

Active Locations
Income Statement custom
January 31, 2022

	General Fund Year To Date 01/31/2022 <small>Actual</small>	Development Fund Year To Date 01/31/2022 <small>Actual</small>	Brown Ranch Year To Date 01/31/2022 <small>Actual</small>	Hillside Village Year To Date 01/31/2022 <small>Actual</small>	Fish Creek Year To Date 01/31/2022 <small>Actual</small>	DPA Year To Date 01/31/2022 <small>Actual</small>	All Locations Year To Date 01/31/2022 <small>Actual</small>	Year To Date Year to Date 01/31/2022	
								<small>Budget</small>	<small>Budget Ratio</small>
Income	7,874.89	500,180.10	271,833.00	25,549.74	32,566.76	192.00	838,196.49	265,947.32	3.15
Expenses	61,977.12	11,691.80	14,236.83	33,619.96	7,699.04	37,500.00	166,724.75	131,537.36	1.27
Net Operating Income (Loss)	(54,102.23)	488,488.30	257,596.17	(8,070.22)	24,867.72	(37,308.00)	671,471.74	134,409.96	5.00
Accounts Receivable	74,770.42	1,017,673.00	0.00	1,461.31	2,495.01	271,149.91	1,367,549.65	0.00	0.00
Vacancy, Losses & Concessions	0.00	0.00	0.00	0.00	(86.00)	0.00	(86.00)	(739.17)	0.12

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

Current Assets	
Cash	87,876.12
Accounts Receivable	<u>74,770.42</u>
Deposits & Escrows	<u>122.50</u>
Total Current Assets	<u>162,769.04</u>
Fixed Assets	
Fixed Assets	20,991.00
Depreciation & Amortization	<u>(20,991.00)</u>
Total Fixed Assets	<u>0.00</u>
Other Assets	<u>234,807.67</u>
Current Liabilities	<u>14,790.04</u>
Liabilities	
Current Liabilities	<u>14,790.04</u>
Total Liabilities	<u>14,790.04</u>
Retained Earnings	<u>436,888.90</u>

Development Fund

Balance Sheet

January 31, 2022

Current Assets

Cash

2,974,173.43

Accounts Receivable

1,017,673.00

Total Current Assets

3,991,846.43

Fixed Assets

Fixed Assets

6,000,000.00

Total Fixed Assets

6,000,000.00

Other Assets

3,342,150.20

Current Liabilities

1,082,465.44

Liabilities

Current Liabilities

1,082,465.44

Long Term Liabilities

120,000.00

Total Liabilities

1,202,465.44

Retained Earnings

11,643,042.89

Brown Ranch Balance Sheet

January 31, 2022

Current Assets	
Cash	271,101.79
Total Current Assets	<u><u>271,101.79</u></u>
Fixed Assets	
Fixed Assets	24,000,000.00
Total Fixed Assets	<u><u>24,000,000.00</u></u>
Current Liabilities	
Liabilities	
Current Liabilities	13,505.62
Total Liabilities	<u><u>13,505.62</u></u>
Retained Earnings	<u><u>24,000,000.00</u></u>

Hillside Village

Balance Sheet

January 31, 2022

Current Assets

Cash

246,226.66

Accounts Receivable

1,461.31

Total Current Assets

247,687.97

Fixed Assets

Fixed Assets

3,554,105.25

Depreciation & Amortization

(2,055,535.93)

Total Fixed Assets

1,498,569.32

Current Liabilities

36,639.70

Liabilities

Current Liabilities

36,639.70

Long Term Liabilities

1,104,119.28

Total Liabilities

1,140,758.98

Retained Earnings

613,799.28

Fish Creek
Balance Sheet
January 31, 2022

Current Assets

Cash

519,384.75

Accounts Receivable

2,495.01

Deposits & Escrows

6,692.01

Total Current Assets

528,571.77

Fixed Assets

Fixed Assets

4,968,300.96

Depreciation & Amortization

(220,985.69)

Total Fixed Assets

4,747,315.27

Current Liabilities

22,497.42

Liabilities

Current Liabilities

22,497.42

Long Term Liabilities

2,946,579.87

Total Liabilities

2,969,077.29

Retained Earnings

2,324,428.25

DPA
Balance Sheet
January 31, 2022

Current Assets	
Cash	213,221.52
Accounts Receivable	<u>271,149.91</u>
Total Current Assets	<u>484,371.43</u>
Other Assets	<u>6,164.75</u>
Retained Earnings	<u>527,844.18</u>

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

Assets

Current Assets

Cash

 Combined cash

(126,017.64)

 Wells Fargo YVHA Oper xxx6622

213,893.76

Total Cash

87,876.12

Accounts Receivable

 Accounts Receivable

74,770.42

Total Accounts Receivable

74,770.42

Deposits & Escrows

 Prepaid Expenses

122.50

Total Deposits & Escrows

122.50

Total Current Assets

162,769.04

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

397,576.71

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

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable	1,943.42
Payroll Liabilities	11,684.27
Escrow - Jaime	(669.75)
Escrow - Welu	19.10
State Withholding Payable	1,813.00
Total Current Liabilities	<u>14,790.04</u>

Total Liabilities

14,790.04

Equity

Retained Earnings	436,888.90
Current Net Income	<u>(54,102.23)</u>

Total Equity

382,786.67

Total Liabilities & Equity

397,576.71

Development Fund

Balance Sheet

January 31, 2022

Assets

Current Assets

Cash

Combined cash

70,930.08

ColoTrust Dev

2,903,243.35

Total Cash

2,974,173.43

Accounts Receivable

Property Tax Receivable

1,017,673.00

Total Accounts Receivable

1,017,673.00

Total Current Assets

3,991,846.43

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

13,333,996.63

Development Fund

Balance Sheet

January 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable	61,892.64
Accrued Interest Payable	2,899.80
Deferred Revenue	1,017,673.00
Total Current Liabilities	<u>1,082,465.44</u>

Long Term Liabilities

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

Total Liabilities	1,202,465.44
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Equity

Retained Earnings	11,643,042.89
Current Net Income	<u>488,488.30</u>

Total Equity	<u>12,131,531.19</u>
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Total Liabilities & Equity	<u><u>13,333,996.63</u></u>
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Brown Ranch Balance Sheet

January 31, 2022

Assets

Current Assets

Cash

Combined cash

271,101.79

Total Cash

271,101.79

Total Current Assets

271,101.79

Fixed Assets

Brown Ranch land

24,000,000.00

Total Fixed Assets

24,000,000.00

Total Assets

24,271,101.79

Brown Ranch Balance Sheet

January 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable

13,505.62

Total Current Liabilities

13,505.62

Total Liabilities

13,505.62

Equity

Retained Earnings

24,000,000.00

Current Net Income

257,596.17

Total Equity

24,257,596.17**Total Liabilities & Equity****24,271,101.79**

Hillside Village Balance Sheet

January 31, 2022

Assets

Current Assets

Cash

Combined cash	(180,803.07)
Wells Fargo HSV O& M xxxx3604	233,244.52
Wells Fargo HSV T&I xxxx3646	10,184.29
Wells Fargo HSV Sec Dep xx3588	27,554.83
Wells Fargo HSV Res xxxx3679	156,046.09
Total Cash	<u>246,226.66</u>

Accounts Receivable

Accounts Receivable	2,461.31
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	<u>1,461.31</u>

Total Current Assets

247,687.97

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	<u>(2,055,535.93)</u>

Total Fixed Assets

1,498,569.32

Total Assets

1,746,257.29

Hillside Village
Balance Sheet
January 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable	262.96
Payroll Liabilities	5,839.24
Security Deposits	28,594.25
Prepaid Revenue	1,943.25
Total Current Liabilities	<u>36,639.70</u>

Long Term Liabilities

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

Total Liabilities	1,140,758.98
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Equity

Retained Earnings	613,799.28
Current Net Income	<u>(8,300.97)</u>

Total Equity	<u>605,498.31</u>
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Total Liabilities & Equity	<u><u>1,746,257.29</u></u>
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Fish Creek
Balance Sheet
January 31, 2022

Assets

Current Assets

Cash

Combined cash	(93,076.23)
Alpine Checking xx4827	173,953.26
Alpine Money Market xx4836	210,235.54
ColoTrust FC	228,272.18
Total Cash	<u>519,384.75</u>

Accounts Receivable

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

Deposits & Escrows

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

Total Current Assets

528,571.77

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

5,275,887.04

Fish Creek
Balance Sheet
January 31, 2022

Liabilities & Equity

Liabilities

Current Liabilities

Accounts Payable	43.38
Accrued Interest Payable	6,144.87
Payroll Liabilities	279.17
Prepaid Revenue	16,030.00
Total Current Liabilities	<u>22,497.42</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	2,969,077.29
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Equity

Retained Earnings	2,324,428.25
Current Net Income	<u>(17,618.50)</u>

Total Equity	<u>2,306,809.75</u>
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Total Liabilities & Equity	<u><u>5,275,887.04</u></u>
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DPA
Balance Sheet
January 31, 2022

Assets

Current Assets

Cash

Combined cash	57,871.07
ColoTrust DPA	155,350.45
Total Cash	<u>213,221.52</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	484,371.43
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Other Assets

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

Total Assets	<u><u>490,536.18</u></u>
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DPA
Balance Sheet
January 31, 2022

Liabilities & Equity

Equity	
Retained Earnings	527,844.18
Current Net Income	<u>(37,308.00)</u>
Total Equity	<u>490,536.18</u>
Total Liabilities & Equity	<u><u>490,536.18</u></u>

General Fund Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Management Income								
4190 - FCMHP Mgt Fee	2,775.00	2,775.00	1.00	0.00	2,775.00	33,300.00	0.08	(30,525.00)
4191 - HSV Mgt Fee	3,555.00	3,555.00	1.00	0.00	3,555.00	42,660.00	0.08	(39,105.00)
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)
Total Management Income	6,330.00	13,396.67	0.47	(7,066.67)	6,330.00	160,760.04	0.04	(154,430.04)
Financial Income								
4025 - Grants	500.00	0.00	0.00	500.00	500.00	0.00	0.00	500.00
4038 - Interest Income	3.18	1.00	3.18	2.18	3.18	12.00	0.27	(8.82)
4150 - Contribution Routt County	0.00	4,166.67	0.00	(4,166.67)	0.00	50,000.04	0.00	(50,000.04)
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)	1,041.71	12,507.84	0.17	(10,424.42)
4505 - DPA Interest	0.00	333.33	0.00	(333.33)	0.00	3,999.96	0.00	(3,999.96)
Total Financial Income	1,544.89	9,709.99	0.16	(8,165.10)	1,544.89	116,519.88	0.02	(113,932.8)
Other Income								
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)
Total Other Income	0.00	16,666.67	0.00	(16,666.67)	0.00	200,000.04	0.00	(200,000.04)
Total Income	7,874.89	39,773.33	0.20	(31,898.44)	7,874.89	477,279.96	0.02	(468,363.36)
Expenses								
Payroll & Related								
5000 - Payroll	33,810.18	23,945.68	1.41	(9,864.50)	33,810.18	287,348.16	0.12	253,537.98
5050 - Employee Benefit	5,015.55	3,352.09	1.50	(1,663.46)	5,015.55	40,225.08	0.12	35,209.53
5055 - Retirement Program	2,028.62	1,436.74	1.41	(591.88)	2,028.62	17,240.88	0.12	15,212.26
5090 - Payroll Taxes	2,557.25	2,110.63	1.21	(446.62)	2,557.25	25,327.56	0.10	22,770.31
5095 - Worker's Compensation	0.00	500.00	0.00	500.00	0.00	6,000.00	0.00	6,000.00
Total Payroll & Related	43,411.60	31,345.14	1.38	(12,066.46)	43,411.60	376,141.68	0.12	332,730.08
Administrative Expenses								
6820 - Office Supplies	0.00	83.33	0.00	83.33	0.00	999.96	0.08	923.51
6830 - Telephone, Internet	276.75	625.00	0.44	348.25	276.75	7,500.00	0.04	7,223.25
6835 - Training	13,265.00	2,083.33	6.37	(11,181.67)	13,265.00	24,999.96	0.53	11,734.96

**General Fund
Budget Comparison
January 31, 2022**

	Month Ending				Year to Date 01/31/2022	Current Year		Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022			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	28.39	750.00	0.04	721.61	28.39	9,000.00	0.06	8,489.12	
6840 - General & Administrative	63.02	0.00	0.00	(63.02)	63.02	0.00	0.00	(6,678.96)	
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	2,085.50	333.33	6.26	(1,752.17)	2,085.50	3,999.96	0.70	1,190.46	
6882 - Board Expense, Steering Committee	46.03	500.00	0.09	453.97	46.03	6,000.00	0.01	5,953.97	
6920 - Legal Fees	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00	
Total Administrative Expenses	15,764.69	4,662.49	3.38	(11,102.20)	15,764.69	55,949.88	0.42	32,286.31	
Marketing Expenses									
6857 - Marketing/Annual Report	0.00	166.67	0.00	166.67	0.00	2,000.04	0.00	2,000.04	
6870 - Advertising	25.38	33.33	0.76	7.95	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	
Total Marketing Expenses	25.38	241.67	0.11	216.29	25.38	2,900.04	0.01	2,874.66	
Operating & Maintenance Expenses									
6810 - Office Space & Utilities	0.00	100.00	0.00	100.00	0.00	1,200.00	0.00	1,200.00	
6843 - Website Maintenance & Upgrade	640.00	416.67	1.54	(223.33)	640.00	5,000.04	0.13	4,360.04	
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	0.00	416.67	0.00	416.67	0.00	5,000.04	0.00	5,000.04	
6879 - Software Maintenance Agreement	0.00	175.00	0.00	175.00	0.00	2,100.00	0.00	2,100.00	
7117 - Project Auditing Expense	0.00	666.67	0.00	666.67	0.00	8,000.04	0.00	8,000.04	
Total Operating & Maintenance Expenses	640.00	2,075.01	0.31	1,435.01	640.00	24,900.12	0.03	24,260.12	
Maintenance & Repairs									
6878 - Computer Maintenance	35.00	166.67	0.21	131.67	35.00	2,000.04	0.02	1,965.04	
Total Maintenance & Repairs	35.00	166.67	0.21	131.67	35.00	2,000.04	0.02	1,965.04	
Taxes & Insurance									
6850 - Insurance	2,100.45	208.33	10.08	(1,892.12)	2,100.45	2,499.96	0.84	399.51	
Total Taxes & Insurance	2,100.45	208.33	10.08	(1,892.12)	2,100.45	2,499.96	0.84	399.51	
Total Operating Expenses	61,977.12	38,699.31	1.60	(23,277.81)	61,977.12	464,391.72	0.15	394,515.72	
Net Operating Income (Loss)	(54,102.23)	1,074.02	(50.37)	(55,176.25)	(54,102.23)	12,888.24	(4.73)	(73,847.64)	
Net Income (Loss)	(54,102.23)	1,074.02	(50.37)	(55,176.25)	(54,102.23)	12,888.24	(4.73)	(73,847.64)	

Development Fund Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Management Income								
4050 - Distribution from Partnerships	0.00	3,000.00	0.00	(3,000.00)	0.00	36,000.00	0.00	(36,000.00)
Total Management Income	0.00	3,000.00	0.00	(3,000.00)	0.00	36,000.00	0.00	(36,000.00)
Financial Income								
4025 - Grants	500,000.00	53,333.33	9.38	446,666.67	500,000.00	639,999.96	0.78	(139,999.96)
4035 - Property Tax Revenue	0.00	84,806.08	0.00	(84,806.08)	0.00	1,017,672.96	0.00	(1,017,672.96)
4036 - Interest on taxes	0.00	8.33	0.00	(8.33)	0.00	99.96	0.00	(99.96)
4038 - Interest Income	180.10	41.67	4.32	138.43	180.10	500.04	0.36	(319.94)
4040 - Specific Ownership	0.00	5,417.00	0.00	(5,417.00)	0.00	65,004.00	0.00	(65,004.00)
4060 - URA Backfill	0.00	4,438.50	0.00	(4,438.50)	0.00	53,262.00	0.00	(53,262.00)
Total Financial Income	500,180.10	148,044.91	3.38	352,135.19	500,180.10	1,776,538.92	0.28	(1,276,358.82)
Total Income	500,180.10	151,044.91	3.31	349,135.19	500,180.10	1,812,538.92	0.28	(1,312,358.82)
Expenses								
Payroll & Related								
5000 - Payroll	0.00	14,863.24	0.00	14,863.24	0.00	178,358.88	0.00	178,358.88
5050 - Employee Benefit	0.00	1,941.45	0.00	1,941.45	0.00	23,297.40	0.00	23,297.40
5055 - Retirement Program	0.00	891.80	0.00	891.80	0.00	10,701.60	0.00	10,701.60
5090 - Payroll Taxes	0.00	1,308.48	0.00	1,308.48	0.00	15,701.76	0.00	15,701.76
Total Payroll & Related	0.00	19,004.97	0.00	19,004.97	0.00	228,059.64	0.00	228,059.64
Administrative Expenses								
6535 - Treasurer's Fees	0.00	2,544.17	0.00	2,544.17	0.00	30,530.04	0.00	30,530.04
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	100.00	0.00	0.00	(100.00)	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
Total Administrative Expenses	100.00	20,877.51	0.00	20,777.51	100.00	250,530.12	0.00	250,430.12
Marketing Expenses								
6857 - Marketing/Annual Report	3,090.00	0.00	0.00	(3,090.00)	3,090.00	0.00	0.00	(3,090.00)
Total Marketing Expenses	3,090.00	0.00	0.00	(3,090.00)	3,090.00	0.00	0.00	(3,090.00)
Operating & Maintenance Expenses								
6810 - Office Space & Utilities	0.00	1,500.00	0.00	1,500.00	0.00	18,000.00	0.00	18,000.00
Total Operating & Maintenance Expenses	0.00	1,500.00	0.00	1,500.00	0.00	18,000.00	0.00	18,000.00

**Development Fund
Budget Comparison
January 31, 2022**

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Taxes & Insurance								
6850 - Insurance	8,501.80	833.33	10.20	(7,668.47)	8,501.80	9,999.96	0.85	1,498.16
Total Taxes & Insurance	8,501.80	833.33	10.20	(7,668.47)	8,501.80	9,999.96	0.85	1,498.16
Total Operating Expenses	11,691.80	42,215.81	0.28	30,524.01	11,691.80	506,589.72	0.02	494,897.92
Net Operating Income (Loss)	488,488.30	108,829.10	4.49	379,659.20	488,488.30	1,305,949.20	0.37	(817,460.90)
Non-Operating Expenses								
Capital Expenditures								
6515 - Capital Contribution	0.00	83,333.33	0.00	83,333.33	0.00	999,999.96	0.00	999,999.96
6885 - Capital Outlay	0.00	220,000.00	0.00	220,000.00	0.00	2,640,000.00	0.00	2,640,000.00
Total Capital Expenditures	0.00	303,333.33	0.00	303,333.33	0.00	3,639,999.96	0.00	3,639,999.96
Total Non-Operating Expenses	0.00	303,333.33	0.00	303,333.33	0.00	3,639,999.96	0.00	3,639,999.96
Net Income (Loss)	488,488.30	(194,504.23)	(2.51)	682,992.53	488,488.30	(2,334,050.76)	(0.21)	2,822,539.06

Brown Ranch Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending		
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022	Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff					
Income									
Financial Income									
4025 - Grants	271,833.00	0.00	0.00	271,833.00	271,833.00	0.00	0.00	271,833.00	
Total Financial Income	271,833.00	0.00	0.00	271,833.00	271,833.00	0.00	0.00	271,833.00	
Total Income	271,833.00	0.00	0.00	271,833.00	271,833.00	0.00	0.00	271,833.00	
Expenses									
Administrative Expenses									
6555 - Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(321.12)	
6820 - Office Supplies	46.45	0.00	0.00	(46.45)	46.45	0.00	0.00	(88.86)	
6830 - Telephone, Internet	100.00	0.00	0.00	(100.00)	100.00	0.00	0.00	(100.00)	
6839 - Travel Meals & Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(645.95)	
6840 - General & Administrative	1,599.00	0.00	0.00	(1,599.00)	1,599.00	0.00	0.00	(1,599.00)	
6882 - Board Expense, Steering Committee	1,526.92	0.00	0.00	(1,526.92)	1,526.92	0.00	0.00	(1,628.74)	
Total Administrative Expenses	3,272.37	0.00	0.00	(3,272.37)	3,272.37	0.00	0.00	(4,383.67)	
Marketing Expenses									
6857 - Marketing/Annual Report	5,148.54	0.00	0.00	(5,148.54)	5,148.54	0.00	0.00	(5,148.54)	
6870 - Advertising	727.10	0.00	0.00	(727.10)	727.10	0.00	0.00	(2,219.10)	
Total Marketing Expenses	5,875.64	0.00	0.00	(5,875.64)	5,875.64	0.00	0.00	(7,367.64)	
Utilities									
6501 - Electricity	371.67	0.00	0.00	(371.67)	371.67	0.00	0.00	(371.67)	
Total Utilities	371.67	0.00	0.00	(371.67)	371.67	0.00	0.00	(371.67)	
Operating & Maintenance Expenses									
6843 - Website Maintenance & Upgrade	4,717.15	0.00	0.00	(4,717.15)	4,717.15	0.00	0.00	(4,717.15)	
6862 - Contract Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(6,250.00)	
Total Operating & Maintenance Expenses	4,717.15	0.00	0.00	(4,717.15)	4,717.15	0.00	0.00	(10,967.15)	
Total Operating Expenses	14,236.83	0.00	0.00	(14,236.83)	14,236.83	0.00	0.00	(23,090.13)	
Net Operating Income (Loss)	257,596.17	0.00	0.00	257,596.17	257,596.17	0.00	0.00	248,742.87	
Net Income (Loss)	257,596.17	0.00	0.00	257,596.17	257,596.17	0.00	0.00	248,742.87	

Hillside Village Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Rental Income								
4401 - Rental Income & Lot Rents	25,447.00	36,958.00	0.69	(11,511.00)	25,447.00	443,496.00	0.11	(393,339.00)
4403 - Application Fees Received	0.00	50.00	0.00	(50.00)	0.00	600.00	0.00	(600.00)
4404 - Laundry and Vending	0.00	416.67	0.00	(416.67)	0.00	5,000.04	0.00	(5,000.04)
4406 - Tenant Charges	99.26	541.67	0.18	(442.41)	99.26	6,500.04	0.02	(6,383.88)
Total Rental Income	25,546.26	37,966.34	0.67	(12,420.08)	25,546.26	455,596.08	0.11	(405,322.92)
Vacancy, Losses & Concessions								
4408 - Vacancy Loss	0.00	(739.17)	0.00	739.17	0.00	(8,870.04)	0.00	8,870.04
Total Vacancy, Losses & Concessions	0.00	(739.17)	0.00	739.17	0.00	(8,870.04)	0.00	8,870.04
Net Rental Income	25,546.26	37,227.17	0.69	(11,680.91)	25,546.26	446,726.04	0.11	(396,452.88)
Financial Income								
4038 - Interest Income	3.48	5.00	0.70	(1.52)	3.48	60.00	0.06	(56.52)
Total Financial Income	3.48	5.00	0.70	(1.52)	3.48	60.00	0.06	(56.52)
Other Income								
4501 - Transfer from Reserve	0.00	2,272.08	0.00	(2,272.08)	0.00	27,264.96	0.00	(27,264.96)
Total Other Income	0.00	2,272.08	0.00	(2,272.08)	0.00	27,264.96	0.00	(27,264.96)
Total Income	25,549.74	39,504.25	0.65	(13,954.51)	25,549.74	474,051.00	0.11	(423,774.36)
Expenses								
Payroll & Related								
5000 - Payroll	5,021.10	5,021.10	1.00	0.00	5,021.10	60,253.20	0.08	55,232.10
5050 - Employee Benefit	2,616.65	1,870.86	1.40	(745.79)	2,616.65	22,450.32	0.12	19,833.67
5055 - Retirement Program	0.00	695.02	0.00	695.02	0.00	8,340.24	0.00	8,340.24
5090 - Payroll Taxes	886.15	1,002.03	0.88	115.88	886.15	12,024.36	0.07	11,138.21
5095 - Worker's Compensation	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00
6201 - Maintenance & Repairs Payroll	5,745.12	5,745.13	1.00	0.01	5,745.12	68,941.56	0.08	63,196.44
Total Payroll & Related	14,269.02	14,584.14	0.98	315.12	14,269.02	175,009.68	0.08	160,740.66
Administrative Expenses								
6820 - Office Supplies	0.00	125.00	0.00	125.00	0.00	1,500.00	0.00	1,500.00
6830 - Telephone, Internet	201.95	250.00	0.81	48.05	201.95	3,000.00	0.07	2,798.05
6835 - Training	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00

Hillside Village Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022	Year Ending			
	Month Ending 01/31/2022		Month Ending 01/31/2022			Current Year 12/31/2022		Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff		Actual	Budget	Budget Ratio	Budget Diff
6840 - General & Administrative	51.06	0.00	0.00	(51.06)	51.06	0.00	0.00	(51.06)	
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	0.00	3,000.00	
Total Administrative Expenses	253.01	958.33	0.26	705.32	253.01	11,499.96	0.02	11,246.95	
Marketing Expenses									
6870 - Advertising	0.00	83.33	0.00	83.33	0.00	999.96	0.00	999.96	
Total Marketing Expenses	0.00	83.33	0.00	83.33	0.00	999.96	0.00	999.96	
Utilities									
6501 - Electricity	0.00	583.33	0.00	583.33	0.00	6,999.96	0.00	6,999.96	
6502 - Water	0.00	2,000.00	0.00	2,000.00	0.00	24,000.00	0.00	24,000.00	
6503 - Sewer	0.00	2,058.33	0.00	2,058.33	0.00	24,699.96	0.00	24,699.96	
6504 - Garbage & Trash Removal	1,342.06	1,250.00	1.07	(92.06)	1,342.06	15,000.00	0.09	13,657.94	
Total Utilities	1,342.06	5,891.66	0.23	4,549.60	1,342.06	70,699.92	0.02	69,357.86	
Operating & Maintenance Expenses									
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	1,445.75	550.00	2.63	(895.75)	1,445.75	6,600.00	0.22	5,154.25	
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	689.00	8,268.00	0.08	7,579.00	
Total Operating & Maintenance Expenses	2,134.75	2,239.00	0.95	104.25	2,134.75	26,868.00	0.08	24,733.25	
Maintenance & Repairs									
6202 - Maintenance Supplies	0.00	1,250.00	0.00	1,250.00	0.00	15,000.00	0.00	15,000.00	
6203 - Maintenance & Repairs Contract	225.00	1,000.00	0.23	775.00	225.00	12,000.00	0.02	11,775.00	
6204 - Painting	0.00	416.67	0.00	416.67	0.00	5,000.04	0.00	5,000.04	
6205 - Snow Removal	725.00	1,666.67	0.43	941.67	725.00	20,000.04	0.04	19,275.04	
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	13.71	83.33	0.16	69.62	13.71	999.96	0.01	986.25	
Total Maintenance & Repairs	963.71	5,458.33	0.18	4,494.62	963.71	65,499.96	0.01	64,536.25	
Management Fees									
6860 - Management Fee	3,555.00	3,555.00	1.00	0.00	3,555.00	42,660.00	0.08	39,105.00	
Total Management Fees	3,555.00	3,555.00	1.00	0.00	3,555.00	42,660.00	0.08	39,105.00	
Taxes & Insurance									
6850 - Insurance	11,102.41	0.00	0.00	(11,102.41)	11,102.41	13,000.00	0.85	1,897.59	
Total Taxes & Insurance	11,102.41	0.00	0.00	(11,102.41)	11,102.41	13,000.00	0.85	1,897.59	

Hillside Village Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Total Operating Expenses	33,619.96	32,769.79	1.03	(850.17)	33,619.96	406,237.48	0.08	372,617.52
Net Operating Income (Loss)	(8,070.22)	6,734.46	(1.20)	(14,804.68)	(8,070.22)	67,813.52	0.25	(51,156.84)
Non-Operating Expenses								
Capital Expenditures								
6210 - Annual Capital Budget	0.00	1,666.67	0.00	1,666.67	0.00	20,000.04	0.00	20,000.04
Total Capital Expenditures	0.00	1,666.67	0.00	1,666.67	0.00	20,000.04	0.00	20,000.04
Debt Services								
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	(1,251.00)	7,500.00	(0.33)	10,002.00
Total Debt Services	(1,251.00)	3,122.00	(0.40)	4,373.00	(1,251.00)	37,464.00	(0.07)	39,966.00
Other Non-Operating Expenses								
5123 - Transfer From O&M to Reserve	1,481.75	1,481.75	1.00	0.00	1,481.75	17,781.00	0.08	16,299.25
Total Other Non-Operating Expenses	1,481.75	1,481.75	1.00	0.00	1,481.75	17,781.00	0.08	16,299.25
Total Non-Operating Expenses	230.75	6,270.42	0.04	6,039.67	230.75	75,245.04	(0.01)	76,265.29
Net Income (Loss)	(8,300.97)	464.04	(17.89)	(8,765.01)	(8,300.97)	(7,431.52)	(2.38)	25,108.45

Fish Creek Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Rental Income								
4401 - Rental Income & Lot Rents	32,616.00	32,530.00	1.00	86.00	32,616.00	390,360.00	0.17	(325,224.00)
4403 - Application Fees Received	20.75	0.00	0.00	20.75	20.75	0.00	0.00	20.75
4406 - Tenant Charges	0.00	16.67	0.00	(16.67)	0.00	200.04	0.00	(200.04)
Total Rental Income	32,636.75	32,546.67	1.00	90.08	32,636.75	390,560.04	0.17	(325,403.29)
Vacancy, Losses & Concessions								
4408 - Vacancy Loss	(86.00)	0.00	0.00	(86.00)	(86.00)	0.00	0.00	(86.00)
Total Vacancy, Losses & Concessions	(86.00)	0.00	0.00	(86.00)	(86.00)	0.00	0.00	(86.00)
Net Rental Income	32,550.75	32,546.67	1.00	4.08	32,550.75	390,560.04	0.17	(325,489.29)
Financial Income								
4038 - Interest Income	16.01	20.83	0.77	(4.82)	16.01	249.96	0.06	(233.95)
Total Financial Income	16.01	20.83	0.77	(4.82)	16.01	249.96	0.06	(233.95)
Total Income	32,566.76	32,567.50	1.00	(0.74)	32,566.76	390,810.00	0.17	(325,723.24)
Expenses								
Payroll & Related								
5000 - Payroll	817.38	817.39	1.00	0.01	817.38	9,808.68	0.08	8,991.30
5050 - Employee Benefit	122.03	0.00	0.00	(122.03)	122.03	0.00	0.00	(122.03)
5090 - Payroll Taxes	0.00	80.57	0.00	80.57	0.00	966.84	0.00	966.84
Total Payroll & Related	939.41	897.96	1.05	(41.45)	939.41	10,775.52	0.09	9,836.11
Administrative Expenses								
6815 - Application Fee Expense	0.00	20.83	0.00	20.83	0.00	249.96	0.00	249.96
6835 - Training	0.00	83.33	0.00	83.33	0.00	999.96	0.00	999.96
6838 - Accounting	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00
6840 - General & Administrative	0.00	166.67	0.00	166.67	0.00	2,000.04	0.00	2,000.04
6920 - Legal Fees	0.00	250.00	0.00	250.00	0.00	3,000.00	0.00	3,000.00
Total Administrative Expenses	0.00	770.83	0.00	770.83	0.00	9,249.96	0.00	9,249.96
Utilities								
6501 - Electricity	92.19	125.00	0.74	32.81	92.19	1,500.00	0.06	1,407.81
6502 - Water	0.00	2,000.00	0.00	2,000.00	0.00	24,000.00	0.00	24,000.00
6504 - Garbage & Trash Removal	2,226.00	2,083.33	1.07	(142.67)	2,226.00	24,999.96	0.09	22,773.96

Fish Creek Budget Comparison January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
Total Utilities	2,318.19	4,208.33	0.55	1,890.14	2,318.19	50,499.96	0.05	48,181.77
Operating & Maintenance Expenses								
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	32.76	208.33	0.16	175.57	32.76	2,499.96	0.01	2,467.20
6883 - Balance Write Off	0.00	333.33	0.00	333.33	0.00	3,999.96	0.00	3,999.96
Total Operating & Maintenance Expenses	32.76	2,066.66	0.02	2,033.90	32.76	24,799.92	0.00	24,767.16
Maintenance & Repairs								
6202 - Maintenance Supplies	0.00	166.67	0.00	166.67	0.00	2,000.04	0.00	2,000.04
6205 - Snow Removal	0.00	1,250.00	0.00	1,250.00	0.00	15,000.00	0.00	15,000.00
Total Maintenance & Repairs	0.00	1,416.67	0.00	1,416.67	0.00	17,000.04	0.00	17,000.04
Management Fees								
6860 - Management Fee	2,775.00	2,775.00	1.00	0.00	2,775.00	33,300.00	0.08	30,525.00
Total Management Fees	2,775.00	2,775.00	1.00	0.00	2,775.00	33,300.00	0.08	30,525.00
Taxes & Insurance								
6850 - Insurance	1,633.68	166.67	9.80	(1,467.01)	1,633.68	2,000.04	0.82	366.36
Total Taxes & Insurance	1,633.68	166.67	9.80	(1,467.01)	1,633.68	2,000.04	0.82	366.36
Total Operating Expenses	7,699.04	12,302.12	0.63	4,603.08	7,699.04	147,625.44	0.05	139,926.40
Net Operating Income (Loss)	24,867.72	20,265.38	1.23	4,602.34	24,867.72	243,184.56	0.24	(185,796.84)
Non-Operating Expenses								
Capital Expenditures								
6210 - Annual Capital Budget	0.00	41,666.67	0.00	41,666.67	0.00	500,000.04	0.00	500,000.04
Total Capital Expenditures	0.00	41,666.67	0.00	41,666.67	0.00	500,000.04	0.00	500,000.04
Debt Services								
6710 - Interest Payments	15,211.54	6,932.07	2.19	(8,279.47)	15,211.54	83,184.84	0.18	67,973.30
6712 - Principal Payments	27,274.68	10,498.01	2.60	(16,776.67)	27,274.68	125,976.12	0.22	98,701.44
Total Debt Services	42,486.22	17,430.08	2.44	(25,056.14)	42,486.22	209,160.96	0.20	166,674.74
Other Non-Operating Expenses								
6808 - Transfer to Reserves	0.00	2,500.00	0.00	2,500.00	0.00	30,000.00	0.00	30,000.00
Total Other Non-Operating Expenses	0.00	2,500.00	0.00	2,500.00	0.00	30,000.00	0.00	30,000.00

Fish Creek Budget Comparison

January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
Total Non-Operating Expenses	42,486.22	61,596.75	0.69	19,110.53	42,486.22	739,161.00	0.06	696,674.78
Net Income (Loss)	(17,618.50)	(41,331.37)	0.43	23,712.87	(17,618.50)	(495,976.44)	(0.03)	510,877.94

DPA
Budget Comparison
January 31, 2022

	Month Ending				Year to Date 01/31/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 01/31/2022		Month Ending 01/31/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
Income								
Financial Income								
4010 - CDBG RLF Principal	26.33	24.00	1.10	2.33	26.33	288.00	0.09	(261.67)
4012 - CDBG RLF Interest	29.97	33.00	0.91	(3.03)	29.97	396.00	0.08	(366.03)
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)	124.63	9,996.00	0.01	(9,871.37)
4026 - Principal YVHA	0.00	833.33	0.00	(833.33)	0.00	9,999.96	0.00	(9,999.96)
4038 - Interest Income	11.07	500.00	0.02	(488.93)	11.07	6,000.00	0.00	(5,988.93)
Total Financial Income	192.00	3,057.33	0.06	(2,865.33)	192.00	36,687.96	0.01	(36,495.96)
Total Income	192.00	3,057.33	0.06	(2,865.33)	192.00	36,687.96	0.01	(36,495.96)
Expenses								
Administrative Expenses								
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
Total Administrative Expenses	0.00	550.33	0.00	550.33	0.00	6,603.96	0.00	6,603.96
Service Related Expenses								
5010 - Direct Assistance	37,500.00	5,000.00	7.50	(32,500.00)	37,500.00	60,000.00	0.63	22,500.00
Total Service Related Expenses	37,500.00	5,000.00	7.50	(32,500.00)	37,500.00	60,000.00	0.63	22,500.00
Total Operating Expenses	37,500.00	5,550.33	6.76	(31,949.67)	37,500.00	66,603.96	0.56	29,103.96
Net Operating Income (Loss)	(37,308.00)	(2,493.00)	14.97	(34,815.00)	(37,308.00)	(29,916.00)	1.25	(7,392.00)
Net Income (Loss)	(37,308.00)	(2,493.00)	14.97	(34,815.00)	(37,308.00)	(29,916.00)	1.25	(7,392.00)