Depreciation & Amortization	(2,055,535.93)

Total Fixed Assets

1,498,569.32

Total Assets

1,784,449.81

Hillside Village

Balance Sheet

October 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable	(11.49)
Payroll Liabilities	5,839.24
Security Deposits	30,362.66
Prepaid Revenue	1,503.26
Total Current Liabilities	<u>37,693.67</u>

Long Term Liabilities

USDA Consolidated Loan	1,095,833.14
Total Long Term Liabilities	<u>1,095,833.14</u>

Total Liabilities 1,133,526.81

Equity

Retained Earnings	626,966.18
Current Net Income	23,956.82

Total Equity 650,923.00

Total Liabilities & Equity 1,784,449.81

Fish Creek
Balance Sheet
October 31, 2022

Assets

Current Assets

Cash

Combined cash	(93,837.34)
Alpine Checking xx4827	132,369.65
Alpine Money Market xx4836	210,272.00
ColoTrust FC	230,677.87
Total Cash	<u>479,482.18</u>

Accounts Receivable

Accounts Receivable	3,495.01
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	<u>2,495.01</u>

Deposits & Escrows

Prepaid Expenses	8,514.35
Total Deposits & Escrows	<u>8,514.35</u>

Total Current Assets

490,491.54

Fixed Assets

Fish Creek Mobile Home Park	4,968,300.96
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Depreciation & Amortization

Accumulated Depreciation	(220,985.69)
Total Depreciation & Amortization	<u>(220,985.69)</u>

Total Fixed Assets

4,747,315.27

Total Assets

5,237,806.81

Fish Creek
Balance Sheet
October 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accrued Interest Payable	6,144.87
Payroll Liabilities	279.17
Prepaid Revenue	16,138.21
Total Current Liabilities	<u>22,562.25</u>

Long Term Liabilities

CWRPDA-DWRF N/P	156,263.85
CWRPDA-WPCRF N/P	401,875.70
City Note - FCMHP	604,444.92
N/P Alpine Bank	1,783,995.40
Total Long Term Liabilities	<u>2,946,579.87</u>

Total Liabilities	2,969,142.12
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Equity

Retained Earnings	2,324,428.25
Current Net Income	<u>(55,763.56)</u>

Total Equity	<u>2,268,664.69</u>
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Total Liabilities & Equity	<u><u>5,237,806.81</u></u>
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DPA
Balance Sheet
October 31, 2022

Assets

Current Assets

Cash

Combined cash	94,786.24
ColoTrust DPA	91,299.45
Total Cash	<u>186,085.69</u>

Accounts Receivable

Allowance for Uncollectible AR	(22,800.00)
N/R CDBG DPA	7,561.82
YVHA N/R DPA	231,303.71
City N/R DPA	28,186.18
CMHC N/R	26,898.20
Total Accounts Receivable	<u>271,149.91</u>

Total Current Assets

457,235.60

Other Assets

N/R West End Village	6,164.75
Total Other Assets	<u>6,164.75</u>

Total Assets

463,400.35

DPA
Balance Sheet
October 31, 2022

Liabilities & Equity

Equity	
Retained Earnings	527,844.18
Current Net Income	<u>(64,443.83)</u>
Total Equity	<u>463,400.35</u>
Total Liabilities & Equity	<u><u>463,400.35</u></u>

General Fund Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Management Income								
4190 - FCMHP Mgt Fee	2,775.00	2,775.00	1.00	0.00	27,750.00	33,300.00	0.83	(5,550.00)
4191 - HSV Mgt Fee	3,555.00	3,555.00	1.00	0.00	35,550.00	42,660.00	0.83	(7,110.00)
4193 - Sunlight Mgt Fee	0.00	3,441.67	0.00	(3,441.67)	5,361.88	41,300.04	0.13	(35,938.16)
4194 - Alpenglow Mgt Fee	0.00	2,250.00	0.00	(2,250.00)	0.00	27,000.00	0.00	(27,000.00)
4195 - Reserves Mgt Fee	0.00	1,375.00	0.00	(1,375.00)	0.00	16,500.00	0.00	(16,500.00)
Total Management Income	6,330.00	13,396.67	0.47	(7,066.67)	68,661.88	160,760.04	0.43	(92,098.16)
Financial Income								
4025 - Grants	0.00	0.00	0.00	0.00	10,500.00	0.00	0.00	30,500.00
4038 - Interest Income	1.62	1.00	1.62	0.62	23.36	12.00	1.95	11.36
4150 - Contribution Income Routt County	0.00	4,166.67	0.00	(4,166.67)	37,500.00	50,000.04	0.75	(12,500.04)
4155 - Contribution City SBS	0.00	4,166.67	0.00	(4,166.67)	50,000.00	50,000.04	1.00	(0.04)
4170 - Mortgage Income	1,041.71	1,042.32	1.00	(0.61)	10,417.10	12,507.84	0.92	(1,049.03)
4505 - DPA Interest	0.00	333.33	0.00	(333.33)	4,000.00	3,999.96	1.00	0.04
Total Financial Income	1,043.33	9,709.99	0.11	(8,666.66)	112,440.46	116,519.88	1.15	16,962.29
Other Income								
4030 - Miscellaneous Income	(0.02)	0.00	0.00	(0.02)	815.98	0.00	0.00	815.98
4198 - Transfer from Dev Fund	0.00	16,666.67	0.00	(16,666.67)	200,000.00	200,000.04	1.00	(0.04)
Total Other Income	(0.02)	16,666.67	0.00	(16,666.69)	200,815.98	200,000.04	1.00	815.94
Total Income	7,373.31	39,773.33	0.19	(32,400.02)	381,918.32	477,279.96	0.84	(74,319.93)
Expenses								
Payroll & Related								
5000 - Payroll	26,590.30	25,312.08	1.05	(1,278.22)	245,993.07	303,744.96	0.81	57,751.89
5050 - Employee Benefit	0.00	3,676.75	0.00	3,676.75	38,132.93	44,121.00	0.86	5,988.07
5055 - Retirement Program	1,595.42	1,518.75	1.05	(76.67)	14,762.31	18,225.00	0.81	3,462.69
5090 - Payroll Taxes	1,971.29	1,997.58	0.99	26.29	20,489.85	23,970.96	0.85	3,481.11
5095 - Worker's Compensation	732.65	500.00	1.47	(232.65)	4,939.71	6,000.00	0.95	327.64
Total Payroll & Related	30,889.66	33,005.16	0.94	2,115.50	324,317.87	396,061.92	0.82	71,011.40
Administrative Expenses								
5020 - Miscellaneous Expense	0.00	0.00	0.00	0.00	298.00	0.00	0.00	(298.00)
6820 - Office Supplies	0.00	83.33	0.00	83.33	1,193.40	999.96	1.19	(193.44)
6830 - Telephone, Internet	474.67	625.00	0.76	150.33	3,117.59	7,500.00	0.46	4,075.20
6835 - Training	4,574.60	2,083.33	2.20	(2,491.27)	29,194.68	24,999.96	1.17	(4,194.72)
6839 - Travel Meals & Mileage	2,479.38	750.00	3.31	(1,729.38)	6,810.64	9,000.00	0.81	1,741.86
6840 - General & Administrative	245.02	0.00	0.00	(245.02)	1,098.30	0.00	0.00	(1,098.30)
6842 - Postage and Delivery	0.00	25.00	0.00	25.00	142.60	300.00	0.48	157.40

General Fund
Annual Budget Comparison
October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
6853 - Bank Service Fees	13.00	12.50	1.04	(0.50)	23.55	150.00	0.16	126.45
6865 - Dues and Memberships	399.36	333.33	1.20	(66.03)	5,023.87	3,999.96	1.31	(1,244.91)
6878 - Computer Maintenance	264.86	166.67	1.59	(98.19)	3,299.13	2,000.04	1.81	(1,624.09)
6879 - Software Maintenance Agreement	0.00	175.00	0.00	175.00	2,549.77	2,100.00	1.21	(449.77)
6882 - Board Expense, Steering Committee	861.37	500.00	1.72	(361.37)	4,627.59	6,000.00	0.77	1,372.41
6920 - Legal Fees	0.00	250.00	0.00	250.00	646.00	3,000.00	0.22	2,354.00
Total Administrative Expenses	9,312.26	5,004.16	1.86	(4,308.10)	58,025.12	60,049.92	0.99	724.09
Marketing Expenses								
6843 - Website Maintenance & Upgrade	830.00	416.67	1.99	(413.33)	7,390.00	5,000.04	1.67	(3,341.12)
6857 - Marketing/Annual Report	0.00	166.67	0.00	166.67	105.00	2,000.04	0.05	1,895.04
6870 - Advertising	471.66	33.33	14.15	(438.33)	581.04	399.96	3.70	(1,081.08)
6875 - Home Buyer Education	0.00	41.67	0.00	41.67	0.00	500.04	0.00	500.04
Total Marketing Expenses	1,301.66	658.34	1.98	(643.32)	8,076.04	7,900.08	1.26	(2,027.12)
Operating & Maintenance Expenses								
6810 - Office Space & Utilities	0.00	100.00	0.00	100.00	373.17	1,200.00	0.31	826.83
6862 - Contract Labor	0.00	300.00	0.00	300.00	2,534.50	3,600.00	0.70	1,065.50
6872 - Furniture & Equipment Expense	1,512.00	416.67	3.63	(1,095.33)	7,925.26	5,000.04	2.29	(6,436.72)
7117 - Project Auditing Expense	0.00	666.67	0.00	666.67	5,610.00	8,000.04	0.70	2,390.04
Total Operating & Maintenance Expenses	1,512.00	1,483.34	1.02	(28.66)	16,442.93	17,800.08	1.12	(2,154.35)
Taxes & Insurance								
6850 - Insurance	0.00	208.33	0.00	208.33	2,584.45	2,499.96	1.03	(84.49)
Total Taxes & Insurance	0.00	208.33	0.00	208.33	2,584.45	2,499.96	1.03	(84.49)
Total Operating Expenses	43,015.58	40,359.33	1.07	(2,656.25)	409,446.41	484,311.96	0.86	67,469.53
Net Operating Income (Loss)	(35,642.27)	(586.00)	60.82	(35,056.27)	(27,528.09)	(7,032.00)	1.97	(6,850.40)
Net Income (Loss)	(35,642.27)	(586.00)	60.82	(35,056.27)	(27,528.09)	(7,032.00)	1.97	(6,850.40)

Development Fund Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Management Income								
4050 - Distribution from Partnerships	0.00	3,000.00	0.00	(3,000.00)	71,530.01	36,000.00	1.99	35,530.01
Total Management Income	0.00	3,000.00	0.00	(3,000.00)	71,530.01	36,000.00	1.99	35,530.01
Financial Income								
4025 - Grants	0.00	41,666.67	0.00	(41,666.67)	2,500,000.00	3,625,000.37	0.69	(1,125,000.37)
4035 - Property Tax Revenue	2,523.24	1,135.00	2.22	1,388.24	1,009,929.56	1,017,674.00	0.99	(7,744.44)
4036 - Interest on taxes	133.08	8.33	15.98	124.75	1,389.10	99.96	13.90	1,289.14
4038 - Interest Income	8,925.61	41.67	214.20	8,883.94	22,325.74	500.04	44.65	21,825.70
4040 - Specific Ownership	6,817.20	5,417.00	1.26	1,400.20	56,280.47	65,004.00	0.87	(8,723.53)
4060 - URA Backfill	1,392.84	4,438.50	0.31	(3,045.66)	51,884.26	53,262.00	0.97	(1,377.74)
Total Financial Income	19,791.97	52,707.17	0.38	(32,915.20)	3,641,809.13	4,761,540.37	0.76	(1,119,731.24)
Other Income								
4030 - Miscellaneous Income	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.39
Total Other Income	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.39
Total Income	19,791.97	55,707.17	0.36	(35,915.20)	3,713,339.53	4,797,540.37	0.77	(1,084,200.84)
Expenses								
Payroll & Related								
5000 - Payroll	5,581.81	5,421.17	1.03	(160.64)	53,045.70	65,054.04	0.82	12,008.34
5050 - Employee Benefit	0.00	897.58	0.00	897.58	7,532.55	10,770.96	0.70	3,238.41
5055 - Retirement Program	334.91	325.33	1.03	(9.58)	3,182.68	3,903.96	0.82	721.28
5090 - Payroll Taxes	414.40	425.42	0.97	11.02	4,265.28	5,105.04	0.84	839.76
Total Payroll & Related	6,331.12	7,069.50	0.90	738.38	68,026.21	84,834.00	0.80	16,807.79
Administrative Expenses								
6535 - Treasurer's Fees	79.74	2,544.17	0.03	2,464.43	30,242.09	30,530.04	0.99	287.95
6830 - Telephone, Internet	0.00	0.00	0.00	0.00	100.00	0.00	0.00	(100.00)
6835 - Training	0.00	0.00	0.00	0.00	167.97	0.00	0.00	(167.97)
6839 - Travel Meals & Mileage	0.00	0.00	0.00	0.00	364.87	0.00	0.00	(364.87)
6840 - General & Administrative	0.00	0.00	0.00	0.00	380.00	0.00	0.00	(380.00)
6865 - Dues and Memberships	0.00	0.00	0.00	0.00	5,633.00	0.00	0.00	(5,633.00)
6915 - Due Diligence	0.00	1,666.67	0.00	1,666.67	7,144.00	20,000.04	0.60	7,954.04
6920 - Legal Fees	0.00	0.00	0.00	0.00	4,189.00	0.00	0.00	(4,189.00)
Total Administrative Expenses	79.74	4,210.84	0.02	4,131.10	48,220.93	50,530.08	1.05	(2,592.85)

Development Fund Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
Marketing Expenses								
6857 - Marketing/Annual Report	0.00	0.00	0.00	0.00	400.00	0.00	0.00	(400.00)
Total Marketing Expenses	0.00	0.00	0.00	0.00	400.00	0.00	0.00	(400.00)
Total Operating Expenses	6,410.86	11,280.34	0.57	4,869.48	116,647.14	135,364.08	0.90	13,814.94
Net Operating Income (Loss)	13,381.11	44,426.83	0.30	(31,045.72)	3,596,692.39	4,662,176.29	0.77	(1,070,385.90)
Non-Operating Expenses								
Capital Expenditures								
6515 - Capital Contribution	50,000.00	250,000.00	0.20	200,000.00	2,050,000.00	6,125,000.00	0.33	4,075,000.00
Total Capital Expenditures	50,000.00	250,000.00	0.20	200,000.00	2,050,000.00	6,125,000.00	0.33	4,075,000.00
Other Non-Operating Expenses								
6565 - Transfer to General Fund	0.00	16,666.67	0.00	16,666.67	200,000.00	200,000.04	1.00	0.04
6570 - Transfer to Brown Ranch	0.00	61,949.42	0.00	61,949.42	743,393.00	743,393.04	1.00	0.04
Total Other Non-Operating Expenses	0.00	78,616.09	0.00	78,616.09	943,393.00	943,393.08	1.00	0.08
Total Non-Operating Expenses	50,000.00	328,616.09	0.15	278,616.09	2,993,393.00	7,068,393.08	0.42	4,075,000.08
Net Income (Loss)	(36,618.89)	(284,189.26)	0.13	247,570.37	603,299.39	(2,406,216.79)	(0.25)	3,004,614.18

Brown Ranch Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022	Current Year		Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022			12/31/2022	Year to Date 12/31/2022		
	Actual	Budget	Budget Ratio	Budget Diff	Actual		Budget	Budget Ratio	Budget Diff
Income									
Financial Income									
4025 - Grants	0.00	75,152.75	0.00	(75,152.75)	490,794.42	901,833.00	0.54	(411,038.58)	
Total Financial Income	0.00	75,152.75	0.00	(75,152.75)	490,794.42	901,833.00	0.54	(411,038.58)	
Other Income									
4198 - Transfer from Dev Fund	0.00	61,949.42	0.00	(61,949.42)	743,393.00	743,393.04	1.00	(0.04)	
Total Other Income	0.00	61,949.42	0.00	(61,949.42)	743,393.00	743,393.04	1.00	(0.04)	
Total Income	0.00	137,102.17	0.00	(137,102.17)	1,234,187.42	1,645,226.04	0.75	(411,038.62)	
Expenses									
Payroll & Related									
5000 - Payroll	13,698.43	13,301.17	1.03	(397.26)	129,642.49	159,614.04	0.81	29,971.55	
5050 - Employee Benefit	0.00	2,178.25	0.00	2,178.25	15,942.10	26,139.00	0.61	10,196.90	
5055 - Retirement Program	821.91	798.08	1.03	(23.83)	7,778.01	9,576.96	0.81	1,798.95	
5090 - Payroll Taxes	1,017.09	1,045.92	0.97	28.83	10,386.49	12,551.04	0.83	2,164.55	
Total Payroll & Related	15,537.43	17,323.42	0.90	1,785.99	163,749.09	207,881.04	0.79	44,131.95	
Administrative Expenses									
6820 - Office Supplies	66.49	58.33	1.14	(8.16)	1,519.78	699.96	2.17	(819.82)	
6830 - Telephone, Internet	100.00	100.00	1.00	0.00	1,139.75	1,200.00	1.03	(39.75)	
6835 - Training	0.00	0.00	0.00	0.00	2,376.59	0.00	0.00	(2,376.59)	
6839 - Travel Meals & Mileage	171.49	216.67	0.79	45.18	1,896.05	2,600.04	0.73	703.99	
6840 - General & Administrative	0.00	166.67	0.00	166.67	2,705.42	2,000.04	1.35	(705.38)	
6842 - Postage and Delivery	0.00	8.33	0.00	8.33	71.07	99.96	0.71	28.89	
6852 - Printing and Reproduction	0.00	0.00	0.00	0.00	765.50	0.00	0.00	(765.50)	
6865 - Dues and Memberships	0.00	0.00	0.00	0.00	240.00	0.00	0.00	(240.00)	
6878 - Computer Maintenance	55.07	0.00	0.00	(55.07)	97.31	0.00	0.00	(118.14)	
6879 - Software Maintenance Agreement	0.00	0.00	0.00	0.00	449.70	0.00	0.00	(449.70)	
6882 - Board Expense, Steering Committee	94.69	1,583.33	0.06	1,488.64	6,658.13	18,999.96	0.35	12,341.83	
6920 - Legal Fees	0.00	0.00	0.00	0.00	475.00	0.00	0.00	(475.00)	
Total Administrative Expenses	487.74	2,133.33	0.23	1,645.59	18,394.30	25,599.96	0.72	7,084.83	
Marketing Expenses									
6843 - Website Maintenance & Upgrade	800.00	666.67	1.20	(133.33)	8,597.15	8,000.04	1.21	(1,717.11)	
6857 - Marketing/Annual Report	7,390.53	6,052.58	1.22	(1,337.95)	27,691.05	72,630.96	0.38	44,939.91	
6870 - Advertising	623.29	971.58	0.64	348.29	3,292.39	11,658.96	0.63	4,306.57	
Total Marketing Expenses	8,813.82	7,690.83	1.15	(1,122.99)	39,580.59	92,289.96	0.48	47,529.37	

Brown Ranch Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Utilities								
6500 - Gas	0.00	0.00	0.00	0.00	90.00	0.00	0.00	(90.00)
6501 - Electricity	161.77	300.00	0.54	138.23	1,901.99	3,600.00	0.53	1,698.01
6502 - Water	51.28	125.00	0.41	73.72	462.44	1,500.00	0.34	989.76
Total Utilities	213.05	425.00	0.50	211.95	2,454.43	5,100.00	0.49	2,597.77
Operating & Maintenance Expenses								
6555 - Professional Fees	84,489.24	87,384.17	0.97	2,894.93	818,491.77	1,048,610.04	0.81	200,433.19
6862 - Contract Labor	9,916.95	17,985.83	0.55	8,068.88	79,802.93	215,829.96	0.41	128,264.53
6872 - Furniture & Equipment Expense	0.00	500.00	0.00	500.00	3,071.99	6,000.00	0.51	2,928.01
7250 - Engineering/Surveying	1,048.75	2,159.50	0.49	1,110.75	20,920.00	25,914.00	0.81	4,994.00
Total Operating & Maintenance Expenses	95,454.94	108,029.50	0.88	12,574.56	922,286.69	1,296,354.00	0.74	336,619.73
Maintenance & Repairs								
6202 - Maintenance Supplies	19.78	166.67	0.12	146.89	451.37	2,000.04	0.23	1,548.67
6203 - Maintenance & Repairs Contract	0.00	125.00	0.00	125.00	1,444.26	1,500.00	0.96	55.74
6205 - Snow Removal	0.00	500.00	0.00	500.00	1,760.00	6,000.00	0.29	4,240.00
6207 - Grounds	550.00	0.00	0.00	(550.00)	3,990.85	0.00	0.00	(3,990.85)
6858 - Office Equipment Rent/Maint	0.00	0.00	0.00	0.00	6.61	0.00	0.00	(6.61)
Total Maintenance & Repairs	569.78	791.67	0.72	221.89	7,653.09	9,500.04	0.81	1,846.95
Taxes & Insurance								
6850 - Insurance	0.00	708.50	0.00	708.50	8,501.80	8,502.00	1.00	0.20
Total Taxes & Insurance	0.00	708.50	0.00	708.50	8,501.80	8,502.00	1.00	0.20
Total Operating Expenses	121,076.76	137,102.25	0.88	16,025.49	1,162,619.99	1,645,227.00	0.73	439,810.80
Net Operating Income (Loss)	(121,076.76)	(0.08)	1,513,459.50	(121,076.68)	71,567.43	(0.96)	(29,970.02)	28,772.18
Net Income (Loss)	(121,076.76)	(0.08)	1,513,459.50	(121,076.68)	71,567.43	(0.96)	(29,970.02)	28,772.18

Hillside Village Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Rental Income								
4401 - Rental Income & Lot Rents	26,174.00	36,958.00	0.71	(10,784.00)	255,840.00	443,496.00	0.64	(161,428.00)
4402 - Subsidy Rent Income	12,294.00	0.00	0.00	12,294.00	124,072.00	0.00	0.00	124,285.00
4403 - Application Fees Received	0.00	50.00	0.00	(50.00)	108.95	600.00	0.18	(491.05)
4404 - Laundry and Vending	926.71	416.67	2.22	510.04	4,102.48	5,000.04	0.82	(897.56)
4406 - Tenant Charges	563.36	541.67	1.04	21.69	6,035.39	6,500.04	1.29	1,908.81
Total Rental Income	39,958.07	37,966.34	1.05	1,991.73	390,158.82	455,596.08	0.92	(36,622.80)
Vacancy, Losses & Concessions								
4408 - Vacancy Loss	0.00	(739.17)	0.00	739.17	(3,827.00)	(8,870.04)	0.43	5,043.04
Total Vacancy, Losses & Concessions	0.00	(739.17)	0.00	739.17	(3,827.00)	(8,870.04)	0.43	5,043.04
Net Rental Income	39,958.07	37,227.17	1.07	2,730.90	386,331.82	446,726.04	0.93	(31,579.76)
Financial Income								
4038 - Interest Income	2.93	5.00	0.59	(2.07)	28.81	60.00	0.48	(31.19)
Total Financial Income	2.93	5.00	0.59	(2.07)	28.81	60.00	0.48	(31.19)
Other Income								
4030 - Miscellaneous Income	136.58	0.00	0.00	136.58	136.58	0.00	0.00	136.58
4501 - Transfer from Reserve	0.00	2,272.08	0.00	(2,272.08)	0.00	27,264.96	0.00	(27,264.96)
Total Other Income	136.58	2,272.08	0.06	(2,135.50)	136.58	27,264.96	0.01	(27,128.38)
Total Income	40,097.58	39,504.25	1.02	593.33	386,497.21	474,051.00	0.88	(58,739.33)
Expenses								
Payroll & Related								
5000 - Payroll	5,021.10	5,021.10	1.00	0.00	50,211.00	60,253.20	0.83	10,042.20
5050 - Employee Benefit	0.00	1,870.86	0.00	1,870.86	17,811.31	22,450.32	0.79	4,639.01
5055 - Retirement Program	645.98	695.02	0.93	49.04	6,431.03	8,340.24	0.77	1,909.21
5090 - Payroll Taxes	799.74	1,002.03	0.80	202.29	9,187.45	12,024.36	0.76	2,836.91
5095 - Worker's Compensation	329.15	250.00	1.32	(79.15)	2,347.49	3,000.00	0.89	323.36
6201 - Maintenance & Repairs Payroll	5,870.12	5,745.13	1.02	(124.99)	57,701.20	68,941.56	0.84	11,240.36
Total Payroll & Related	12,666.09	14,584.14	0.87	1,918.05	143,689.48	175,009.68	0.82	30,991.05
Administrative Expenses								
5020 - Miscellaneous Expense	0.00	0.00	0.00	0.00	30.34	0.00	0.00	(30.34)
6820 - Office Supplies	21.66	125.00	0.17	103.34	1,105.90	1,500.00	0.74	394.10
6830 - Telephone, Internet	288.11	250.00	1.15	(38.11)	1,755.27	3,000.00	0.59	1,244.73
6835 - Training	0.00	250.00	0.00	250.00	139.00	3,000.00	0.05	2,861.00

Hillside Village Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022	Year Ending			
	Month Ending 10/31/2022		Month Ending 10/31/2022			Current Year 12/31/2022		Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff		Actual	Budget	Budget Ratio	Budget Diff
6839 - Travel Meals & Mileage	119.00	0.00	0.00	(119.00)	293.89	0.00	0.00	(293.89)	
6840 - General & Administrative	0.00	0.00	0.00	0.00	68.06	0.00	0.00	(68.06)	
6842 - Postage and Delivery	5.25	0.00	0.00	(5.25)	48.85	0.00	0.00	(48.85)	
6865 - Dues and Memberships	0.00	0.00	0.00	0.00	2,994.42	0.00	0.00	(2,994.42)	
6878 - Computer Maintenance	15.96	83.33	0.19	67.37	479.50	999.96	0.50	502.47	
6879 - Software Maintenance Agreement	(972.75)	550.00	(1.77)	1,522.75	5,985.15	6,600.00	0.98	156.78	
6920 - Legal Fees	0.00	83.33	0.00	83.33	85.00	999.96	0.09	914.96	
7131 - Other Admin. Expenses	28.13	250.00	0.11	221.87	61.30	3,000.00	0.02	2,938.70	
Total Administrative Expenses	(494.64)	1,591.66	(0.31)	2,086.30	13,046.68	19,099.92	0.71	5,577.18	
Marketing Expenses									
6870 - Advertising	0.00	83.33	0.00	83.33	579.60	999.96	0.58	420.36	
Total Marketing Expenses	0.00	83.33	0.00	83.33	579.60	999.96	0.58	420.36	
Utilities									
6501 - Electricity	311.43	583.33	0.53	271.90	3,767.12	6,999.96	0.56	3,104.35	
6502 - Water	2,402.48	2,000.00	1.20	(402.48)	20,860.20	24,000.00	0.96	970.48	
6503 - Sewer	2,040.50	2,058.33	0.99	17.83	18,364.50	24,699.96	0.83	4,294.96	
6504 - Garbage & Trash Removal	1,335.91	1,250.00	1.07	(85.91)	14,499.08	15,000.00	0.97	500.92	
Total Utilities	6,090.32	5,891.66	1.03	(198.66)	57,490.90	70,699.92	0.87	8,870.71	
Operating & Maintenance Expenses									
6145 - Rental Income Write Off	0.00	166.67	0.00	166.67	3,254.35	2,000.04	1.63	(1,254.31)	
6295 - Other Expenses	0.00	208.33	0.00	208.33	0.00	2,499.96	0.00	2,499.96	
6872 - Furniture & Equipment Expense	0.00	41.67	0.00	41.67	0.00	500.04	0.00	500.04	
7117 - Project Auditing Expense	0.00	583.33	0.00	583.33	4,840.00	6,999.96	0.69	2,159.96	
7195 - Manager Unit Rent	689.00	689.00	1.00	0.00	6,890.00	8,268.00	0.83	1,378.00	
Total Operating & Maintenance Expenses	689.00	1,689.00	0.41	1,000.00	14,984.35	20,268.00	0.74	5,283.65	
Maintenance & Repairs									
6202 - Maintenance Supplies	1,992.19	1,250.00	1.59	(742.19)	9,131.92	15,000.00	0.63	5,592.52	
6203 - Maintenance & Repairs Contract	479.42	1,000.00	0.48	520.58	9,104.92	12,000.00	0.76	2,895.08	
6204 - Painting	22.46	416.67	0.05	394.21	4,357.02	5,000.04	0.87	643.02	
6205 - Snow Removal	0.00	1,666.67	0.00	1,666.67	10,681.50	20,000.04	0.54	9,192.54	
6207 - Grounds	451.48	708.33	0.64	256.85	10,596.82	8,499.96	1.28	(2,362.86)	
6208 - Cleaning	320.00	333.33	0.96	13.33	320.00	3,999.96	0.08	3,679.96	
Total Maintenance & Repairs	3,265.55	5,375.00	0.61	2,109.45	44,192.18	64,500.00	0.70	19,640.26	
Management Fees									
6860 - Management Fee	3,555.00	3,555.00	1.00	0.00	35,550.00	42,660.00	0.83	7,110.00	
Total Management Fees	3,555.00	3,555.00	1.00	0.00	35,550.00	42,660.00	0.83	7,110.00	
Taxes & Insurance									
6850 - Insurance	0.00	0.00	0.00	0.00	11,102.41	13,000.00	0.85	1,897.59	

Hillside Village Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
Total Taxes & Insurance	0.00	0.00	0.00	0.00	11,102.41	13,000.00	0.85	1,897.59
Total Operating Expenses	25,771.32	32,769.79	0.79	6,998.47	320,635.60	406,237.48	0.80	79,790.80
Net Operating Income (Loss)	14,326.26	6,734.46	2.13	7,591.80	65,861.61	67,813.52	1.31	21,051.47
Non-Operating Expenses								
Capital Expenditures								
6210 - Annual Capital Budget	0.00	1,666.67	0.00	1,666.67	1,963.19	20,000.04	0.10	18,036.85
Total Capital Expenditures	0.00	1,666.67	0.00	1,666.67	1,963.19	20,000.04	0.10	18,036.85
Debt Services								
5101 - RHS Debt Payment (USDA Loans)	2,497.01	2,497.00	1.00	(0.01)	24,970.10	29,964.00	0.83	4,993.90
5102 - USDA Overage	6.00	625.00	0.01	619.00	154.00	7,500.00	(0.17)	8,787.00
Total Debt Services	2,503.01	3,122.00	0.80	618.99	25,124.10	37,464.00	0.63	13,780.90
Other Non-Operating Expenses								
5123 - Transfer From O&M to Reserve	1,481.75	1,481.75	1.00	0.00	14,817.50	17,781.00	0.83	2,963.50
Total Other Non-Operating Expenses	1,481.75	1,481.75	1.00	0.00	14,817.50	17,781.00	0.83	2,963.50
Total Non-Operating Expenses	3,984.76	6,270.42	0.64	2,285.66	41,904.79	75,245.04	0.54	34,781.25
Net Income (Loss)	10,341.50	464.04	22.29	9,877.46	23,956.82	(7,431.52)	(6.51)	55,832.72

Fish Creek Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year		Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022			12/31/2022	Year to Date 12/31/2022	Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff					
Income									
Rental Income									
4401 - Rental Income & Lot Rents	32,510.00	32,530.00	1.00	(20.00)	325,289.58	390,360.00	0.92	(32,560.42)	
4403 - Application Fees Received	65.37	0.00	0.00	65.37	453.43	0.00	0.00	453.43	
4406 - Tenant Charges	0.00	16.67	0.00	(16.67)	95.00	200.04	0.47	(105.04)	
Total Rental Income	32,575.37	32,546.67	1.00	28.70	325,838.01	390,560.04	0.92	(32,212.03)	
Vacancy, Losses & Concessions									
4408 - Vacancy Loss	0.00	0.00	0.00	0.00	(6.00)	0.00	0.00	(6.00)	
Total Vacancy, Losses & Concessions	0.00	0.00	0.00	0.00	(6.00)	0.00	0.00	(6.00)	
Net Rental Income	32,575.37	32,546.67	1.00	28.70	325,832.01	390,560.04	0.92	(32,218.03)	
Financial Income									
4038 - Interest Income	643.77	20.83	30.91	622.94	2,458.16	249.96	9.83	2,208.20	
Total Financial Income	643.77	20.83	30.91	622.94	2,458.16	249.96	9.83	2,208.20	
Total Income	33,219.14	32,567.50	1.02	651.64	328,290.17	390,810.00	0.92	(30,009.83)	
Expenses									
Payroll & Related									
5000 - Payroll	817.38	817.39	1.00	0.01	8,173.80	9,808.68	0.83	1,634.88	
5050 - Employee Benefit	0.00	0.00	0.00	0.00	1,224.35	0.00	0.00	(1,224.35)	
5055 - Retirement Program	49.04	0.00	0.00	(49.04)	171.65	0.00	0.00	(171.65)	
5090 - Payroll Taxes	60.72	80.57	0.75	19.85	268.02	966.84	0.28	698.82	
Total Payroll & Related	927.14	897.96	1.03	(29.18)	9,837.82	10,775.52	0.91	937.70	
Administrative Expenses									
6815 - Application Fee Expense	0.00	20.83	0.00	20.83	0.00	249.96	0.00	249.96	
6835 - Training	0.00	83.33	0.00	83.33	0.00	999.96	0.00	999.96	
6838 - Accounting	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00	
6840 - General & Administrative	0.00	166.67	0.00	166.67	1,633.00	2,000.04	0.82	367.04	
6842 - Postage and Delivery	0.00	0.00	0.00	0.00	22.14	0.00	0.00	(22.14)	
6853 - Bank Service Fees	20.00	0.00	0.00	(20.00)	90.00	0.00	0.00	(90.00)	
6879 - Software Maintenance Agreement	32.76	208.33	0.16	175.57	1,483.04	2,499.96	0.59	1,016.92	
6920 - Legal Fees	0.00	250.00	0.00	250.00	3,212.50	3,000.00	1.07	(212.50)	
Total Administrative Expenses	52.76	979.16	0.05	926.40	6,440.68	11,749.92	0.55	5,309.24	
Utilities									
6501 - Electricity	104.07	125.00	0.83	20.93	959.31	1,500.00	0.64	540.69	
6502 - Water	5,172.60	2,000.00	2.59	(3,172.60)	15,578.30	24,000.00	0.65	8,421.70	
6503 - Sewer	3,418.54	0.00	0.00	(3,418.54)	6,835.54	0.00	0.00	(6,835.54)	

Fish Creek Annual Budget Comparison October 31, 2022

	Month Ending				Year to Date 10/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
6504 - Garbage & Trash Removal	0.00	2,083.33	0.00	2,083.33	25,909.63	24,999.96	1.04	(909.67)
Total Utilities	8,695.21	4,208.33	2.07	(4,486.88)	49,282.78	50,499.96	0.98	1,217.18
Operating & Maintenance Expenses								
6813 - Railroad License	0.00	775.00	0.00	775.00	9,548.10	9,300.00	1.03	(248.10)
6837 - Audit	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00
6862 - Contract Labor	41,500.66	0.00	0.00	(41,500.66)	50,460.66	0.00	0.00	(50,460.66)
6871 - Park Improvements	0.00	500.00	0.00	500.00	0.00	6,000.00	0.00	6,000.00
6883 - Balance Write Off	0.00	333.33	0.00	333.33	0.00	3,999.96	0.00	3,999.96
7117 - Project Auditing Expense	0.00	0.00	0.00	0.00	2,050.00	0.00	0.00	(2,050.00)
Total Operating & Maintenance Expenses	41,500.66	1,858.33	22.33	(39,642.33)	62,058.76	22,299.96	2.78	(39,758.80)
Maintenance & Repairs								
6202 - Maintenance Supplies	0.00	166.67	0.00	166.67	0.00	2,000.04	0.00	2,000.04
6205 - Snow Removal	0.00	1,250.00	0.00	1,250.00	12,687.50	15,000.00	0.85	2,312.50
Total Maintenance & Repairs	0.00	1,416.67	0.00	1,416.67	12,687.50	17,000.04	0.75	4,312.54
Management Fees								
6860 - Management Fee	2,775.00	2,775.00	1.00	0.00	27,750.00	33,300.00	0.83	5,550.00
Total Management Fees	2,775.00	2,775.00	1.00	0.00	27,750.00	33,300.00	0.83	5,550.00
Taxes & Insurance								
6850 - Insurance	0.00	166.67	0.00	166.67	1,633.68	2,000.04	0.82	366.36
Total Taxes & Insurance	0.00	166.67	0.00	166.67	1,633.68	2,000.04	0.82	366.36
Total Operating Expenses	53,950.77	12,302.12	4.39	(41,648.65)	169,691.22	147,625.44	1.15	(22,065.78)
Net Operating Income (Loss)	(20,731.63)	20,265.38	(1.02)	(40,997.01)	158,598.95	243,184.56	0.79	(52,075.61)
Non-Operating Expenses								
Capital Expenditures								
6210 - Annual Capital Budget	0.00	41,666.67	0.00	41,666.67	3,823.21	500,000.04	0.01	496,176.83
6885 - Capital Outlay	0.00	0.00	0.00	0.00	26,252.00	0.00	0.00	(26,252.00)
Total Capital Expenditures	0.00	41,666.67	0.00	41,666.67	30,075.21	500,000.04	0.06	469,924.83
Debt Services								
6710 - Interest Payments	5,774.09	6,932.07	0.83	1,157.98	68,109.12	83,184.84	0.82	15,075.72
6712 - Principal Payments	24,144.18	10,498.01	2.30	(13,646.17)	116,178.18	125,976.12	0.92	9,797.94
Total Debt Services	29,918.27	17,430.08	1.72	(12,488.19)	184,287.30	209,160.96	0.88	24,873.66
Other Non-Operating Expenses								
6808 - Transfer to Reserves	0.00	2,500.00	0.00	2,500.00	0.00	30,000.00	0.00	30,000.00

Fish Creek Annual Budget Comparison October 31, 2022

	Month Ending		Year to Date		Current Year		Year Ending	
	10/31/2022		10/31/2022		12/31/2022		12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	Budget Ratio	Budget Diff
Total Other Non-Operating Expenses	0.00	2,500.00	0.00	2,500.00	0.00	30,000.00	0.00	30,000.00
Total Non-Operating Expenses	29,918.27	61,596.75	0.49	31,678.48	214,362.51	739,161.00	0.29	524,798.49
Net Income (Loss)	(50,649.90)	(41,331.37)	1.23	(9,318.53)	(55,763.56)	(495,976.44)	0.05	472,722.88

DPA
Annual Budget Comparison
 October 31, 2022

	Month Ending				Year to Date 10/31/2022	Current Year		Year Ending	
	Month Ending 10/31/2022		Month Ending 10/31/2022			12/31/2022	Year to Date 12/31/2022		
	Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	Budget Ratio	Budget Diff	
Income									
Financial Income									
4010 - CDBG RLF Principal	27.33	24.00	1.14	3.33	269.80	288.00	0.94	(18.20)	
4012 - CDBG RLF Interest	28.97	33.00	0.88	(4.03)	293.20	396.00	0.74	(102.80)	
4020 - Principal WEV	0.00	417.00	0.00	(417.00)	0.00	5,004.00	0.00	(5,004.00)	
4022 - Principal City	0.00	417.00	0.00	(417.00)	0.00	5,004.00	0.00	(5,004.00)	
4024 - Principal CMHC	124.63	833.00	0.15	(708.37)	16,246.30	9,996.00	1.63	6,250.30	
4026 - Principal YVHA	14,238.00	833.33	17.09	13,404.67	39,436.00	9,999.96	3.94	29,436.04	
4038 - Interest Income	11,675.79	500.00	23.35	11,175.79	23,306.87	6,000.00	3.88	17,306.87	
Total Financial Income	26,094.72	3,057.33	8.54	23,037.39	79,552.17	36,687.96	2.17	42,864.21	
Other Income									
4030 - Miscellaneous Income	0.00	0.00	0.00	0.00	89.05	0.00	0.00	89.05	
Total Other Income	0.00	0.00	0.00	0.00	89.05	0.00	0.00	89.05	
Total Income	26,094.72	3,057.33	8.54	23,037.39	79,641.22	36,687.96	2.17	42,953.26	
Expenses									
Administrative Expenses									
5015 - Administrative Fee	0.00	217.00	0.00	217.00	2,500.00	2,604.00	0.96	104.00	
6840 - General & Administrative	0.00	0.00	0.00	0.00	50.00	0.00	0.00	(50.00)	
6842 - Postage and Delivery	0.00	0.00	0.00	0.00	35.05	0.00	0.00	(35.05)	
Total Administrative Expenses	0.00	217.00	0.00	217.00	2,585.05	2,604.00	0.99	18.95	
Service Related Expenses									
5010 - Direct Assistance	0.00	13,333.33	0.00	13,333.33	137,500.00	159,999.96	0.86	22,499.96	
Total Service Related Expenses	0.00	13,333.33	0.00	13,333.33	137,500.00	159,999.96	0.86	22,499.96	
Total Operating Expenses	0.00	13,550.33	0.00	13,550.33	140,085.05	162,603.96	0.86	22,518.91	
Net Operating Income (Loss)	26,094.72	(10,493.00)	(2.49)	36,587.72	(60,443.83)	(125,916.00)	0.48	65,472.17	
Non-Operating Expenses									
Other Non-Operating Expenses									
6565 - Transfer to General Fund	0.00	333.33	0.00	333.33	4,000.00	3,999.96	1.00	(0.04)	
Total Other Non-Operating Expenses	0.00	333.33	0.00	333.33	4,000.00	3,999.96	1.00	(0.04)	
Total Non-Operating Expenses	0.00	333.33	0.00	333.33	4,000.00	3,999.96	1.00	(0.04)	
Net Income (Loss)	26,094.72	(10,826.33)	(2.41)	36,921.05	(64,443.83)	(129,915.96)	0.50	65,472.13	

DPA

Annual Budget Comparison

October 31, 2022

Month Ending		Month Ending		Year to Date	Current Year	Year Ending	
Month Ending 10/31/2022	Month Ending 10/31/2022	Month Ending 10/31/2022	Month Ending 10/31/2022	10/31/2022	12/31/2022	Year to Date 12/31/2022	Year to Date 12/31/2022
Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	Budget Ratio	Budget Diff

YVHA
Statement of Cash Flows
October 31, 2022

	Month Ending 10/31/2022		Year to Date 10/31/2022	
	Actual	%	Actual	%
Income	126,576.72	0.00	6,123,873.87	0.00
Expenses	250,225.29	0.00	2,319,125.41	0.00
Net Operating Income (Loss)	(123,648.57)	0.00	3,804,748.46	0.00
Non-Operating Expenses	83,903.03	0.00	3,253,660.30	0.00
Net Income (Loss)	(207,551.60)	0.00	551,088.16	0.00
Balance Sheet Adjustments	(18,160.70)	0.00	(764,740.00)	0.00
Net Cash Flow	(225,712.30)	0.00	(213,651.84)	0.00
Beginning Cash				
1001 - Wells Fargo HSV O& M xxxx3604	145,976.13	0.00	199,659.77	0.00
1004 - Wells Fargo HSV T&I xxxx3646	10,184.97	0.00	10,184.21	0.00
1015 - ColoTrust Dev	3,279,629.25	0.00	2,898,160.97	0.00
1040 - Wells Fargo YVHA Oper xxx6622	149,355.75	0.00	390,003.83	0.00
1082 - ColoTrust DPA	91,051.23	0.00	192,839.38	0.00
1090 - Petty Cash	100.00	0.00	0.00	0.00
1710 - Alpine Checking xx4827	175,470.31	0.00	181,429.49	0.00
1712 - Alpine Money Market xx4836	210,255.30	0.00	180,233.79	0.00
1714 - ColoTrust FC	230,050.80	0.00	228,257.92	0.00
1902 - Wells Fargo HSV Sec Dep xx3588	31,646.48	0.00	30,902.40	0.00
1903 - Wells Fargo HSV Res xxxx3679	167,910.78	0.00	154,563.03	0.00
Total Beginning Cash	4,491,631.00	0.00	4,466,234.79	0.00
Ending Cash				
1001 - Wells Fargo HSV O& M xxxx3604	103,297.05	0.00	103,297.05	0.00
1004 - Wells Fargo HSV T&I xxxx3646	10,185.06	0.00	10,185.06	0.00
1015 - ColoTrust Dev	3,247,948.64	0.00	3,247,948.64	0.00
1040 - Wells Fargo YVHA Oper xxx6622	39,706.69	0.00	39,706.69	0.00
1082 - ColoTrust DPA	91,299.45	0.00	91,299.45	0.00
1090 - Petty Cash	100.00	0.00	100.00	0.00
1710 - Alpine Checking xx4827	132,369.65	0.00	132,369.65	0.00
1712 - Alpine Money Market xx4836	210,272.00	0.00	210,272.00	0.00
1714 - ColoTrust FC	230,677.87	0.00	230,677.87	0.00
1902 - Wells Fargo HSV Sec Dep xx3588	32,150.08	0.00	32,150.08	0.00
1903 - Wells Fargo HSV Res xxxx3679	169,393.96	0.00	169,393.96	0.00
Total Ending Cash	4,267,400.45	0.00	4,267,400.45	0.00