

**Active Locations**  
**Income Statement custom**  
February 28, 2022

	General Fund Year To Date 02/28/2022 <small>Actual</small>	Development Fund Year To Date 02/28/2022 <small>Actual</small>	Brown Ranch Year To Date 02/28/2022 <small>Actual</small>	Hillside Village Year To Date 02/28/2022 <small>Actual</small>	Fish Creek Year To Date 02/28/2022 <small>Actual</small>	DPA Year To Date 02/28/2022 <small>Actual</small>	All Locations Year To Date 02/28/2022 <small>Actual</small>	Year To Date Year to Date 02/28/2022	
								<small>Budget</small>	<small>Budget Ratio</small>
<b>Income</b>	<b>27,748.24</b>	<b>521,111.65</b>	<b>271,833.00</b>	<b>51,475.87</b>	<b>65,115.52</b>	<b>21,415.21</b>	<b>958,699.49</b>	<b>399,940.48</b>	<b>2.40</b>
<b>Expenses</b>	<b>89,499.07</b>	<b>44,277.76</b>	<b>82,632.27</b>	<b>67,090.41</b>	<b>15,217.36</b>	<b>40,000.00</b>	<b>338,716.87</b>	<b>263,074.72</b>	<b>1.29</b>
<b>Net Operating Income (Loss)</b>	<b>(61,750.83)</b>	<b>476,833.89</b>	<b>189,200.73</b>	<b>(15,614.54)</b>	<b>49,898.16</b>	<b>(18,584.79)</b>	<b>619,982.62</b>	<b>136,865.76</b>	<b>4.53</b>
<b>Accounts Receivable</b>	<b>37,694.87</b>	<b>1,002,916.62</b>	<b>0.00</b>	<b>2,797.84</b>	<b>3,490.01</b>	<b>271,149.91</b>	<b>1,318,049.25</b>	<b>0.00</b>	<b>0.00</b>
<b>Vacancy, Losses &amp; Concessions</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(86.00)</b>	<b>0.00</b>	<b>(86.00)</b>	<b>(1,478.34)</b>	<b>0.06</b>

**General Fund  
Balance Sheet**  
February 28, 2022

<b>Current Assets</b>	
Cash	124,542.05
Accounts Receivable	<u>37,694.87</u>
Deposits & Escrows	<u>122.50</u>
<b>Total Current Assets</b>	<b><u>162,359.42</u></b>
<b>Fixed Assets</b>	
Fixed Assets	20,991.00
Depreciation & Amortization	<u>(20,991.00)</u>
<b>Total Fixed Assets</b>	<b><u>0.00</u></b>
<b>Other Assets</b>	<b><u>234,807.67</u></b>
<b>Current Liabilities</b>	<b><u>22,517.65</u></b>
<b>Liabilities</b>	
Current Liabilities	<u>22,517.65</u>
<b>Total Liabilities</b>	<b><u>22,517.65</u></b>
<b>Retained Earnings</b>	<b><u>436,400.27</u></b>

# Development Fund

## Balance Sheet

February 28, 2022

### Current Assets

Cash

962,439.02

Accounts Receivable

1,002,916.62

### Total Current Assets

1,965,355.64

### Fixed Assets

Fixed Assets

6,000,000.00

### Total Fixed Assets

6,000,000.00

### Other Assets

3,342,150.20

### Current Liabilities

1,067,629.06

### Liabilities

Current Liabilities

1,067,629.06

Long Term Liabilities

120,000.00

### Total Liabilities

1,187,629.06

### Retained Earnings

11,643,042.89

# Brown Ranch Balance Sheet

February 28, 2022

<b>Current Assets</b>	
Cash	192,627.89
<b>Total Current Assets</b>	<u><u>192,627.89</u></u>
<b>Fixed Assets</b>	
Fixed Assets	24,000,000.00
<b>Total Fixed Assets</b>	<u><u>24,000,000.00</u></u>
<b>Current Liabilities</b>	
<b>Liabilities</b>	
Current Liabilities	3,465.40
<b>Total Liabilities</b>	<u><u>3,465.40</u></u>
<b>Retained Earnings</b>	<u><u>24,000,000.00</u></u>

# Hillside Village

## Balance Sheet

February 28, 2022

### Current Assets

Cash

241,785.63

Accounts Receivable

2,797.84

### Total Current Assets

244,583.47

### Fixed Assets

Fixed Assets

3,554,105.25

Depreciation & Amortization

(2,055,535.93)

### Total Fixed Assets

1,498,569.32

### Current Liabilities

39,828.52

### Liabilities

Current Liabilities

39,828.52

Long Term Liabilities

1,104,119.28

### Total Liabilities

1,143,947.80

### Retained Earnings

615,281.03

**Fish Creek**  
**Balance Sheet**  
February 28, 2022

**Current Assets**

Cash

527,522.21

Accounts Receivable

3,490.01

Deposits & Escrows

6,692.01

**Total Current Assets**

**537,704.23**

**Fixed Assets**

Fixed Assets

4,968,300.96

Depreciation & Amortization

(220,985.69)

**Total Fixed Assets**

**4,747,315.27**

**Current Liabilities**

**18,308.66**

**Liabilities**

Current Liabilities

18,308.66

Long Term Liabilities

2,946,579.87

**Total Liabilities**

**2,964,888.53**

**Retained Earnings**

**2,324,428.25**

**DPA**  
**Balance Sheet**  
February 28, 2022

<b>Current Assets</b>	
Cash	231,944.73
Accounts Receivable	<u>271,149.91</u>
<b>Total Current Assets</b>	<u><b>503,094.64</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**  
February 28, 2022

**Assets**

Current Assets

Cash

    Combined cash

(5,291.30)

    Wells Fargo YVHA Oper xxx6622

129,833.35

Total Cash

124,542.05

Accounts Receivable

    Accounts Receivable

37,694.87

Total Accounts Receivable

37,694.87

Deposits & Escrows

    Prepaid Expenses

122.50

Total Deposits & Escrows

122.50

Total Current Assets

162,359.42

Fixed Assets

    Computer Software

20,991.00

Depreciation & Amortization

    Accumulated Depreciation

(20,991.00)

Total Depreciation & Amortization

(20,991.00)

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 - 2952 Abbey Rd.

72,455.38

Total Other Assets

234,807.67

**Total Assets**

**397,167.09**

**General Fund  
Balance Sheet**  
February 28, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Accounts Payable	7,650.35
Payroll Liabilities	11,684.27
Escrow - Jaime	(101.18)
Escrow - Welu	285.21
State Withholding Payable	3,615.00
Health Insurance Payable	(616.00)
Total Current Liabilities	<u>22,517.65</u>

Total Liabilities

22,517.65

Equity

Retained Earnings	436,400.27
Current Net Income	<u>(61,750.83)</u>

Total Equity

374,649.44

**Total Liabilities & Equity**

**397,167.09**

# Development Fund

## Balance Sheet

February 28, 2022

### Assets

#### Current Assets

##### Cash

Combined cash

41,206.88

ColoTrust Dev

921,232.14

Total Cash

962,439.02

##### Accounts Receivable

Property Tax Receivable

1,002,916.62

Total Accounts Receivable

1,002,916.62

Total Current Assets

1,965,355.64

#### Fixed Assets

Mid-Valley Land

6,000,000.00

Total Fixed Assets

6,000,000.00

#### Other Assets

N/R Alpenglow

204,833.00

N/R Reserves

1,012,087.20

Investment in LLC Reserves

130.00

Investment in LLC Alpenglow

525,100.00

Investment in LLC Sunlight

1,600,000.00

Total Other Assets

3,342,150.20

### Total Assets

11,307,505.84

# Development Fund

## Balance Sheet

February 28, 2022

### Liabilities & Equity

#### Liabilities

##### Current Liabilities

Accounts Payable	61,812.64
Accrued Interest Payable	2,899.80
Deferred Revenue	1,002,916.62
Total Current Liabilities	<u>1,067,629.06</u>

##### Long Term Liabilities

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

Total Liabilities	1,187,629.06
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#### Equity

Retained Earnings	11,643,042.89
Current Net Income	<u>(1,523,166.11)</u>

Total Equity	<u>10,119,876.78</u>
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<b>Total Liabilities &amp; Equity</b>	<b><u><u>11,307,505.84</u></u></b>
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# Brown Ranch Balance Sheet

February 28, 2022

## Assets

### Current Assets

#### Cash

Combined cash

192,627.89

Total Cash

192,627.89

Total Current Assets

192,627.89

### Fixed Assets

Brown Ranch land

24,000,000.00

Total Fixed Assets

24,000,000.00

## Total Assets

24,192,627.89

# Brown Ranch Balance Sheet

February 28, 2022

## Liabilities & Equity

### Liabilities

#### Current Liabilities

Accounts Payable

3,465.40

Total Current Liabilities

3,465.40

Total Liabilities

3,465.40

### Equity

Retained Earnings

24,000,000.00

Current Net Income

189,162.49

Total Equity

24,189,162.49

**Total Liabilities & Equity**

**24,192,627.89**

# Hillside Village Balance Sheet

February 28, 2022

## Assets

### Current Assets

#### Cash

Combined cash	(207,159.60)
Wells Fargo HSV O& M xxxx3604	253,143.43
Wells Fargo HSV T&I xxxx3646	10,184.37
Wells Fargo HSV Sec Dep xx3588	28,088.39
Wells Fargo HSV Res xxxx3679	157,529.04
Total Cash	241,785.63

#### Accounts Receivable

Accounts Receivable	3,797.84
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	2,797.84

### Total Current Assets

244,583.47

### 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

1,743,152.79

**Hillside Village**  
**Balance Sheet**  
February 28, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Accounts Payable	3,087.94
Payroll Liabilities	5,839.24
Security Deposits	29,128.93
Prepaid Revenue	1,772.41
Total Current Liabilities	<u>39,828.52</u>

Long Term Liabilities

USDA Consolidated Loan	1,104,119.28
Total Long Term Liabilities	<u>1,104,119.28</u>

Total Liabilities	1,143,947.80
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Equity

Retained Earnings	615,281.03
Current Net Income	<u>(16,076.04)</u>

Total Equity	<u>599,204.99</u>
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<b>Total Liabilities &amp; Equity</b>	<b><u><u>1,743,152.79</u></u></b>
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**Fish Creek**  
**Balance Sheet**  
February 28, 2022

**Assets**

Current Assets

Cash

Combined cash	(100,460.55)
Alpine Checking xx4827	189,456.28
Alpine Money Market xx4836	210,237.15
ColoTrust FC	228,289.33
Total Cash	<u>527,522.21</u>

Accounts Receivable

Accounts Receivable	4,490.01
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	<u>3,490.01</u>

Deposits & Escrows

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

Total Current Assets

537,704.23

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**

**5,285,019.50**

**Fish Creek**  
**Balance Sheet**  
February 28, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Accounts Payable	144.62
Accrued Interest Payable	6,144.87
Payroll Liabilities	279.17
Prepaid Revenue	11,740.00
Total Current Liabilities	<u>18,308.66</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	2,964,888.53
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Equity

Retained Earnings	2,324,428.25
Current Net Income	<u>(4,297.28)</u>

Total Equity	<u>2,320,130.97</u>
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<b>Total Liabilities &amp; Equity</b>	<b><u><u>5,285,019.50</u></u></b>
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**DPA**  
**Balance Sheet**  
February 28, 2022

**Assets**

Current Assets

Cash

Combined cash	79,082.68
ColoTrust DPA	152,862.05
Total Cash	<u>231,944.73</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	503,094.64
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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>509,259.39</u></u></b>
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**DPA**  
**Balance Sheet**  
February 28, 2022

**Liabilities & Equity**

Equity	
Retained Earnings	527,844.18
Current Net Income	<u>(18,584.79)</u>
Total Equity	<u>509,259.39</u>
<b>Total Liabilities &amp; Equity</b>	<b><u><u>509,259.39</u></u></b>

# General Fund Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				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	2,775.00	2,775.00	1.00	0.00	5,550.00	33,300.00	0.17	(27,750.00)
4191 - HSV Mgt Fee	3,555.00	3,555.00	1.00	0.00	7,110.00	42,660.00	0.17	(35,550.00)
4193 - Sunlight Mgt Fee	0.00	3,441.67	0.00	(3,441.67)	0.00	41,300.04	0.00	(41,300.04)
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>6,330.00</b>	<b>13,396.67</b>	<b>0.47</b>	<b>(7,066.67)</b>	<b>12,660.00</b>	<b>160,760.04</b>	<b>0.08</b>	<b>(148,100.04)</b>
<b>Financial Income</b>								
4025 - Grants	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00
4038 - Interest Income	1.64	1.00	1.64	0.64	4.82	12.00	0.40	(7.18)
4150 - Contribution Routt County	12,500.00	4,166.67	3.00	8,333.33	12,500.00	50,000.04	0.25	(37,500.04)
4155 - Contribution City SBS	0.00	4,166.67	0.00	(4,166.67)	0.00	50,000.04	0.00	(50,000.04)
4170 - Mortgage Income	1,041.71	1,042.32	1.00	(0.61)	2,083.42	12,507.84	0.25	(9,382.71)
4505 - DPA Interest	0.00	333.33	0.00	(333.33)	0.00	3,999.96	0.00	(3,999.96)
<b>Total Financial Income</b>	<b>13,543.35</b>	<b>9,709.99</b>	<b>1.39</b>	<b>3,833.36</b>	<b>15,088.24</b>	<b>116,519.88</b>	<b>0.14</b>	<b>(100,389.93)</b>
<b>Other Income</b>								
4198 - Transfer from Dev Fund	0.00	16,666.67	0.00	(16,666.67)	0.00	200,000.04	0.00	(200,000.04)
<b>Total Other Income</b>	<b>0.00</b>	<b>16,666.67</b>	<b>0.00</b>	<b>(16,666.67)</b>	<b>0.00</b>	<b>200,000.04</b>	<b>0.00</b>	<b>(200,000.04)</b>
<b>Total Income</b>	<b>19,873.35</b>	<b>39,773.33</b>	<b>0.50</b>	<b>(19,899.98)</b>	<b>27,748.24</b>	<b>477,279.96</b>	<b>0.06</b>	<b>(448,490.01)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	5,720.18	23,945.68	0.24	18,225.50	39,530.36	287,348.16	0.20	228,895.99
5050 - Employee Benefit	8,090.88	3,352.09	2.41	(4,738.79)	13,106.43	40,225.08	0.33	27,118.65
5055 - Retirement Program	343.22	1,436.74	0.24	1,093.52	2,371.84	17,240.88	0.20	13,733.73
5090 - Payroll Taxes	451.56	2,110.63	0.21	1,659.07	3,008.81	25,327.56	0.17	20,898.51
5095 - Worker's Compensation	667.00	500.00	1.33	(167.00)	667.00	6,000.00	0.11	5,333.00
<b>Total Payroll &amp; Related</b>	<b>15,272.84</b>	<b>31,345.14</b>	<b>0.49</b>	<b>16,072.30</b>	<b>58,684.44</b>	<b>376,141.68</b>	<b>0.21</b>	<b>295,979.88</b>
<b>Administrative Expenses</b>								
6820 - Office Supplies	493.14	83.33	5.92	(409.81)	504.39	999.96	0.50	495.57
6830 - Telephone, Internet	139.75	625.00	0.22	485.25	416.50	7,500.00	0.07	6,943.75
6835 - Training	0.00	2,083.33	0.00	2,083.33	13,265.00	24,999.96	0.53	11,734.96

**General Fund  
Budget Comparison  
February 28, 2022**

	Month Ending				Year to Date		Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022		02/28/2022	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	1,095.89	750.00	1.46	(345.89)	1,124.28	9,000.00	0.12	7,875.72
6840 - General & Administrative	712.68	0.00	0.00	(712.68)	775.70	0.00	0.00	(775.70)
6842 - Postage and Delivery	0.00	25.00	0.00	25.00	0.00	300.00	0.00	300.00
6853 - Bank Service Fees	0.00	12.50	0.00	12.50	0.00	150.00	0.00	150.00
6865 - Dues and Memberships	918.89	333.33	2.76	(585.56)	3,004.39	3,999.96	0.75	995.57
6882 - Board Expense, Steering Committee	202.88	500.00	0.41	297.12	394.54	6,000.00	0.07	5,605.46
6920 - Legal Fees	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00
<b>Total Administrative Expenses</b>	<b>3,563.23</b>	<b>4,662.49</b>	<b>0.76</b>	<b>1,099.26</b>	<b>19,484.80</b>	<b>55,949.88</b>	<b>0.35</b>	<b>36,325.33</b>
<b>Marketing Expenses</b>								
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	25.38	399.96	0.06	374.58
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>241.67</b>	<b>0.00</b>	<b>241.67</b>	<b>130.38</b>	<b>2,900.04</b>	<b>0.04</b>	<b>2,769.66</b>
<b>Operating &amp; Maintenance Expenses</b>								
6810 - Office Space & Utilities	373.17	100.00	3.73	(273.17)	373.17	1,200.00	0.31	826.83
6843 - Website Maintenance & Upgrade	360.00	416.67	0.86	56.67	1,000.00	5,000.04	0.20	4,000.04
6862 - Contract Labor	0.00	300.00	0.00	300.00	0.00	3,600.00	0.00	3,600.00
6872 - Furniture & Equipment Expense	6,413.26	416.67	15.39	(5,996.59)	6,413.26	5,000.04	1.28	(1,413.22)
6879 - Software Maintenance Agreement	815.52	175.00	4.66	(640.52)	815.52	2,100.00	0.72	589.98
7117 - Project Auditing Expense	0.00	666.67	0.00	666.67	0.00	8,000.04	0.00	8,000.04
<b>Total Operating &amp; Maintenance Expenses</b>	<b>7,961.95</b>	<b>2,075.01</b>	<b>3.84</b>	<b>(5,886.94)</b>	<b>8,601.95</b>	<b>24,900.12</b>	<b>0.37</b>	<b>15,603.67</b>
<b>Maintenance &amp; Repairs</b>								
6878 - Computer Maintenance	209.55	166.67	1.26	(42.88)	497.05	2,000.04	0.41	1,171.99
<b>Total Maintenance &amp; Repairs</b>	<b>209.55</b>	<b>166.67</b>	<b>1.26</b>	<b>(42.88)</b>	<b>497.05</b>	<b>2,000.04</b>	<b>0.41</b>	<b>1,171.99</b>
<b>Taxes &amp; Insurance</b>								
6850 - Insurance	0.00	208.33	0.00	208.33	2,100.45	2,499.96	0.84	399.51
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>208.33</b>	<b>0.00</b>	<b>208.33</b>	<b>2,100.45</b>	<b>2,499.96</b>	<b>0.84</b>	<b>399.51</b>
<b>Total Operating Expenses</b>	<b>27,007.57</b>	<b>38,699.31</b>	<b>0.70</b>	<b>11,691.74</b>	<b>89,499.07</b>	<b>464,391.72</b>	<b>0.24</b>	<b>352,250.04</b>
<b>Net Operating Income (Loss)</b>	<b>(7,134.22)</b>	<b>1,074.02</b>	<b>(6.64)</b>	<b>(8,208.24)</b>	<b>(61,750.83)</b>	<b>12,888.24</b>	<b>(6.47)</b>	<b>(96,239.97)</b>
<b>Net Income (Loss)</b>	<b>(7,134.22)</b>	<b>1,074.02</b>	<b>(6.64)</b>	<b>(8,208.24)</b>	<b>(61,750.83)</b>	<b>12,888.24</b>	<b>(6.47)</b>	<b>(96,239.97)</b>

# Development Fund Budget Comparison

February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				Year to Date 12/31/2022	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)	0.00	36,000.00	0.00	(36,000.00)
<b>Total Management Income</b>	<b>0.00</b>	<b>3,000.00</b>	<b>0.00</b>	<b>(3,000.00)</b>	<b>0.00</b>	<b>36,000.00</b>	<b>0.00</b>	<b>(36,000.00)</b>
<b>Financial Income</b>								
4025 - Grants	0.00	53,333.33	0.00	(53,333.33)	500,000.00	639,999.96	0.78	(139,999.96)
4035 - Property Tax Revenue	14,756.38	31,683.00	0.47	(16,926.62)	14,756.38	1,017,674.00	0.01	(1,002,917.62)
4036 - Interest on taxes	(6.71)	8.33	(0.81)	(15.04)	(6.71)	99.96	(0.07)	(106.67)
4038 - Interest Income	187.59	41.67	4.50	145.92	367.69	500.04	0.74	(132.35)
4040 - Specific Ownership	5,994.29	5,417.00	1.11	577.29	5,994.29	65,004.00	0.09	(59,009.71)
4060 - URA Backfill	0.00	4,438.50	0.00	(4,438.50)	0.00	53,262.00	0.00	(53,262.00)
<b>Total Financial Income</b>	<b>20,931.55</b>	<b>94,921.83</b>	<b>0.22</b>	<b>(73,990.28)</b>	<b>521,111.65</b>	<b>1,776,539.96</b>	<b>0.29</b>	<b>(1,255,428.31)</b>
<b>Total Income</b>	<b>20,931.55</b>	<b>97,921.83</b>	<b>0.21</b>	<b>(76,990.28)</b>	<b>521,111.65</b>	<b>1,812,539.96</b>	<b>0.29</b>	<b>(1,291,428.31)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	28,090.00	14,863.24	1.89	(13,226.76)	28,090.00	178,358.88	0.16	150,268.88
5050 - Employee Benefit	280.00	1,941.45	0.14	1,661.45	280.00	23,297.40	0.01	23,017.40
5055 - Retirement Program	1,685.40	891.80	1.89	(793.60)	1,685.40	10,701.60	0.16	9,016.20
5090 - Payroll Taxes	2,087.80	1,308.48	1.60	(779.32)	2,087.80	15,701.76	0.13	13,613.96
<b>Total Payroll &amp; Related</b>	<b>32,143.20</b>	<b>19,004.97</b>	<b>1.69</b>	<b>(13,138.23)</b>	<b>32,143.20</b>	<b>228,059.64</b>	<b>0.14</b>	<b>195,916.44</b>
<b>Administrative Expenses</b>								
6535 - Treasurer's Fees	442.76	2,544.17	0.17	2,101.41	442.76	30,530.04	0.01	30,087.28
6565 - Transfer to General Fund	0.00	16,666.67	0.00	16,666.67	0.00	200,000.04	0.00	200,000.04
6830 - Telephone, Internet	0.00	0.00	0.00	0.00	100.00	0.00	0.00	(100.00)
6915 - Due Diligence	0.00	1,666.67	0.00	1,666.67	0.00	20,000.04	0.00	20,000.04
<b>Total Administrative Expenses</b>	<b>442.76</b>	<b>20,877.51</b>	<b>0.02</b>	<b>20,434.75</b>	<b>542.76</b>	<b>250,530.12</b>	<b>0.00</b>	<b>249,987.36</b>
<b>Marketing Expenses</b>								
6857 - Marketing/Annual Report	0.00	0.00	0.00	0.00	3,090.00	0.00	0.00	(3,090.00)
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,090.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(3,090.00)</b>
<b>Operating &amp; Maintenance Expenses</b>								
6810 - Office Space & Utilities	0.00	1,500.00	0.00	1,500.00	0.00	18,000.00	0.00	18,000.00
<b>Total Operating &amp; Maintenance Expenses</b>	<b>0.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>18,000.00</b>	<b>0.00</b>	<b>18,000.00</b>

## Development Fund Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<b>Taxes &amp; Insurance</b>								
6850 - Insurance	0.00	833.33	0.00	833.33	8,501.80	9,999.96	0.85	1,498.16
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>833.33</b>	<b>0.00</b>	<b>833.33</b>	<b>8,501.80</b>	<b>9,999.96</b>	<b>0.85</b>	<b>1,498.16</b>
<b>Total Operating Expenses</b>	<b>32,585.96</b>	<b>42,215.81</b>	<b>0.77</b>	<b>9,629.85</b>	<b>44,277.76</b>	<b>506,589.72</b>	<b>0.09</b>	<b>462,311.96</b>
<b>Net Operating Income (Loss)</b>	<b>(11,654.41)</b>	<b>55,706.02</b>	<b>(0.21)</b>	<b>(67,360.43)</b>	<b>476,833.89</b>	<b>1,305,950.24</b>	<b>0.37</b>	<b>(829,116.35)</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
6515 - Capital Contribution	2,000,000.00	250,000.00	8.00	(1,750,000.00)	2,000,000.00	3,000,000.00	0.67	1,000,000.00
6885 - Capital Outlay	0.00	53,333.33	0.00	53,333.33	0.00	639,999.96	0.00	639,999.96
<b>Total Capital Expenditures</b>	<b>2,000,000.00</b>	<b>303,333.33</b>	<b>6.59</b>	<b>(1,696,666.67)</b>	<b>2,000,000.00</b>	<b>3,639,999.96</b>	<b>0.55</b>	<b>1,639,999.96</b>
<b>Total Non-Operating Expenses</b>	<b>2,000,000.00</b>	<b>303,333.33</b>	<b>6.59</b>	<b>(1,696,666.67)</b>	<b>2,000,000.00</b>	<b>3,639,999.96</b>	<b>0.55</b>	<b>1,639,999.96</b>
<b>Net Income (Loss)</b>	<b>(2,011,654.41)</b>	<b>(247,627.31)</b>	<b>8.12</b>	<b>(1,764,027.10)</b>	<b>(1,523,166.11)</b>	<b>(2,334,049.72)</b>	<b>0.65</b>	<b>810,883.61</b>

## Brown Ranch Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022	Current Year		Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022			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	0.00	0.00	0.00	271,833.00	0.00	0.00	271,833.00	
<b>Total Financial Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>271,833.00</b>	<b>0.00</b>	<b>0.00</b>	<b>271,833.00</b>	
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>271,833.00</b>	<b>0.00</b>	<b>0.00</b>	<b>271,833.00</b>	
<b>Expenses</b>									
<b>Administrative Expenses</b>									
6555 - Professional Fees	53,507.01	0.00	0.00	(53,507.01)	53,507.01	0.00	0.00	(53,507.01)	
6820 - Office Supplies	297.09	0.00	0.00	(297.09)	370.53	0.00	0.00	(370.53)	
6830 - Telephone, Internet	0.00	0.00	0.00	0.00	100.00	0.00	0.00	(300.00)	
6839 - Travel Meals & Mileage	645.95	0.00	0.00	(645.95)	645.95	0.00	0.00	(645.95)	
6840 - General & Administrative	0.00	0.00	0.00	0.00	1,599.00	0.00	0.00	(1,599.00)	
6842 - Postage and Delivery	41.20	0.00	0.00	(41.20)	41.20	0.00	0.00	(41.20)	
6852 - Printing and Reproduction	0.00	0.00	0.00	0.00	765.50	0.00	0.00	(765.50)	
6882 - Board Expense, Steering Committee	324.01	0.00	0.00	(324.01)	1,850.93	0.00	0.00	(1,850.93)	
<b>Total Administrative Expenses</b>	<b>54,815.26</b>	<b>0.00</b>	<b>0.00</b>	<b>(54,815.26)</b>	<b>58,880.12</b>	<b>0.00</b>	<b>0.00</b>	<b>(59,080.12)</b>	
<b>Marketing Expenses</b>									
6857 - Marketing/Annual Report	2,509.00	0.00	0.00	(2,509.00)	7,657.54	0.00	0.00	(7,657.54)	
6870 - Advertising	1,537.00	0.00	0.00	(1,537.00)	2,664.10	0.00	0.00	(2,664.10)	
<b>Total Marketing Expenses</b>	<b>4,046.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(4,046.00)</b>	<b>10,321.64</b>	<b>0.00</b>	<b>0.00</b>	<b>(10,321.64)</b>	
<b>Utilities</b>									
6501 - Electricity	31.84	0.00	0.00	(31.84)	403.51	0.00	0.00	(403.51)	
6502 - Water	120.00	0.00	0.00	(120.00)	120.00	0.00	0.00	(120.00)	
<b>Total Utilities</b>	<b>151.84</b>	<b>0.00</b>	<b>0.00</b>	<b>(151.84)</b>	<b>523.51</b>	<b>0.00</b>	<b>0.00</b>	<b>(523.51)</b>	
<b>Operating &amp; Maintenance Expenses</b>									
6843 - Website Maintenance & Upgrade	860.00	0.00	0.00	(860.00)	5,577.15	0.00	0.00	(5,577.15)	
6862 - Contract Labor	6,250.00	0.00	0.00	(6,250.00)	6,250.00	0.00	0.00	(19,755.00)	
6872 - Furniture & Equipment Expense	682.90	0.00	0.00	(682.90)	682.90	0.00	0.00	(682.90)	
<b>Total Operating &amp; Maintenance Expenses</b>	<b>7,792.90</b>	<b>0.00</b>	<b>0.00</b>	<b>(7,792.90)</b>	<b>12,510.05</b>	<b>0.00</b>	<b>0.00</b>	<b>(26,015.05)</b>	
<b>Maintenance &amp; Repairs</b>									
6202 - Maintenance Supplies	396.95	0.00	0.00	(396.95)	396.95	0.00	0.00	(396.95)	
6203 - Maintenance & Repairs Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(240.00)	
6205 - Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,600.00)	
<b>Total Maintenance &amp; Repairs</b>	<b>396.95</b>	<b>0.00</b>	<b>0.00</b>	<b>(396.95)</b>	<b>396.95</b>	<b>0.00</b>	<b>0.00</b>	<b>(2,236.95)</b>	
<b>Total Operating Expenses</b>	<b>67,202.95</b>	<b>0.00</b>	<b>0.00</b>	<b>(67,202.95)</b>	<b>82,632.27</b>	<b>0.00</b>	<b>0.00</b>	<b>(98,177.27)</b>	

**Brown Ranch**  
**Budget Comparison**  
February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<b>Net Operating Income (Loss)</b>	<b>(67,202.95)</b>	<b>0.00</b>	<b>0.00</b>	<b>(67,202.95)</b>	<b>189,200.73</b>	<b>0.00</b>	<b>0.00</b>	<b>173,655.73</b>
<b>Non-Operating Expenses</b>								
<b>Debt Services</b>								
6712 - Principal Payments	38.24	0.00	0.00	(38.24)	38.24	0.00	0.00	(38.24)
<b>Total Debt Services</b>	<b>38.24</b>	<b>0.00</b>	<b>0.00</b>	<b>(38.24)</b>	<b>38.24</b>	<b>0.00</b>	<b>0.00</b>	<b>(38.24)</b>
<b>Total Non-Operating Expenses</b>	<b>38.24</b>	<b>0.00</b>	<b>0.00</b>	<b>(38.24)</b>	<b>38.24</b>	<b>0.00</b>	<b>0.00</b>	<b>(38.24)</b>
<b>Net Income (Loss)</b>	<b>(67,241.19)</b>	<b>0.00</b>	<b>0.00</b>	<b>(67,241.19)</b>	<b>189,162.49</b>	<b>0.00</b>	<b>0.00</b>	<b>173,617.49</b>

# Hillside Village Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				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	25,399.00	36,958.00	0.69	(11,559.00)	50,846.00	443,496.00	0.17	(367,940.00)
4403 - Application Fees Received	0.00	50.00	0.00	(50.00)	0.00	600.00	0.00	(600.00)
4404 - Laundry and Vending	342.20	416.67	0.82	(74.47)	342.20	5,000.04	0.07	(4,657.84)
4406 - Tenant Charges	181.53	541.67	0.34	(360.14)	280.79	6,500.04	0.09	(5,936.18)
<b>Total Rental Income</b>	<b>25,922.73</b>	<b>37,966.34</b>	<b>0.68</b>	<b>(12,043.61)</b>	<b>51,468.99</b>	<b>455,596.08</b>	<b>0.17</b>	<b>(379,134.02)</b>
<b>Vacancy, Losses &amp; Concessions</b>								
4408 - Vacancy Loss	0.00	(739.17)	0.00	739.17	0.00	(8,870.04)	0.00	8,870.04
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>0.00</b>	<b>(739.17)</b>	<b>0.00</b>	<b>739.17</b>	<b>0.00</b>	<b>(8,870.04)</b>	<b>0.00</b>	<b>8,870.04</b>
<b>Net Rental Income</b>	<b>25,922.73</b>	<b>37,227.17</b>	<b>0.70</b>	<b>(11,304.44)</b>	<b>51,468.99</b>	<b>446,726.04</b>	<b>0.17</b>	<b>(370,263.98)</b>
<b>Financial Income</b>								
4038 - Interest Income	3.40	5.00	0.68	(1.60)	6.88	60.00	0.11	(53.12)
<b>Total Financial Income</b>	<b>3.40</b>	<b>5.00</b>	<b>0.68</b>	<b>(1.60)</b>	<b>6.88</b>	<b>60.00</b>	<b>0.11</b>	<b>(53.12)</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>25,926.13</b>	<b>39,504.25</b>	<b>0.66</b>	<b>(13,578.12)</b>	<b>51,475.87</b>	<b>474,051.00</b>	<b>0.16</b>	<b>(397,582.06)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	5,021.10	5,021.10	1.00	0.00	10,042.20	60,253.20	0.21	47,700.45
5050 - Employee Benefit	3,948.84	1,870.86	2.11	(2,077.98)	6,565.49	22,450.32	0.31	15,537.33
5055 - Retirement Program	0.00	695.02	0.00	695.02	0.00	8,340.24	0.00	8,340.24
5090 - Payroll Taxes	886.14	1,002.03	0.88	115.89	1,772.29	12,024.36	0.18	9,809.01
5095 - Worker's Compensation	344.00	250.00	1.38	(94.00)	344.00	3,000.00	0.11	2,656.00
6201 - Maintenance & Repairs Payroll	5,745.12	5,745.13	1.00	0.01	11,490.24	68,941.56	0.21	54,578.76
<b>Total Payroll &amp; Related</b>	<b>15,945.20</b>	<b>14,584.14</b>	<b>1.09</b>	<b>(1,361.06)</b>	<b>30,214.22</b>	<b>175,009.68</b>	<b>0.21</b>	<b>138,621.79</b>
<b>Administrative Expenses</b>								
6820 - Office Supplies	40.45	125.00	0.32	84.55	40.45	1,500.00	0.03	1,459.55
6830 - Telephone, Internet	182.74	250.00	0.73	67.26	465.42	3,000.00	0.18	2,454.84
6835 - Training	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00

# Hillside Village Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022	Current Year		Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022			12/31/2022	Year to Date 12/31/2022		
	Actual	Budget	Budget Ratio	Budget Diff			Budget	Budget Ratio	Budget Diff
6840 - General & Administrative	0.00	0.00	0.00	0.00	51.06	0.00	0.00	(51.06)	
6865 - Dues and Memberships	6.22	0.00	0.00	(6.22)	6.22	0.00	0.00	(6.22)	
6920 - Legal Fees	0.00	83.33	0.00	83.33	0.00	999.96	0.00	999.96	
7131 - Other Admin. Expenses	0.00	250.00	0.00	250.00	0.00	3,000.00	0.01	2,974.68	
<b>Total Administrative Expenses</b>	<b>229.41</b>	<b>958.33</b>	<b>0.24</b>	<b>728.92</b>	<b>563.15</b>	<b>11,499.96</b>	<b>0.06</b>	<b>10,831.75</b>	
<b>Marketing Expenses</b>									
6870 - Advertising	0.00	83.33	0.00	83.33	0.00	999.96	0.00	999.96	
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>83.33</b>	<b>0.00</b>	<b>83.33</b>	<b>0.00</b>	<b>999.96</b>	<b>0.00</b>	<b>999.96</b>	
<b>Utilities</b>									
6501 - Electricity	360.75	583.33	0.62	222.58	360.75	6,999.96	0.05	6,639.21	
6502 - Water	2,120.60	2,000.00	1.06	(120.60)	2,120.60	24,000.00	0.18	19,720.52	
6503 - Sewer	2,040.50	2,058.33	0.99	17.83	2,040.50	24,699.96	0.17	20,618.96	
6504 - Garbage & Trash Removal	2,734.49	1,250.00	2.19	(1,484.49)	4,076.55	15,000.00	0.27	10,923.45	
<b>Total Utilities</b>	<b>7,256.34</b>	<b>5,891.66</b>	<b>1.23</b>	<b>(1,364.68)</b>	<b>8,598.40</b>	<b>70,699.92</b>	<b>0.18</b>	<b>57,902.14</b>	
<b>Operating &amp; Maintenance Expenses</b>									
6145 - Rental Income Write Off	0.00	166.67	0.00	166.67	0.00	2,000.04	0.00	2,000.04	
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	
6879 - Software Maintenance Agreement	430.48	550.00	0.78	119.52	1,876.23	6,600.00	0.34	4,363.52	
7117 - Project Auditing Expense	0.00	583.33	0.00	583.33	0.00	6,999.96	0.00	6,999.96	
7195 - Manager Unit Rent	689.00	689.00	1.00	0.00	1,378.00	8,268.00	0.17	6,890.00	
<b>Total Operating &amp; Maintenance Expenses</b>	<b>1,119.48</b>	<b>2,239.00</b>	<b>0.50</b>	<b>1,119.52</b>	<b>3,254.23</b>	<b>26,868.00</b>	<b>0.13</b>	<b>23,253.52</b>	
<b>Maintenance &amp; Repairs</b>									
6202 - Maintenance Supplies	43.08	1,250.00	0.03	1,206.92	128.56	15,000.00	0.02	14,769.60	
6203 - Maintenance & Repairs Contract	75.00	1,000.00	0.08	925.00	300.00	12,000.00	0.03	11,700.00	
6204 - Painting	25.00	416.67	0.06	391.67	25.00	5,000.04	0.00	4,975.04	
6205 - Snow Removal	4,692.50	1,666.67	2.82	(3,025.83)	5,417.50	20,000.04	0.42	11,587.54	
6207 - Grounds	0.00	708.33	0.00	708.33	0.00	8,499.96	0.00	8,499.96	
6208 - Services	0.00	333.33	0.00	333.33	0.00	3,999.96	0.00	3,999.96	
6878 - Computer Maintenance	363.23	83.33	4.36	(279.90)	376.94	999.96	0.38	616.35	
<b>Total Maintenance &amp; Repairs</b>	<b>5,198.81</b>	<b>5,458.33</b>	<b>0.95</b>	<b>259.52</b>	<b>6,248.00</b>	<b>65,499.96</b>	<b>0.14</b>	<b>56,148.45</b>	
<b>Management Fees</b>									
6860 - Management Fee	3,555.00	3,555.00	1.00	0.00	7,110.00	42,660.00	0.17	35,550.00	
<b>Total Management Fees</b>	<b>3,555.00</b>	<b>3,555.00</b>	<b>1.00</b>	<b>0.00</b>	<b>7,110.00</b>	<b>42,660.00</b>	<b>0.17</b>	<b>35,550.00</b>	
<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>	

## Hillside Village Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<b>Total Operating Expenses</b>	<b>33,304.24</b>	<b>32,769.79</b>	<b>1.02</b>	<b>(534.45)</b>	<b>67,090.41</b>	<b>406,237.48</b>	<b>0.20</b>	<b>325,205.20</b>
<b>Net Operating Income (Loss)</b>	<b>(7,378.11)</b>	<b>6,734.46</b>	<b>(1.10)</b>	<b>(14,112.57)</b>	<b>(15,614.54)</b>	<b>67,813.52</b>	<b>(0.07)</b>	<b>(72,376.86)</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
6210 - Annual Capital Budget	0.00	1,666.67	0.00	1,666.67	0.00	20,000.04	0.00	20,000.04
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>1,666.67</b>	<b>0.00</b>	<b>1,666.67</b>	<b>0.00</b>	<b>20,000.04</b>	<b>0.00</b>	<b>20,000.04</b>
<b>Debt Services</b>								
5101 - RHS Debt Payment (USDA Loans)	0.00	2,497.00	0.00	2,497.00	0.00	29,964.00	0.00	29,964.00
5102 - USDA Overage	(1,251.00)	625.00	(2.00)	1,876.00	(2,502.00)	7,500.00	(0.50)	11,253.00
<b>Total Debt Services</b>	<b>(1,251.00)</b>	<b>3,122.00</b>	<b>(0.40)</b>	<b>4,373.00</b>	<b>(2,502.00)</b>	<b>37,464.00</b>	<b>(0.10)</b>	<b>41,217.00</b>
<b>Other Non-Operating Expenses</b>								
5123 - Transfer From O&M to Reserve	1,481.75	1,481.75	1.00	0.00	2,963.50	17,781.00	0.17	14,817.50
<b>Total Other Non-Operating Expenses</b>	<b>1,481.75</b>	<b>1,481.75</b>	<b>1.00</b>	<b>0.00</b>	<b>2,963.50</b>	<b>17,781.00</b>	<b>0.17</b>	<b>14,817.50</b>
<b>Total Non-Operating Expenses</b>	<b>230.75</b>	<b>6,270.42</b>	<b>0.04</b>	<b>6,039.67</b>	<b>461.50</b>	<b>75,245.04</b>	<b>(0.01)</b>	<b>76,034.54</b>
<b>Net Income (Loss)</b>	<b>(7,608.86)</b>	<b>464.04</b>	<b>(16.40)</b>	<b>(8,072.90)</b>	<b>(16,076.04)</b>	<b>(7,431.52)</b>	<b>0.51</b>	<b>3,657.68</b>

# Fish Creek Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				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	32,530.00	32,530.00	1.00	0.00	65,146.00	390,360.00	0.25	(292,684.00)
4403 - Application Fees Received	0.00	0.00	0.00	0.00	20.75	0.00	0.00	42.54
4406 - Tenant Charges	0.00	16.67	0.00	(16.67)	0.00	200.04	0.00	(200.04)
<b>Total Rental Income</b>	<b>32,530.00</b>	<b>32,546.67</b>	<b>1.00</b>	<b>(16.67)</b>	<b>65,166.75</b>	<b>390,560.04</b>	<b>0.25</b>	<b>(292,841.50)</b>
<b>Vacancy, Losses &amp; Concessions</b>								
4408 - Vacancy Loss	0.00	0.00	0.00	0.00	(86.00)	0.00	0.00	(86.00)
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(86.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(86.00)</b>
<b>Net Rental Income</b>	<b>32,530.00</b>	<b>32,546.67</b>	<b>1.00</b>	<b>(16.67)</b>	<b>65,080.75</b>	<b>390,560.04</b>	<b>0.25</b>	<b>(292,927.50)</b>
<b>Financial Income</b>								
4038 - Interest Income	18.76	20.83	0.90	(2.07)	34.77	249.96	0.14	(215.19)
<b>Total Financial Income</b>	<b>18.76</b>	<b>20.83</b>	<b>0.90</b>	<b>(2.07)</b>	<b>34.77</b>	<b>249.96</b>	<b>0.14</b>	<b>(215.19)</b>
<b>Total Income</b>	<b>32,548.76</b>	<b>32,567.50</b>	<b>1.00</b>	<b>(18.74)</b>	<b>65,115.52</b>	<b>390,810.00</b>	<b>0.25</b>	<b>(293,142.69)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	817.38	817.39	1.00	0.01	1,634.76	9,808.68	0.21	7,765.23
5050 - Employee Benefit	244.96	0.00	0.00	(244.96)	366.99	0.00	0.00	(366.99)
5090 - Payroll Taxes	0.00	80.57	0.00	80.57	0.00	966.84	0.00	966.84
<b>Total Payroll &amp; Related</b>	<b>1,062.34</b>	<b>897.96</b>	<b>1.18</b>	<b>(164.38)</b>	<b>2,001.75</b>	<b>10,775.52</b>	<b>0.22</b>	<b>8,365.08</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	0.00	2,000.04	0.82	367.04
6842 - Postage and Delivery	22.14	0.00	0.00	(22.14)	22.14	0.00	0.00	(22.14)
6920 - Legal Fees	1,100.00	250.00	4.40	(850.00)	1,100.00	3,000.00	0.54	1,387.50
<b>Total Administrative Expenses</b>	<b>1,122.14</b>	<b>770.83</b>	<b>1.46</b>	<b>(351.31)</b>	<b>1,122.14</b>	<b>9,249.96</b>	<b>0.35</b>	<b>5,982.32</b>
<b>Utilities</b>								
6501 - Electricity	48.81	125.00	0.39	76.19	141.00	1,500.00	0.09	1,359.00
6502 - Water	(25.52)	2,000.00	(0.01)	2,025.52	(25.52)	24,000.00	0.00	24,025.52

# Fish Creek Budget Comparison February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
6504 - Garbage & Trash Removal	2,376.34	2,083.33	1.14	(293.01)	4,602.34	24,999.96	0.18	20,397.62
<b>Total Utilities</b>	<b>2,399.63</b>	<b>4,208.33</b>	<b>0.57</b>	<b>1,808.70</b>	<b>4,717.82</b>	<b>50,499.96</b>	<b>0.09</b>	<b>45,782.14</b>
<b>Operating &amp; Maintenance Expenses</b>								
6813 - Railroad License	0.00	775.00	0.00	775.00	0.00	9,300.00	0.00	9,300.00
6837 - Audit	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00
6871 - Park Improvements	0.00	500.00	0.00	500.00	0.00	6,000.00	0.00	6,000.00
6879 - Software Maintenance Agreement	159.21	208.33	0.76	49.12	191.97	2,499.96	0.10	2,257.41
6883 - Balance Write Off	0.00	333.33	0.00	333.33	0.00	3,999.96	0.00	3,999.96
<b>Total Operating &amp; Maintenance Expenses</b>	<b>159.21</b>	<b>2,066.66</b>	<b>0.08</b>	<b>1,907.45</b>	<b>191.97</b>	<b>24,799.92</b>	<b>0.01</b>	<b>24,557.37</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	0.00	15,000.00	0.81	2,780.00
<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>0.00</b>	<b>17,000.04</b>	<b>0.72</b>	<b>4,780.04</b>
<b>Management Fees</b>								
6860 - Management Fee	2,775.00	2,775.00	1.00	0.00	5,550.00	33,300.00	0.17	27,750.00
<b>Total Management Fees</b>	<b>2,775.00</b>	<b>2,775.00</b>	<b>1.00</b>	<b>0.00</b>	<b>5,550.00</b>	<b>33,300.00</b>	<b>0.17</b>	<b>27,750.00</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>7,518.32</b>	<b>12,302.12</b>	<b>0.61</b>	<b>4,783.80</b>	<b>15,217.36</b>	<b>147,625.44</b>	<b>0.20</b>	<b>117,583.31</b>
<b>Net Operating Income (Loss)</b>	<b>25,030.44</b>	<b>20,265.38</b>	<b>1.24</b>	<b>4,765.06</b>	<b>49,898.16</b>	<b>243,184.56</b>	<b>0.28</b>	<b>(175,559.38)</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
6210 - Annual Capital Budget	0.00	41,666.67	0.00	41,666.67	0.00	500,000.04	0.00	500,000.04
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>41,666.67</b>	<b>0.00</b>	<b>41,666.67</b>	<b>0.00</b>	<b>500,000.04</b>	<b>0.00</b>	<b>500,000.04</b>
<b>Debt Services</b>								
6710 - Interest Payments	5,977.44	6,932.07	0.86	954.63	21,188.98	83,184.84	0.25	61,995.86
6712 - Principal Payments	5,731.78	10,498.01	0.55	4,766.23	33,006.46	125,976.12	0.26	92,969.66
<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>54,195.44</b>	<b>209,160.96</b>	<b>0.26</b>	<b>154,965.52</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
<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>

# Fish Creek Budget Comparison

February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<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>54,195.44</b>	<b>739,161.00</b>	<b>0.07</b>	<b>684,965.56</b>
<b>Net Income (Loss)</b>	<b>13,321.22</b>	<b>(41,331.37)</b>	<b>(0.32)</b>	<b>54,652.59</b>	<b>(4,297.28)</b>	<b>(495,976.44)</b>	<b>(0.03)</b>	<b>509,406.18</b>

**DPA**  
**Budget Comparison**  
February 28, 2022

	Month Ending				Year to Date 02/28/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 02/28/2022		Month Ending 02/28/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<b>Income</b>								
<b>Financial Income</b>								
4010 - CDBG RLF Principal	26.44	24.00	1.10	2.44	52.77	288.00	0.18	(235.23)
4012 - CDBG RLF Interest	29.86	33.00	0.90	(3.14)	59.83	396.00	0.15	(336.17)
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)	249.26	9,996.00	0.02	(9,746.74)
4026 - Principal YVHA	20,000.00	833.33	24.00	19,166.67	20,000.00	9,999.96	2.00	10,000.04
4038 - Interest Income	1,042.28	500.00	2.08	542.28	1,053.35	6,000.00	0.18	(4,946.65)
<b>Total Financial Income</b>	<b>21,223.21</b>	<b>3,057.33</b>	<b>6.94</b>	<b>18,165.88</b>	<b>21,415.21</b>	<b>36,687.96</b>	<b>0.58</b>	<b>(15,272.75)</b>
<b>Total Income</b>	<b>21,223.21</b>	<b>3,057.33</b>	<b>6.94</b>	<b>18,165.88</b>	<b>21,415.21</b>	<b>36,687.96</b>	<b>0.58</b>	<b>(15,272.75)</b>
<b>Expenses</b>								
<b>Administrative Expenses</b>								
5015 - Administrative Fee	0.00	217.00	0.00	217.00	0.00	2,604.00	0.00	2,604.00
6565 - Transfer to General Fund	0.00	333.33	0.00	333.33	0.00	3,999.96	0.00	3,999.96
6865 - Dues and Memberships	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	(2,500.00)
<b>Total Administrative Expenses</b>	<b>0.00</b>	<b>550.33</b>	<b>0.00</b>	<b>550.33</b>	<b>2,500.00</b>	<b>6,603.96</b>	<b>0.38</b>	<b>4,103.96</b>
<b>Service Related Expenses</b>								
5010 - Direct Assistance	0.00	5,000.00	0.00	5,000.00	37,500.00	60,000.00	0.63	22,500.00
<b>Total Service Related Expenses</b>	<b>0.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>37,500.00</b>	<b>60,000.00</b>	<b>0.63</b>	<b>22,500.00</b>
<b>Total Operating Expenses</b>	<b>0.00</b>	<b>5,550.33</b>	<b>0.00</b>	<b>5,550.33</b>	<b>40,000.00</b>	<b>66,603.96</b>	<b>0.60</b>	<b>26,603.96</b>
<b>Net Operating Income (Loss)</b>	<b>21,223.21</b>	<b>(2,493.00)</b>	<b>(8.51)</b>	<b>23,716.21</b>	<b>(18,584.79)</b>	<b>(29,916.00)</b>	<b>0.62</b>	<b>11,331.21</b>
<b>Net Income (Loss)</b>	<b>21,223.21</b>	<b>(2,493.00)</b>	<b>(8.51)</b>	<b>23,716.21</b>	<b>(18,584.79)</b>	<b>(29,916.00)</b>	<b>0.62</b>	<b>11,331.21</b>