

# General Fund Balance Sheet

August 31, 2022

<b>Current Assets</b>	
Cash	247,333.74
Accounts Receivable	18,625.53
Deposits & Escrows	122.50
<b>Total Current Assets</b>	<b>266,081.77</b>
<b>Fixed Assets</b>	
Fixed Assets	20,991.00
Depreciation & Amortization	(20,991.00)
<b>Total Fixed Assets</b>	<b>0.00</b>
<b>Other Assets</b>	<b>234,807.67</b>
<b>Current Liabilities</b>	<b>24,019.58</b>
<b>Liabilities</b>	
Current Liabilities	24,019.58
<b>Total Liabilities</b>	<b>24,019.58</b>
<b>Retained Earnings</b>	<b>436,380.27</b>

# Development Fund

## Balance Sheet

August 31, 2022

<b>Current Assets</b>	
Cash	1,082,171.19
<b>Total Current Assets</b>	<u><u>1,082,171.19</u></u>
<b>Fixed Assets</b>	
Fixed Assets	6,000,000.00
<b>Total Fixed Assets</b>	<u><u>6,000,000.00</u></u>
<b>Other Assets</b>	<u><u>3,319,053.80</u></u>
<b>Current Liabilities</b>	<u><u>25,544.40</u></u>
<b>Liabilities</b>	
Current Liabilities	25,544.40
Long Term Liabilities	120,000.00
<b>Total Liabilities</b>	<u><u>145,544.40</u></u>
<b>Retained Earnings</b>	<u><u>11,663,656.89</u></u>

**Brown Ranch  
Balance Sheet**

August 31, 2022

**Current Assets**

Cash

204,057.03

Deposits &amp; Escrows

1,000.00**Total Current Assets****205,057.03****Fixed Assets**

Fixed Assets

24,004,299.00**Total Fixed Assets****24,004,299.00****Current Liabilities****530.19****Liabilities**

Current Liabilities

530.19**Total Liabilities****530.19****Retained Earnings****24,000,000.00**

# Hillside Village Balance Sheet

August 31, 2022

## Current Assets

Cash

264,980.63

Accounts Receivable

9.04

## Total Current Assets

264,989.67

## Fixed Assets

Fixed Assets

3,554,105.25

Depreciation & Amortization

(2,055,535.93)

## Total Fixed Assets

1,498,569.32

## Current Liabilities

36,609.07

## Liabilities

Current Liabilities

36,609.07

Long Term Liabilities

1,095,833.14

## Total Liabilities

1,132,442.21

## Retained Earnings

624,002.68

# Fish Creek Balance Sheet

August 31, 2022

## Current Assets

Cash

543,645.84

Accounts Receivable

3,970.01

Deposits & Escrows

6,692.01

## Total Current Assets

**554,307.86**

## Fixed Assets

Fixed Assets

4,968,300.96

Depreciation & Amortization

(220,985.69)

## Total Fixed Assets

**4,747,315.27**

## Current Liabilities

**22,890.83**

## Liabilities

Current Liabilities

22,890.83

Long Term Liabilities

2,946,579.87

## Total Liabilities

**2,969,470.70**

## Retained Earnings

**2,324,428.25**

**DPA**  
**Balance Sheet**  
August 31, 2022

<b>Current Assets</b>	
Cash	179,614.17
Accounts Receivable	<u>271,149.91</u>
<b>Total Current Assets</b>	<u><b>450,764.08</b></u>
<b>Other Assets</b>	<u><b>6,164.75</b></u>
<b>Retained Earnings</b>	<u><b>527,844.18</b></u>

# General Fund Balance Sheet

August 31, 2022

## Assets

### Current Assets

#### Cash

Combined cash	11,984.25
Wells Fargo YVHA Oper xxx6622	235,249.49
Petty Cash	100.00
Total Cash	<u>247,333.74</u>

#### Accounts Receivable

Accounts Receivable	4,433.00
A/R from Sunlight	14,018.08
Other Receivable	174.45
Total Accounts Receivable	<u>18,625.53</u>

#### Deposits & Escrows

Prepaid Expenses	122.50
Total Deposits & Escrows	<u>122.50</u>

### Total Current Assets

266,081.77

### Fixed Assets

#### Computer Software

20,991.00

#### Depreciation & Amortization

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

### Total Fixed Assets

0.00

### 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

500,889.44

# General Fund Balance Sheet

August 31, 2022

## Liabilities & Equity

### Liabilities

#### Current Liabilities

Accounts Payable	8,428.61
Payroll Liabilities	11,684.27
Escrow - Jaime	1,975.32
Escrow - Welu	(804.49)
457 Payable	3,967.87
Health Insurance Payable	(1,232.00)
Total Current Liabilities	<u>24,019.58</u>

#### Total Liabilities

24,019.58

### Equity

Retained Earnings	436,380.27
Current Net Income	<u>40,489.59</u>

#### Total Equity

476,869.86

## Total Liabilities & Equity

**500,889.44**

# Development Fund

## Balance Sheet

August 31, 2022

### Assets

Current Assets	
Cash	
Combined cash	(192,429.53)
ColoTrust Dev	1,274,600.72
Total Cash	<u>1,082,171.19</u>
Total Current Assets	1,082,171.19
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	1,600,000.00
Total Other Assets	<u>3,319,053.80</u>
<b>Total Assets</b>	<b><u><u>10,401,224.99</u></u></b>

# Development Fund

## Balance Sheet

August 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	<u>(1,407,976.30)</u>

Total Equity	<u>10,255,680.59</u>
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<b>Total Liabilities &amp; Equity</b>	<b><u><u>10,401,224.99</u></u></b>
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# Brown Ranch Balance Sheet

August 31, 2022

**Assets**

Current Assets	
Cash	
Combined cash	204,057.03
Total Cash	<u>204,057.03</u>
Deposits & Escrows	
Prepaid Expenses	1,000.00
Total Deposits & Escrows	<u>1,000.00</u>
Total Current Assets	205,057.03
Fixed Assets	
Office Equipment	4,299.00
Brown Ranch land	<u>24,000,000.00</u>
Total Fixed Assets	<u>24,004,299.00</u>
<b>Total Assets</b>	<b><u>24,209,356.03</u></b>

# Brown Ranch Balance Sheet

August 31, 2022

## Liabilities & Equity

### Liabilities

#### Current Liabilities

Accounts Payable

530.19

Total Current Liabilities

530.19

Total Liabilities

530.19

### Equity

Retained Earnings

24,000,000.00

Current Net Income

208,825.84

Total Equity

24,208,825.84

**Total Liabilities & Equity**

**24,209,356.03**

# Hillside Village Balance Sheet

August 31, 2022

## Assets

### Current Assets

#### Cash

Combined cash	(58,375.47)
Wells Fargo HSV O& M xxxx3604	115,807.37
Wells Fargo HSV T&I xxxx3646	10,184.89
Wells Fargo HSV Sec Dep xx3588	30,936.17
Wells Fargo HSV Res xxxx3679	166,427.67
Total Cash	<u>264,980.63</u>

#### Accounts Receivable

Accounts Receivable	1,009.04
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	<u>9.04</u>

### Total Current Assets

264,989.67

### Fixed Assets

Building-Hillside Village	1,820,000.00
Capitalized Interest-Construct	32,381.00
Hillside 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	<u>(2,055,535.93)</u>

### Total Fixed Assets

1,498,569.32

## Total Assets

1,763,558.99

# Hillside Village

## Balance Sheet

August 31, 2022

### Liabilities & Equity

#### Liabilities

##### Current Liabilities

Accounts Payable	1,185.96
Payroll Liabilities	5,839.24
Security Deposits	28,349.27
Prepaid Revenue	1,234.60
Total Current Liabilities	<u>36,609.07</u>

##### Long Term Liabilities

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

Total Liabilities 1,132,442.21

#### Equity

Retained Earnings	624,002.68
Current Net Income	7,114.10
Total Equity	<u>631,116.78</u>

### Total Liabilities & Equity

1,763,558.99

**Fish Creek**  
**Balance Sheet**  
August 31, 2022

**Assets**

Current Assets

Cash

Combined cash	(53,995.09)
Alpine Checking xx4827	157,837.29
Alpine Money Market xx4836	210,247.75
ColoTrust FC	229,555.89
Total Cash	<u>543,645.84</u>

Accounts Receivable

Accounts Receivable	4,970.01
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	<u>3,970.01</u>

Deposits & Escrows

Prepaid Expenses	6,692.01
Total Deposits & Escrows	<u>6,692.01</u>

Total Current Assets

554,307.86

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**

**5,301,623.13**

**Fish Creek  
Balance Sheet**  
August 31, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Accrued Interest Payable	6,144.87
Payroll Liabilities	279.17
Prepaid Revenue	16,466.79
Total Current Liabilities	<u>22,890.83</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	2,969,470.70
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Equity

Retained Earnings	2,324,428.25
Current Net Income	7,724.18
	<u>2,332,152.43</u>

Total Equity	<u>2,332,152.43</u>
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<b>Total Liabilities &amp; Equity</b>	<b><u><u>5,301,623.13</u></u></b>
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**DPA**  
**Balance Sheet**  
August 31, 2022

**Assets**

Current Assets

Cash

Combined cash	88,758.81
ColoTrust DPA	90,855.36
Total Cash	<u>179,614.17</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	450,764.08
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Other Assets

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

<b>Total Assets</b>	<b><u><u>456,928.83</u></u></b>
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**DPA**  
**Balance Sheet**  
August 31, 2022

**Liabilities & Equity**

Equity	
Retained Earnings	527,844.18
Current Net Income	<u>(70,915.35)</u>
Total Equity	<u>456,928.83</u>
<b>Total Liabilities &amp; Equity</b>	<b><u><u>456,928.83</u></u></b>

# General Fund Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<b>Income</b>								
<b>Management Income</b>								
4190 - FCMHP Mgt Fee	0.00	2,775.00	0.00	(2,775.00)	22,200.00	33,300.00	0.67	(11,100.00)
4191 - HSV Mgt Fee	0.00	3,555.00	0.00	(3,555.00)	28,440.00	42,660.00	0.67	(14,220.00)
4193 - Sunlight Mgt Fee	0.00	3,441.67	0.00	(3,441.67)	4,000.00	41,300.04	0.10	(37,300.04)
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)
<b>Total Management Income</b>	<b>0.00</b>	<b>13,396.67</b>	<b>0.00</b>	<b>(13,396.67)</b>	<b>54,640.00</b>	<b>160,760.04</b>	<b>0.34</b>	<b>(106,120.04)</b>
<b>Financial Income</b>								
4025 - Grants	0.00	0.00	0.00	0.00	10,500.00	0.00	0.00	10,500.00
4038 - Interest Income	4.04	1.00	4.04	3.04	18.64	12.00	1.55	6.64
4150 - Contribution 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)	8,333.68	12,507.84	0.75	(3,132.45)
4505 - DPA Interest	0.00	333.33	0.00	(333.33)	4,000.00	3,999.96	1.00	0.04
<b>Total Financial Income</b>	<b>1,045.75</b>	<b>9,709.99</b>	<b>0.11</b>	<b>(8,664.24)</b>	<b>110,352.32</b>	<b>116,519.88</b>	<b>0.96</b>	<b>(5,125.85)</b>
<b>Other Income</b>								
4030 - Miscellaneous Income	0.00	0.00	0.00	0.00	816.00	0.00	0.00	816.00
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)
<b>Total Other Income</b>	<b>0.00</b>	<b>16,666.67</b>	<b>0.00</b>	<b>(16,666.67)</b>	<b>200,816.00</b>	<b>200,000.04</b>	<b>1.00</b>	<b>815.96</b>
<b>Total Income</b>	<b>1,045.75</b>	<b>39,773.33</b>	<b>0.03</b>	<b>(38,727.58)</b>	<b>365,808.32</b>	<b>477,279.96</b>	<b>0.77</b>	<b>(110,429.93)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	26,648.80	25,312.08	1.05	(1,336.72)	192,621.74	303,744.96	0.63	111,123.22
5050 - Employee Benefit	3,339.62	3,676.75	0.91	337.13	33,843.31	44,121.00	0.77	10,277.69
5055 - Retirement Program	1,571.71	1,518.75	1.03	(52.96)	11,556.92	18,225.00	0.63	6,668.08
5090 - Payroll Taxes	1,614.92	1,997.58	0.81	382.66	16,400.27	23,970.96	0.68	7,570.69
5095 - Worker's Compensation	690.41	500.00	1.38	(190.41)	3,474.41	6,000.00	0.70	1,792.94
<b>Total Payroll &amp; Related</b>	<b>33,865.46</b>	<b>33,005.16</b>	<b>1.03</b>	<b>(860.30)</b>	<b>257,896.65</b>	<b>396,061.92</b>	<b>0.65</b>	<b>137,432.62</b>
<b>Administrative Expenses</b>								
5020 - Miscellaneous Expense	0.00	0.00	0.00	0.00	298.00	0.00	0.00	(298.00)
6820 - Office Supplies	44.89	83.33	0.54	38.44	1,193.40	999.96	1.19	(193.44)
6830 - Telephone, Internet	635.43	625.00	1.02	(10.43)	2,679.02	7,500.00	0.38	4,681.23
6835 - Training	3,441.27	2,083.33	1.65	(1,357.94)	24,620.08	24,999.96	0.98	379.88
6839 - Travel Meals & Mileage	1,393.96	750.00	1.86	(643.96)	4,331.26	9,000.00	0.48	4,668.74

# General Fund Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022	Current Year		Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022			12/31/2022	Year to Date 12/31/2022		
	Actual	Budget	Budget Ratio	Budget Diff		Actual	Budget	Budget Ratio	Budget Diff
6840 - General & Administrative	0.00	0.00	0.00	0.00	859.51	0.00	0.00	(859.51)	
6842 - Postage and Delivery	26.60	25.00	1.06	(1.60)	142.60	300.00	0.48	157.40	
6853 - Bank Service Fees	0.00	12.50	0.00	12.50	0.00	150.00	0.00	150.00	
6865 - Dues and Memberships	1,026.94	333.33	3.08	(693.61)	4,361.19	3,999.96	1.11	(444.23)	
6878 - Computer Maintenance	135.48	166.67	0.81	31.19	2,774.27	2,000.04	1.52	(1,034.23)	
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	1,254.66	500.00	2.51	(754.66)	3,766.22	6,000.00	0.63	2,233.78	
6920 - Legal Fees	0.00	250.00	0.00	250.00	646.00	3,000.00	0.22	2,354.00	
<b>Total Administrative Expenses</b>	<b>7,959.23</b>	<b>5,004.16</b>	<b>1.59</b>	<b>(2,955.07)</b>	<b>48,221.32</b>	<b>60,049.92</b>	<b>0.81</b>	<b>11,345.85</b>	
<b>Marketing Expenses</b>									
6843 - Website Maintenance & Upgrade	0.00	416.67	0.00	416.67	2,100.00	5,000.04	1.31	(1,559.96)	
6857 - Marketing/Annual Report	0.00	166.67	0.00	166.67	105.00	2,000.04	0.05	1,895.04	
6870 - Advertising	0.00	33.33	0.00	33.33	109.38	399.96	0.27	290.58	
6875 - Home Buyer Education	0.00	41.67	0.00	41.67	0.00	500.04	0.00	500.04	
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>658.34</b>	<b>0.00</b>	<b>658.34</b>	<b>2,314.38</b>	<b>7,900.08</b>	<b>0.86</b>	<b>1,125.70</b>	
<b>Operating &amp; Maintenance Expenses</b>									
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	1,905.50	3,600.00	0.53	1,694.50	
6872 - Furniture & Equipment Expense	0.00	416.67	0.00	416.67	6,413.26	5,000.04	1.28	(1,413.22)	
7117 - Project Auditing Expense	0.00	666.67	0.00	666.67	5,610.00	8,000.04	0.70	2,390.04	
<b>Total Operating &amp; Maintenance Expenses</b>	<b>0.00</b>	<b>1,483.34</b>	<b>0.00</b>	<b>1,483.34</b>	<b>14,301.93</b>	<b>17,800.08</b>	<b>0.80</b>	<b>3,498.15</b>	
<b>Taxes &amp; Insurance</b>									
6850 - Insurance	484.00	208.33	2.32	(275.67)	2,584.45	2,499.96	1.03	(84.49)	
<b>Total Taxes &amp; Insurance</b>	<b>484.00</b>	<b>208.33</b>	<b>2.32</b>	<b>(275.67)</b>	<b>2,584.45</b>	<b>2,499.96</b>	<b>1.03</b>	<b>(84.49)</b>	
<b>Total Operating Expenses</b>	<b>42,308.69</b>	<b>40,359.33</b>	<b>1.05</b>	<b>(1,949.36)</b>	<b>325,318.73</b>	<b>484,311.96</b>	<b>0.68</b>	<b>153,317.83</b>	
<b>Net Operating Income (Loss)</b>	<b>(41,262.94)</b>	<b>(586.00)</b>	<b>70.41</b>	<b>(40,676.94)</b>	<b>40,489.59</b>	<b>(7,032.00)</b>	<b>(5.10)</b>	<b>42,887.90</b>	
<b>Net Income (Loss)</b>	<b>(41,262.94)</b>	<b>(586.00)</b>	<b>70.41</b>	<b>(40,676.94)</b>	<b>40,489.59</b>	<b>(7,032.00)</b>	<b>(5.10)</b>	<b>42,887.90</b>	

# Development Fund Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<b>Income</b>								
<b>Management Income</b>								
4050 - Distribution from Partnerships	0.00	3,000.00	0.00	(3,000.00)	13,587.00	36,000.00	0.38	(22,413.00)
<b>Total Management Income</b>	<b>0.00</b>	<b>3,000.00</b>	<b>0.00</b>	<b>(3,000.00)</b>	<b>13,587.00</b>	<b>36,000.00</b>	<b>0.38</b>	<b>(22,413.00)</b>
<b>Financial Income</b>								
4025 - Grants	0.00	41,666.67	0.00	(41,666.67)	500,000.00	500,000.04	1.00	(0.04)
4035 - Property Tax Revenue	30,292.21	26,049.00	1.16	4,243.21	1,007,406.32	1,017,674.00	0.99	(10,267.68)
4036 - Interest on taxes	945.30	8.33	113.48	936.97	1,256.02	99.96	12.57	1,156.06
4038 - Interest Income	2,385.79	41.67	57.25	2,344.12	8,371.60	500.04	16.74	7,871.56
4040 - Specific Ownership	13,865.24	5,417.00	2.56	8,448.24	49,463.27	65,004.00	0.76	(15,540.73)
4060 - URA Backfill	0.00	4,438.50	0.00	(4,438.50)	50,491.42	53,262.00	0.95	(2,770.58)
<b>Total Financial Income</b>	<b>47,488.54</b>	<b>77,621.17</b>	<b>0.61</b>	<b>(30,132.63)</b>	<b>1,616,988.63</b>	<b>1,636,540.04</b>	<b>0.99</b>	<b>(19,551.41)</b>
<b>Other Income</b>								
4030 - Miscellaneous Income	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.39
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.39</b>	<b>0.00</b>	<b>0.00</b>	<b>0.39</b>
<b>Total Income</b>	<b>47,488.54</b>	<b>80,621.17</b>	<b>0.59</b>	<b>(33,132.63)</b>	<b>1,630,576.02</b>	<b>1,672,540.04</b>	<b>0.97</b>	<b>(41,964.02)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	5,739.08	5,421.17	1.06	(317.91)	41,874.14	65,054.04	0.64	23,179.90
5050 - Employee Benefit	1,050.11	897.58	1.17	(152.53)	6,482.44	10,770.96	0.60	4,288.52
5055 - Retirement Program	344.35	325.33	1.06	(19.02)	2,512.38	3,903.96	0.64	1,391.58
5090 - Payroll Taxes	455.92	425.42	1.07	(30.50)	3,406.67	5,105.04	0.67	1,698.37
<b>Total Payroll &amp; Related</b>	<b>7,589.46</b>	<b>7,069.50</b>	<b>1.07</b>	<b>(519.96)</b>	<b>54,275.63</b>	<b>84,834.00</b>	<b>0.64</b>	<b>30,558.37</b>
<b>Administrative Expenses</b>								
6535 - Treasurer's Fees	936.80	2,544.17	0.37	1,607.37	30,162.35	30,530.04	0.99	367.69
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	31.37	0.00	0.00	(31.37)
6840 - General & Administrative	0.00	0.00	0.00	0.00	200.00	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	0.00	20,000.04	0.36	12,856.04
6920 - Legal Fees	0.00	0.00	0.00	0.00	4,189.00	0.00	0.00	(4,189.00)
<b>Total Administrative Expenses</b>	<b>936.80</b>	<b>4,210.84</b>	<b>0.22</b>	<b>3,274.04</b>	<b>40,483.69</b>	<b>50,530.08</b>	<b>0.95</b>	<b>2,722.39</b>
<b>Marketing Expenses</b>								
6857 - Marketing/Annual Report	0.00	0.00	0.00	0.00	400.00	0.00	0.00	(400.00)
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(400.00)</b>

**Development Fund**  
**Annual Budget Comparison**  
August 31, 2022

	Month Ending				Year to Date 08/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<b>Total Operating Expenses</b>	<b>8,526.26</b>	<b>11,280.34</b>	<b>0.76</b>	<b>2,754.08</b>	<b>95,159.32</b>	<b>135,364.08</b>	<b>0.76</b>	<b>32,880.76</b>
<b>Net Operating Income (Loss)</b>	<b>38,962.28</b>	<b>69,340.83</b>	<b>0.56</b>	<b>(30,378.55)</b>	<b>1,535,416.70</b>	<b>1,537,175.96</b>	<b>0.99</b>	<b>(9,083.26)</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
6515 - Capital Contribution	0.00	250,000.00	0.00	250,000.00	2,000,000.00	3,000,000.00	0.67	1,000,000.00
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>250,000.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>2,000,000.00</b>	<b>3,000,000.00</b>	<b>0.67</b>	<b>1,000,000.00</b>
<b>Other Non-Operating Expenses</b>								
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
<b>Total Other Non-Operating Expenses</b>	<b>0.00</b>	<b>78,616.09</b>	<b>0.00</b>	<b>78,616.09</b>	<b>943,393.00</b>	<b>943,393.08</b>	<b>1.00</b>	<b>0.08</b>
<b>Total Non-Operating Expenses</b>	<b>0.00</b>	<b>328,616.09</b>	<b>0.00</b>	<b>328,616.09</b>	<b>2,943,393.00</b>	<b>3,943,393.08</b>	<b>0.75</b>	<b>1,000,000.08</b>
<b>Net Income (Loss)</b>	<b>38,962.28</b>	<b>(259,275.26)</b>	<b>(0.15)</b>	<b>298,237.54</b>	<b>(1,407,976.30)</b>	<b>(2,406,217.12)</b>	<b>0.59</b>	<b>990,916.82</b>

## Brown Ranch Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022	Current Year		Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022			12/31/2022	Year to Date 12/31/2022		
	Actual	Budget	Budget Ratio	Budget Diff	Actual		Budget	Budget Ratio	Budget Diff
<b>Income</b>									
<b>Financial Income</b>									
4025 - Grants	0.00	75,152.75	0.00	(75,152.75)	331,833.00	901,833.00	0.37	(570,000.00)	
<b>Total Financial Income</b>	<b>0.00</b>	<b>75,152.75</b>	<b>0.00</b>	<b>(75,152.75)</b>	<b>331,833.00</b>	<b>901,833.00</b>	<b>0.37</b>	<b>(570,000.00)</b>	
<b>Other Income</b>									
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)	
<b>Total Other Income</b>	<b>0.00</b>	<b>61,949.42</b>	<b>0.00</b>	<b>(61,949.42)</b>	<b>743,393.00</b>	<b>743,393.04</b>	<b>1.00</b>	<b>(0.04)</b>	
<b>Total Income</b>	<b>0.00</b>	<b>137,102.17</b>	<b>0.00</b>	<b>(137,102.17)</b>	<b>1,075,226.00</b>	<b>1,645,226.04</b>	<b>0.65</b>	<b>(570,000.04)</b>	
<b>Expenses</b>									
<b>Payroll &amp; Related</b>									
5000 - Payroll	13,617.29	13,301.17	1.02	(316.12)	102,153.51	159,614.04	0.64	57,460.53	
5050 - Employee Benefit	2,100.22	2,178.25	0.96	78.03	13,841.88	26,139.00	0.53	12,297.12	
5055 - Retirement Program	817.04	798.08	1.02	(18.96)	6,128.66	9,576.96	0.64	3,448.30	
5090 - Payroll Taxes	1,081.77	1,045.92	1.03	(35.85)	8,273.48	12,551.04	0.66	4,277.56	
<b>Total Payroll &amp; Related</b>	<b>17,616.32</b>	<b>17,323.42</b>	<b>1.02</b>	<b>(292.90)</b>	<b>130,397.53</b>	<b>207,881.04</b>	<b>0.63</b>	<b>77,483.51</b>	
<b>Administrative Expenses</b>									
6820 - Office Supplies	68.88	58.33	1.18	(10.55)	1,453.29	699.96	2.08	(753.33)	
6830 - Telephone, Internet	100.00	100.00	1.00	0.00	939.75	1,200.00	0.87	160.25	
6835 - Training	908.62	0.00	0.00	(908.62)	1,976.59	0.00	0.00	(2,376.59)	
6839 - Travel Meals & Mileage	211.89	216.67	0.98	4.78	1,724.56	2,600.04	0.66	875.48	
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	2.06	0.00	0.00	(2.06)	2.06	0.00	0.00	(42.24)	
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	276.66	1,583.33	0.17	1,306.67	6,563.44	18,999.96	0.35	12,436.52	
6920 - Legal Fees	0.00	0.00	0.00	0.00	475.00	0.00	0.00	(475.00)	
<b>Total Administrative Expenses</b>	<b>1,568.11</b>	<b>2,133.33</b>	<b>0.74</b>	<b>565.22</b>	<b>17,366.38</b>	<b>25,599.96</b>	<b>0.70</b>	<b>7,693.40</b>	
<b>Marketing Expenses</b>									
6843 - Website Maintenance & Upgrade	200.00	666.67	0.30	466.67	7,797.15	8,000.04	0.97	202.89	
6857 - Marketing/Annual Report	2,330.00	6,052.58	0.38	3,722.58	20,300.52	72,630.96	0.28	52,330.44	
6870 - Advertising	0.00	971.58	0.00	971.58	2,669.10	11,658.96	0.23	8,989.86	
<b>Total Marketing Expenses</b>	<b>2,530.00</b>	<b>7,690.83</b>	<b>0.33</b>	<b>5,160.83</b>	<b>30,766.77</b>	<b>92,289.96</b>	<b>0.33</b>	<b>61,523.19</b>	

## Brown Ranch Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022	Current Year 12/31/2022	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022	Budget Ratio
	Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget		
<b>Utilities</b>								
6500 - Gas	0.00	0.00	0.00	0.00	90.00	0.00	0.00	(90.00)
6501 - Electricity	105.44	300.00	0.35	194.56	1,572.66	3,600.00	0.45	1,979.54
6502 - Water	51.28	125.00	0.41	73.72	411.16	1,500.00	0.27	1,088.84
<b>Total Utilities</b>	<b>156.72</b>	<b>425.00</b>	<b>0.37</b>	<b>268.28</b>	<b>2,073.82</b>	<b>5,100.00</b>	<b>0.42</b>	<b>2,978.38</b>
<b>Operating &amp; Maintenance Expenses</b>								
6555 - Professional Fees	67,264.49	87,384.17	0.77	20,119.68	595,820.08	1,048,610.04	0.60	419,912.91
6862 - Contract Labor	5,737.50	17,985.83	0.32	12,248.33	60,698.48	215,829.96	0.32	145,943.98
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	2,506.25	2,159.50	1.16	(346.75)	13,030.00	25,914.00	0.50	12,884.00
<b>Total Operating &amp; Maintenance Expenses</b>	<b>75,508.24</b>	<b>108,029.50</b>	<b>0.70</b>	<b>32,521.26</b>	<b>672,620.55</b>	<b>1,296,354.00</b>	<b>0.55</b>	<b>581,668.90</b>
<b>Maintenance &amp; Repairs</b>								
6202 - Maintenance Supplies	0.00	166.67	0.00	166.67	431.59	2,000.04	0.22	1,568.45
6203 - Maintenance & Repairs Contract	160.00	125.00	1.28	(35.00)	2,125.11	1,500.00	1.42	(625.11)
6205 - Snow Removal	0.00	500.00	0.00	500.00	1,760.00	6,000.00	0.29	4,240.00
6207 - Grounds	0.00	0.00	0.00	0.00	350.00	0.00	0.00	(350.00)
6858 - Office Equipment Rent/Maint	0.00	0.00	0.00	0.00	6.61	0.00	0.00	(6.61)
<b>Total Maintenance &amp; Repairs</b>	<b>160.00</b>	<b>791.67</b>	<b>0.20</b>	<b>631.67</b>	<b>4,673.31</b>	<b>9,500.04</b>	<b>0.49</b>	<b>4,826.73</b>
<b>Taxes &amp; Insurance</b>								
6850 - Insurance	0.00	708.50	0.00	708.50	8,501.80	8,502.00	1.00	0.20
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>708.50</b>	<b>0.00</b>	<b>708.50</b>	<b>8,501.80</b>	<b>8,502.00</b>	<b>1.00</b>	<b>0.20</b>
<b>Total Operating Expenses</b>	<b>97,539.39</b>	<b>137,102.25</b>	<b>0.71</b>	<b>39,562.86</b>	<b>866,400.16</b>	<b>1,645,227.00</b>	<b>0.55</b>	<b>736,174.31</b>
<b>Net Operating Income (Loss)</b>	<b>(97,539.39)</b>	<b>(0.08)</b>	<b>1,219,242.38</b>	<b>(97,539.31)</b>	<b>208,825.84</b>	<b>(0.96)</b>	<b>(173,097.20)</b>	<b>166,174.27</b>
<b>Net Income (Loss)</b>	<b>(97,539.39)</b>	<b>(0.08)</b>	<b>1,219,242.38</b>	<b>(97,539.31)</b>	<b>208,825.84</b>	<b>(0.96)</b>	<b>(173,097.20)</b>	<b>166,174.27</b>

# Hillside Village Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<b>Income</b>								
<b>Rental Income</b>								
4401 - Rental Income & Lot Rents	24,674.00	36,958.00	0.67	(12,284.00)	203,589.00	443,496.00	0.52	(214,339.00)
4402 - Subsidy Rent Income	13,058.00	0.00	0.00	13,058.00	99,900.00	0.00	0.00	100,545.00
4403 - Application Fees Received	43.58	50.00	0.87	(6.42)	108.95	600.00	0.18	(491.05)
4404 - Laundry and Vending	413.28	416.67	0.99	(3.39)	2,825.78	5,000.04	0.57	(2,174.26)
4406 - Tenant Charges	1,392.25	541.67	2.57	850.58	5,352.49	6,500.04	0.83	(1,078.01)
<b>Total Rental Income</b>	<b>39,581.11</b>	<b>37,966.34</b>	<b>1.04</b>	<b>1,614.77</b>	<b>311,776.22</b>	<b>455,596.08</b>	<b>0.74</b>	<b>(117,537.2)</b>
<b>Vacancy, Losses &amp; Concessions</b>								
4408 - Vacancy Loss	(587.00)	(739.17)	0.79	152.17	(3,009.00)	(8,870.04)	0.49	4,529.04
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(587.00)</b>	<b>(739.17)</b>	<b>0.79</b>	<b>152.17</b>	<b>(3,009.00)</b>	<b>(8,870.04)</b>	<b>0.49</b>	<b>4,529.04</b>
<b>Net Rental Income</b>	<b>38,994.11</b>	<b>37,227.17</b>	<b>1.05</b>	<b>1,766.94</b>	<b>308,767.22</b>	<b>446,726.04</b>	<b>0.75</b>	<b>(113,008.28)</b>
<b>Financial Income</b>								
4038 - Interest Income	2.61	5.00	0.52	(2.39)	23.11	60.00	0.39	(36.89)
<b>Total Financial Income</b>	<b>2.61</b>	<b>5.00</b>	<b>0.52</b>	<b>(2.39)</b>	<b>23.11</b>	<b>60.00</b>	<b>0.39</b>	<b>(36.89)</b>
<b>Other Income</b>								
4501 - Transfer from Reserve	0.00	2,272.08	0.00	(2,272.08)	0.00	27,264.96	0.00	(27,264.96)
<b>Total Other Income</b>	<b>0.00</b>	<b>2,272.08</b>	<b>0.00</b>	<b>(2,272.08)</b>	<b>0.00</b>	<b>27,264.96</b>	<b>0.00</b>	<b>(27,264.96)</b>
<b>Total Income</b>	<b>38,996.72</b>	<b>39,504.25</b>	<b>0.99</b>	<b>(507.53)</b>	<b>308,790.33</b>	<b>474,051.00</b>	<b>0.70</b>	<b>(140,310.13)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	5,021.10	5,021.10	1.00	0.00	40,168.80	60,253.20	0.67	20,084.40
5050 - Employee Benefit	1,626.92	1,870.86	0.87	243.94	15,884.39	22,450.32	0.71	6,565.93
5055 - Retirement Program	645.97	695.02	0.93	49.05	5,139.08	8,340.24	0.62	3,201.16
5090 - Payroll Taxes	855.28	1,002.03	0.85	146.75	7,532.15	12,024.36	0.63	4,492.21
5095 - Worker's Compensation	310.19	250.00	1.24	(60.19)	1,689.19	3,000.00	0.67	981.66
6201 - Maintenance & Repairs Payroll	5,745.12	5,745.13	1.00	0.01	45,960.96	68,941.56	0.67	22,980.60
<b>Total Payroll &amp; Related</b>	<b>14,204.58</b>	<b>14,584.14</b>	<b>0.97</b>	<b>379.56</b>	<b>116,374.57</b>	<b>175,009.68</b>	<b>0.67</b>	<b>58,305.96</b>
<b>Administrative Expenses</b>								
5020 - Miscellaneous Expense	0.00	0.00	0.00	0.00	30.34	0.00	0.00	(30.34)
6820 - Office Supplies	107.55	125.00	0.86	17.45	1,084.24	1,500.00	0.72	415.76

# Hillside Village Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date		Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022		08/31/2022	Current Year	Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	Budget Ratio	Budget Diff
6830 - Telephone, Internet	104.82	250.00	0.42	145.18	1,282.84	3,000.00	0.43	1,717.16
6835 - Training	0.00	250.00	0.00	250.00	139.00	3,000.00	0.05	2,861.00
6839 - Travel Meals & Mileage	47.23	0.00	0.00	(47.23)	174.89	0.00	0.00	(174.89)
6840 - General & Administrative	0.00	0.00	0.00	0.00	68.06	0.00	0.00	(68.06)
6842 - Postage and Delivery	8.48	0.00	0.00	(8.48)	43.60	0.00	0.00	(43.60)
6865 - Dues and Memberships	2,988.20	0.00	0.00	(2,988.20)	2,994.42	0.00	0.00	(2,994.42)
6878 - Computer Maintenance	12.88	83.33	0.15	70.45	451.99	999.96	0.46	536.42
6879 - Software Maintenance Agreement	2,459.36	550.00	4.47	(1,909.36)	6,913.40	6,600.00	1.05	(313.40)
6920 - Legal Fees	0.00	83.33	0.00	83.33	85.00	999.96	0.09	914.96
7131 - Other Admin. Expenses	7.85	250.00	0.03	242.15	33.17	3,000.00	0.01	2,966.83
<b>Total Administrative Expenses</b>	<b>5,736.37</b>	<b>1,591.66</b>	<b>3.60</b>	<b>(4,144.71)</b>	<b>13,300.95</b>	<b>19,099.92</b>	<b>0.70</b>	<b>5,787.42</b>
<b>Marketing Expenses</b>								
6870 - Advertising	0.00	83.33	0.00	83.33	579.60	999.96	0.58	420.36
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>83.33</b>	<b>0.00</b>	<b>83.33</b>	<b>579.60</b>	<b>999.96</b>	<b>0.58</b>	<b>420.36</b>
<b>Utilities</b>								
6501 - Electricity	220.31	583.33	0.38	363.02	2,665.91	6,999.96	0.38	4,334.05
6502 - Water	2,569.52	2,000.00	1.28	(569.52)	15,882.98	24,000.00	0.77	5,542.28
6503 - Sewer	2,040.50	2,058.33	0.99	17.83	14,283.50	24,699.96	0.66	8,375.96
6504 - Garbage & Trash Removal	1,875.33	1,250.00	1.50	(625.33)	12,882.35	15,000.00	0.88	1,836.83
<b>Total Utilities</b>	<b>6,705.66</b>	<b>5,891.66</b>	<b>1.14</b>	<b>(814.00)</b>	<b>45,714.74</b>	<b>70,699.92</b>	<b>0.72</b>	<b>20,089.12</b>
<b>Operating &amp; Maintenance Expenses</b>								
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	0.00	689.00	0.00	689.00	5,512.00	8,268.00	0.67	2,756.00
<b>Total Operating &amp; Maintenance Expenses</b>	<b>0.00</b>	<b>1,689.00</b>	<b>0.00</b>	<b>1,689.00</b>	<b>13,606.35</b>	<b>20,268.00</b>	<b>0.67</b>	<b>6,661.65</b>
<b>Maintenance &amp; Repairs</b>								
6202 - Maintenance Supplies	354.43	1,250.00	0.28	895.57	7,009.79	15,000.00	0.48	7,865.91
6203 - Maintenance & Repairs Contract	205.00	1,000.00	0.21	795.00	7,690.50	12,000.00	0.72	3,374.50
6204 - Painting	1,134.00	416.67	2.72	(717.33)	3,993.18	5,000.04	0.87	665.48
6205 - Snow Removal	0.00	1,666.67	0.00	1,666.67	10,681.50	20,000.04	0.53	9,318.54
6207 - Grounds	1,334.34	708.33	1.88	(626.01)	9,310.37	8,499.96	1.13	(1,099.38)
6208 - Cleaning	0.00	333.33	0.00	333.33	0.00	3,999.96	0.00	3,999.96
<b>Total Maintenance &amp; Repairs</b>	<b>3,027.77</b>	<b>5,375.00</b>	<b>0.56</b>	<b>2,347.23</b>	<b>38,685.34</b>	<b>64,500.00</b>	<b>0.63</b>	<b>24,125.01</b>
<b>Management Fees</b>								
6860 - Management Fee	0.00	3,555.00	0.00	3,555.00	28,440.00	42,660.00	0.67	14,220.00
<b>Total Management Fees</b>	<b>0.00</b>	<b>3,555.00</b>	<b>0.00</b>	<b>3,555.00</b>	<b>28,440.00</b>	<b>42,660.00</b>	<b>0.67</b>	<b>14,220.00</b>

# Hillside Village Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<b>Taxes &amp; Insurance</b>								
6850 - Insurance	0.00	0.00	0.00	0.00	11,102.41	13,000.00	0.85	1,897.59
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,102.41</b>	<b>13,000.00</b>	<b>0.85</b>	<b>1,897.59</b>
<b>Total Operating Expenses</b>	<b>29,674.38</b>	<b>32,769.79</b>	<b>0.91</b>	<b>3,095.41</b>	<b>267,803.96</b>	<b>406,237.48</b>	<b>0.68</b>	<b>131,507.11</b>
<b>Net Operating Income (Loss)</b>	<b>9,322.34</b>	<b>6,734.46</b>	<b>1.38</b>	<b>2,587.88</b>	<b>40,986.37</b>	<b>67,813.52</b>	<b>0.87</b>	<b>(8,803.02)</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
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
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>1,666.67</b>	<b>0.00</b>	<b>1,666.67</b>	<b>1,963.19</b>	<b>20,000.04</b>	<b>0.10</b>	<b>18,036.85</b>
<b>Debt Services</b>								
5101 - RHS Debt Payment (USDA Loans)	2,497.01	2,497.00	1.00	(0.01)	19,976.08	29,964.00	0.67	9,987.92
5102 - USDA Overage	139.00	625.00	0.22	486.00	79.00	7,500.00	(0.16)	8,678.00
<b>Total Debt Services</b>	<b>2,636.01</b>	<b>3,122.00</b>	<b>0.84</b>	<b>485.99</b>	<b>20,055.08</b>	<b>37,464.00</b>	<b>0.50</b>	<b>18,665.92</b>
<b>Other Non-Operating Expenses</b>								
5123 - Transfer From O&M to Reserve	0.00	1,481.75	0.00	1,481.75	11,854.00	17,781.00	0.67	5,927.00
<b>Total Other Non-Operating Expenses</b>	<b>0.00</b>	<b>1,481.75</b>	<b>0.00</b>	<b>1,481.75</b>	<b>11,854.00</b>	<b>17,781.00</b>	<b>0.67</b>	<b>5,927.00</b>
<b>Total Non-Operating Expenses</b>	<b>2,636.01</b>	<b>6,270.42</b>	<b>0.42</b>	<b>3,634.41</b>	<b>33,872.27</b>	<b>75,245.04</b>	<b>0.43</b>	<b>42,629.77</b>
<b>Net Income (Loss)</b>	<b>6,686.33</b>	<b>464.04</b>	<b>14.41</b>	<b>6,222.29</b>	<b>7,114.10</b>	<b>(7,431.52)</b>	<b>(3.55)</b>	<b>33,826.75</b>

# Fish Creek Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022	Current Year		Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022			12/31/2022	Year to Date 12/31/2022		
	Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	Budget Ratio	Budget Diff	
<b>Income</b>									
<b>Rental Income</b>									
4401 - Rental Income & Lot Rents	32,434.00	32,530.00	1.00	(96.00)	260,220.00	390,360.00	0.75	(97,640.00)	
4403 - Application Fees Received	87.16	0.00	0.00	87.16	388.06	0.00	0.00	388.06	
4406 - Tenant Charges	0.00	16.67	0.00	(16.67)	95.00	200.04	0.47	(105.04)	
<b>Total Rental Income</b>	<b>32,521.16</b>	<b>32,546.67</b>	<b>1.00</b>	<b>(25.51)</b>	<b>260,703.06</b>	<b>390,560.04</b>	<b>0.75</b>	<b>(97,356.98)</b>	
<b>Vacancy, Losses &amp; Concessions</b>									
4408 - Vacancy Loss	86.00	0.00	0.00	86.00	0.00	0.00	0.00	(478.00)	
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>86.00</b>	<b>0.00</b>	<b>0.00</b>	<b>86.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(478.00)</b>	
<b>Net Rental Income</b>	<b>32,607.16</b>	<b>32,546.67</b>	<b>1.00</b>	<b>60.49</b>	<b>260,703.06</b>	<b>390,560.04</b>	<b>0.75</b>	<b>(97,834.98)</b>	
<b>Financial Income</b>									
4038 - Interest Income	439.80	20.83	21.11	418.97	1,311.93	249.96	5.25	1,061.97	
<b>Total Financial Income</b>	<b>439.80</b>	<b>20.83</b>	<b>21.11</b>	<b>418.97</b>	<b>1,311.93</b>	<b>249.96</b>	<b>5.25</b>	<b>1,061.97</b>	
<b>Total Income</b>	<b>33,046.96</b>	<b>32,567.50</b>	<b>1.01</b>	<b>479.46</b>	<b>262,014.99</b>	<b>390,810.00</b>	<b>0.75</b>	<b>(96,773.01)</b>	
<b>Expenses</b>									
<b>Payroll &amp; Related</b>									
5000 - Payroll	817.38	817.39	1.00	0.01	6,539.04	9,808.68	0.67	3,269.64	
5050 - Employee Benefit	122.48	0.00	0.00	(122.48)	1,101.87	0.00	0.00	(1,101.87)	
5055 - Retirement Program	49.04	0.00	0.00	(49.04)	73.57	0.00	0.00	(73.57)	
5090 - Payroll Taxes	64.92	80.57	0.81	15.65	142.35	966.84	0.15	824.49	
<b>Total Payroll &amp; Related</b>	<b>1,053.82</b>	<b>897.96</b>	<b>1.17</b>	<b>(155.86)</b>	<b>7,856.83</b>	<b>10,775.52</b>	<b>0.73</b>	<b>2,918.69</b>	
<b>Administrative Expenses</b>									
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	0.00	0.00	0.00	0.00	40.00	0.00	0.00	(40.00)	
6879 - Software Maintenance Agreement	2,572.03	208.33	12.35	(2,363.70)	3,152.70	2,499.96	1.26	(652.74)	
6920 - Legal Fees	0.00	250.00	0.00	250.00	3,212.50	3,000.00	1.07	(212.50)	
<b>Total Administrative Expenses</b>	<b>2,572.03</b>	<b>979.16</b>	<b>2.63</b>	<b>(1,592.87)</b>	<b>8,060.34</b>	<b>11,749.92</b>	<b>0.69</b>	<b>3,689.58</b>	
<b>Utilities</b>									
6501 - Electricity	107.69	125.00	0.86	17.31	745.74	1,500.00	0.50	754.26	
6502 - Water	0.00	2,000.00	0.00	2,000.00	10,405.70	24,000.00	0.43	13,594.30	
6503 - Sewer	0.00	0.00	0.00	0.00	3,417.00	0.00	0.00	(3,417.00)	

# Fish Creek Annual Budget Comparison August 31, 2022

	Month Ending				Year to Date 08/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
6504 - Garbage & Trash Removal	2,565.75	2,083.33	1.23	(482.42)	20,242.90	24,999.96	0.83	4,164.56
<b>Total Utilities</b>	<b>2,673.44</b>	<b>4,208.33</b>	<b>0.64</b>	<b>1,534.89</b>	<b>34,811.34</b>	<b>50,499.96</b>	<b>0.70</b>	<b>15,096.12</b>
<b>Operating &amp; Maintenance Expenses</b>								
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	8,960.00	0.00	0.00	(8,960.00)	8,960.00	0.00	0.00	(8,960.00)
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)
<b>Total Operating &amp; Maintenance Expenses</b>	<b>8,960.00</b>	<b>1,858.33</b>	<b>4.82</b>	<b>(7,101.67)</b>	<b>20,558.10</b>	<b>22,299.96</b>	<b>0.92</b>	<b>1,741.86</b>
<b>Maintenance &amp; Repairs</b>								
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
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>1,416.67</b>	<b>0.00</b>	<b>1,416.67</b>	<b>12,687.50</b>	<b>17,000.04</b>	<b>0.75</b>	<b>4,312.54</b>
<b>Management Fees</b>								
6860 - Management Fee	0.00	2,775.00	0.00	2,775.00	22,200.00	33,300.00	0.67	11,100.00
<b>Total Management Fees</b>	<b>0.00</b>	<b>2,775.00</b>	<b>0.00</b>	<b>2,775.00</b>	<b>22,200.00</b>	<b>33,300.00</b>	<b>0.67</b>	<b>11,100.00</b>
<b>Taxes &amp; Insurance</b>								
6850 - Insurance	0.00	166.67	0.00	166.67	1,633.68	2,000.04	0.82	366.36
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>166.67</b>	<b>0.00</b>	<b>166.67</b>	<b>1,633.68</b>	<b>2,000.04</b>	<b>0.82</b>	<b>366.36</b>
<b>Total Operating Expenses</b>	<b>15,259.29</b>	<b>12,302.12</b>	<b>1.24</b>	<b>(2,957.17)</b>	<b>107,807.79</b>	<b>147,625.44</b>	<b>0.73</b>	<b>39,225.15</b>
<b>Net Operating Income (Loss)</b>	<b>17,787.67</b>	<b>20,265.38</b>	<b>0.88</b>	<b>(2,477.71)</b>	<b>154,207.20</b>	<b>243,184.56</b>	<b>0.76</b>	<b>(57,547.86)</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
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	0.00	0.00	0.00	(26,252.00)
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>41,666.67</b>	<b>0.00</b>	<b>41,666.67</b>	<b>3,823.21</b>	<b>500,000.04</b>	<b>0.06</b>	<b>469,924.83</b>
<b>Debt Services</b>								
6710 - Interest Payments	6,005.92	6,932.07	0.87	926.15	56,348.76	83,184.84	0.75	20,849.81
6712 - Principal Payments	5,703.30	10,498.01	0.54	4,794.71	86,311.05	125,976.12	0.73	33,942.12
<b>Total Debt Services</b>	<b>11,709.22</b>	<b>17,430.08</b>	<b>0.67</b>	<b>5,720.86</b>	<b>142,659.81</b>	<b>209,160.96</b>	<b>0.74</b>	<b>54,791.93</b>
<b>Other Non-Operating Expenses</b>								
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 August 31, 2022

	Month Ending				Year to Date 08/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<b>Total Other Non-Operating Expenses</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>Total Non-Operating Expenses</b>	<b>11,709.22</b>	<b>61,596.75</b>	<b>0.19</b>	<b>49,887.53</b>	<b>146,483.02</b>	<b>739,161.00</b>	<b>0.25</b>	<b>554,716.76</b>
<b>Net Income (Loss)</b>	<b>6,078.45</b>	<b>(41,331.37)</b>	<b>(0.15)</b>	<b>47,409.82</b>	<b>7,724.18</b>	<b>(495,976.44)</b>	<b>0.00</b>	<b>497,168.90</b>

**DPA**  
**Annual Budget Comparison**  
August 31, 2022

	Month Ending				Year to Date 08/31/2022	Current Year 12/31/2022	Year Ending	
	Month Ending 08/31/2022		Month Ending 08/31/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<b>Income</b>								
<b>Financial Income</b>								
4010 - CDBG RLF Principal	27.10	24.00	1.13	3.10	213.39	288.00	0.74	(74.61)
4012 - CDBG RLF Interest	29.20	33.00	0.88	(3.80)	237.01	396.00	0.60	(158.99)
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)	15,997.04	9,996.00	1.60	6,001.04
4026 - Principal YVHA	0.00	833.33	0.00	(833.33)	25,198.00	9,999.96	2.52	15,198.04
4038 - Interest Income	173.37	500.00	0.35	(326.63)	11,435.21	6,000.00	1.91	5,435.21
<b>Total Financial Income</b>	<b>354.30</b>	<b>3,057.33</b>	<b>0.12</b>	<b>(2,703.03)</b>	<b>53,080.65</b>	<b>36,687.96</b>	<b>1.45</b>	<b>16,392.69</b>
<b>Other Income</b>								
4030 - Miscellaneous Income	0.00	0.00	0.00	0.00	89.05	0.00	0.00	89.05
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>89.05</b>	<b>0.00</b>	<b>0.00</b>	<b>89.05</b>
<b>Total Income</b>	<b>354.30</b>	<b>3,057.33</b>	<b>0.12</b>	<b>(2,703.03)</b>	<b>53,169.70</b>	<b>36,687.96</b>	<b>1.45</b>	<b>16,481.74</b>
<b>Expenses</b>								
<b>Administrative Expenses</b>								
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)
<b>Total Administrative Expenses</b>	<b>0.00</b>	<b>217.00</b>	<b>0.00</b>	<b>217.00</b>	<b>2,585.05</b>	<b>2,604.00</b>	<b>0.99</b>	<b>18.95</b>
<b>Service Related Expenses</b>								
5010 - Direct Assistance	20,000.00	13,333.33	1.50	(6,666.67)	117,500.00	159,999.96	0.86	22,499.96
<b>Total Service Related Expenses</b>	<b>20,000.00</b>	<b>13,333.33</b>	<b>1.50</b>	<b>(6,666.67)</b>	<b>117,500.00</b>	<b>159,999.96</b>	<b>0.86</b>	<b>22,499.96</b>
<b>Total Operating Expenses</b>	<b>20,000.00</b>	<b>13,550.33</b>	<b>1.48</b>	<b>(6,449.67)</b>	<b>120,085.05</b>	<b>162,603.96</b>	<b>0.86</b>	<b>22,518.91</b>
<b>Net Operating Income (Loss)</b>	<b>(19,645.70)</b>	<b>(10,493.00)</b>	<b>1.87</b>	<b>(9,152.70)</b>	<b>(66,915.35)</b>	<b>(125,916.00)</b>	<b>0.69</b>	<b>39,000.65</b>
<b>Non-Operating Expenses</b>								
<b>Other Non-Operating Expenses</b>								
6565 - Transfer to General Fund	0.00	333.33	0.00	333.33	4,000.00	3,999.96	1.00	(0.04)
<b>Total Other Non-Operating Expenses</b>	<b>0.00</b>	<b>333.33</b>	<b>0.00</b>	<b>333.33</b>	<b>4,000.00</b>	<b>3,999.96</b>	<b>1.00</b>	<b>(0.04)</b>
<b>Total Non-Operating Expenses</b>	<b>0.00</b>	<b>333.33</b>	<b>0.00</b>	<b>333.33</b>	<b>4,000.00</b>	<b>3,999.96</b>	<b>1.00</b>	<b>(0.04)</b>
<b>Net Income (Loss)</b>	<b>(19,645.70)</b>	<b>(10,826.33)</b>	<b>1.81</b>	<b>(8,819.37)</b>	<b>(70,915.35)</b>	<b>(129,915.96)</b>	<b>0.70</b>	<b>39,000.61</b>

# DPA

## Annual Budget Comparison

August 31, 2022

Month Ending 08/31/2022		Month Ending 08/31/2022		Year to Date 08/31/2022	Current Year 12/31/2022	Year to Date 12/31/2022	
Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	Budget Ratio	Budget Diff

**YVHA**  
**Statement of Cash Flows**  
July 31, 2022

	Month Ending 07/31/2022		Year to Date 07/31/2022	
	Actual	%	Actual	%
<b>Income</b>	<b>803,367.50</b>	<b>0.00</b>	<b>3,574,653.09</b>	<b>0.00</b>
<b>Expenses</b>	<b>339,338.94</b>	<b>0.00</b>	<b>1,569,267.00</b>	<b>0.00</b>
<b>Net Operating Income (Loss)</b>	<b>464,028.56</b>	<b>0.00</b>	<b>2,005,386.09</b>	<b>0.00</b>
<b>Non-Operating Expenses</b>	<b>510,562.73</b>	<b>0.00</b>	<b>3,113,403.06</b>	<b>0.00</b>
<b>Net Income (Loss)</b>	<b>(46,534.17)</b>	<b>0.00</b>	<b>(1,108,016.97)</b>	<b>0.00</b>
<b>Balance Sheet Adjustments</b>	<b>50,689.98</b>	<b>0.00</b>	<b>(763,987.03)</b>	<b>0.00</b>
<b>Net Cash Flow</b>	<b>4,155.81</b>	<b>0.00</b>	<b>(1,872,004.00)</b>	<b>0.00</b>
<b>Beginning Cash</b>				
1001 - Wells Fargo HSV O& M xxxx3604	119,441.42	0.00	199,659.77	0.00
1004 - Wells Fargo HSV T&I xxxx3646	10,184.71	0.00	10,184.21	0.00
1015 - ColoTrust Dev	1,556,748.32	0.00	2,898,160.97	0.00
1040 - Wells Fargo YVHA Oper xxx6622	83,341.69	0.00	390,003.83	0.00
1082 - ColoTrust DPA	90,554.65	0.00	192,839.38	0.00
1090 - Petty Cash	100.00	0.00	0.00	0.00
1710 - Alpine Checking xx4827	106,193.35	0.00	181,429.49	0.00
1712 - Alpine Money Market xx4836	210,244.18	0.00	180,233.79	0.00
1714 - ColoTrust FC	228,796.11	0.00	228,257.92	0.00
1902 - Wells Fargo HSV Sec Dep xx3588	29,899.67	0.00	30,902.40	0.00
1903 - Wells Fargo HSV Res xxxx3679	163,461.38	0.00	154,563.03	0.00
<b>Total Beginning Cash</b>	<b>2,598,965.48</b>	<b>0.00</b>	<b>4,466,234.79</b>	<b>0.00</b>
<b>Ending Cash</b>				
1001 - Wells Fargo HSV O& M xxxx3604	79,943.38	0.00	79,943.38	0.00
1004 - Wells Fargo HSV T&I xxxx3646	10,184.80	0.00	10,184.80	0.00
1015 - ColoTrust Dev	1,228,067.76	0.00	1,228,067.76	0.00
1040 - Wells Fargo YVHA Oper xxx6622	430,810.63	0.00	430,810.63	0.00
1082 - ColoTrust DPA	90,681.99	0.00	90,681.99	0.00
1090 - Petty Cash	100.00	0.00	100.00	0.00
1710 - Alpine Checking xx4827	130,073.53	0.00	130,073.53	0.00
1712 - Alpine Money Market xx4836	210,245.97	0.00	210,245.97	0.00
1714 - ColoTrust FC	229,117.87	0.00	229,117.87	0.00
1902 - Wells Fargo HSV Sec Dep xx3588	30,432.59	0.00	30,432.59	0.00
1903 - Wells Fargo HSV Res xxxx3679	166,426.27	0.00	166,426.27	0.00
<b>Total Ending Cash</b>	<b>2,606,084.79</b>	<b>0.00</b>	<b>2,606,084.79</b>	<b>0.00</b>