

**YVHA**  
**Income Statement custom**  
September 30, 2022

	General Fund Year To Date 09/30/2022 <small>Actual</small>	Development Fund Year To Date 09/30/2022 <small>Actual</small>	Brown Ranch Year To Date 09/30/2022 <small>Actual</small>	Hillside Village Year To Date 09/30/2022 <small>Actual</small>	Fish Creek Year To Date 09/30/2022 <small>Actual</small>	DPA Year To Date 09/30/2022 <small>Actual</small>	All Locations Year To Date 09/30/2022 <small>Actual</small>	Year To Date Year to Date 09/30/2022	
								<small>Budget</small>	<small>Budget Ratio</small>
<b>Income</b>	<b>374,545.01</b>	<b>3,693,547.56</b>	<b>1,234,187.42</b>	<b>346,049.64</b>	<b>295,071.03</b>	<b>53,546.50</b>	<b>5,996,947.16</b>	<b>3,770,228.75</b>	<b>1.59</b>
<b>Expenses</b>	<b>350,535.29</b>	<b>107,109.65</b>	<b>1,033,692.82</b>	<b>288,430.45</b>	<b>115,274.77</b>	<b>140,085.05</b>	<b>2,035,128.03</b>	<b>2,239,277.44</b>	<b>0.91</b>
<b>Net Operating Income (Loss)</b>	<b>24,009.72</b>	<b>3,586,437.91</b>	<b>200,494.60</b>	<b>57,619.19</b>	<b>179,796.26</b>	<b>(86,538.55)</b>	<b>3,961,819.13</b>	<b>1,530,951.31</b>	<b>2.59</b>
<b>Accounts Receivable</b>	<b>6,920.20</b>	<b>0.00</b>	<b>0.00</b>	<b>(322.37)</b>	<b>3,530.01</b>	<b>271,149.91</b>	<b>281,277.75</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>(3,827.00)</b>	<b>(6.00)</b>	<b>0.00</b>	<b>(3,833.00)</b>	<b>(6,652.53)</b>	<b>0.58</b>

**General Fund  
Balance Sheet**  
September 30, 2022

<b>Current Assets</b>	
Cash	225,891.16
Accounts Receivable	<u>6,920.20</u>
Deposits & Escrows	<u>122.50</u>
<b>Total Current Assets</b>	<b><u>232,933.86</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>7,351.54</u></b>
<b>Liabilities</b>	
Current Liabilities	<u>7,351.54</u>
<b>Total Liabilities</b>	<b><u>7,351.54</u></b>
<b>Retained Earnings</b>	<b><u>436,380.27</u></b>

# Development Fund

## Balance Sheet

September 30, 2022

<b>Current Assets</b>	
Cash	3,133,192.40
<b>Total Current Assets</b>	<u><u>3,133,192.40</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

September 30, 2022

**Current Assets**

Cash

195,195.60

Deposits & Escrows

1,000.00

**Total Current Assets**

196,195.60

**Fixed Assets**

Fixed Assets

24,004,299.00

**Total Fixed Assets**

24,004,299.00

**Retained Earnings**

24,000,000.00

**Hillside Village**  
**Balance Sheet**  
September 30, 2022

**Current Assets**

Cash

279,468.95

Accounts Receivable

(322.37)

**Total Current Assets**

**279,146.58**

**Fixed Assets**

Fixed Assets

3,554,105.25

Depreciation & Amortization

(2,055,535.93)

**Total Fixed Assets**

**1,498,569.32**

**Current Liabilities**

**36,699.17**

**Liabilities**

Current Liabilities

36,699.17

Long Term Liabilities

1,095,833.14

**Total Liabilities**

**1,132,532.31**

**Retained Earnings**

**625,484.43**

**Fish Creek**  
**Balance Sheet**  
September 30, 2022

**Current Assets**

Cash

529,354.00

Accounts Receivable

3,530.01

Deposits & Escrows

8,514.35

**Total Current Assets**

**541,398.36**

**Fixed Assets**

Fixed Assets

4,968,300.96

Depreciation & Amortization

(220,985.69)

**Total Fixed Assets**

**4,747,315.27**

**Current Liabilities**

**22,353.49**

**Liabilities**

Current Liabilities

22,353.49

Long Term Liabilities

2,946,579.87

**Total Liabilities**

**2,968,933.36**

**Retained Earnings**

**2,324,428.25**

**DPA**  
**Balance Sheet**  
September 30, 2022

<b>Current Assets</b>	
Cash	159,990.97
Accounts Receivable	<u>271,149.91</u>
<b>Total Current Assets</b>	<u><b>431,140.88</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**  
September 30, 2022

**Assets**

Current Assets

Cash

Combined cash	45,063.34
Wells Fargo YVHA Oper xxx6622	180,727.82
Petty Cash	100.00

Total Cash	225,891.16
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Accounts Receivable

Accounts Receivable	(532.69)
A/R from Sunlight	7,452.89

Total Accounts Receivable	6,920.20
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Deposits & Escrows

Prepaid Expenses	122.50
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Total Deposits & Escrows	122.50
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Total Current Assets	232,933.86
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Fixed Assets

Computer Software	20,991.00
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Depreciation & Amortization

Accumulated Depreciation	(20,991.00)
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Total Depreciation & Amortization	(20,991.00)
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Total Fixed Assets	0.00
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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	234,807.67
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<b>Total Assets</b>	<b>467,741.53</b>
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**General Fund  
Balance Sheet**  
September 30, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Payroll Liabilities	11,684.27
Escrow - Jaime	(1,946.91)
Escrow - Welu	(538.38)
457 Payable	0.56
Health Insurance Payable	(1,848.00)
Total Current Liabilities	<u>7,351.54</u>

Total Liabilities

7,351.54

Equity

Retained Earnings	436,380.27
Current Net Income	<u>24,009.72</u>

Total Equity

460,389.99

**Total Liabilities & Equity**

**467,741.53**

# Development Fund

## Balance Sheet

September 30, 2022

### Assets

Current Assets	
Cash	
Combined cash	(146,436.85)
ColoTrust Dev	3,279,629.25
Total Cash	<u>3,133,192.40</u>
Total Current Assets	3,133,192.40
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>12,452,246.20</u></u></b>

# Development Fund

## Balance Sheet

September 30, 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	643,044.91
	<u>12,306,701.80</u>

Total Equity	12,306,701.80
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<b>Total Liabilities &amp; Equity</b>	<b><u>12,452,246.20</u></b>
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# Brown Ranch Balance Sheet

September 30, 2022

**Assets**

Current Assets	
Cash	
Combined cash	195,195.60
Total Cash	<u>195,195.60</u>
Deposits & Escrows	
Prepaid Expenses	1,000.00
Total Deposits & Escrows	<u>1,000.00</u>
Total Current Assets	196,195.60
Fixed Assets	
Office Equipment	4,299.00
Brown Ranch land	24,000,000.00
Total Fixed Assets	<u>24,004,299.00</u>
<b>Total Assets</b>	<b><u>24,200,494.60</u></b>

# Brown Ranch Balance Sheet

September 30, 2022

## Liabilities & Equity

Equity	
Retained Earnings	24,000,000.00
Current Net Income	<u>200,494.60</u>
Total Equity	<u>24,200,494.60</u>
<b>Total Liabilities &amp; Equity</b>	<b><u><u>24,200,494.60</u></u></b>

**Hillside Village**  
**Balance Sheet**  
September 30, 2022

**Assets**

Current Assets

Cash

Combined cash	(75,899.42)
Wells Fargo HSV O& M xxxx3604	145,626.14
Wells Fargo HSV T&I xxxx3646	10,184.97
Wells Fargo HSV Sec Dep xx3588	31,646.48
Wells Fargo HSV Res xxxx3679	167,910.78
Total Cash	279,468.95

Accounts Receivable

Accounts Receivable	677.63
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	(322.37)

Total Current Assets

279,146.58

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**

**1,777,715.90**

**Hillside Village**  
**Balance Sheet**  
September 30, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Payroll Liabilities	5,839.24
Security Deposits	29,532.33
Prepaid Revenue	1,327.60
Total Current Liabilities	<u>36,699.17</u>

Long Term Liabilities

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

Total Liabilities 1,132,532.31

Equity

Retained Earnings	625,484.43
Current Net Income	<u>19,699.16</u>

Total Equity 645,183.59

**Total Liabilities & Equity** **1,777,715.90**

**Fish Creek**  
**Balance Sheet**  
September 30, 2022

**Assets**

Current Assets

Cash

Combined cash	(86,862.41)
Alpine Checking xx4827	175,910.31
Alpine Money Market xx4836	210,255.30
ColoTrust FC	230,050.80
Total Cash	<u>529,354.00</u>

Accounts Receivable

Accounts Receivable	4,530.01
Allowance for Uncollectible AR	(1,000.00)
Total Accounts Receivable	<u>3,530.01</u>

Deposits & Escrows

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

Total Current Assets

541,398.36

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**

**5,288,713.63**



**Fish Creek  
Balance Sheet**  
September 30, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Accounts Payable	2,611.24
Accrued Interest Payable	6,144.87
Payroll Liabilities	279.17
Prepaid Revenue	13,318.21
Total Current Liabilities	<u>22,353.49</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

2,968,933.36

Equity

Retained Earnings	2,324,428.25
Current Net Income	<u>(4,647.98)</u>

Total Equity

2,319,780.27

**Total Liabilities & Equity**

**5,288,713.63**

**DPA**  
**Balance Sheet**  
September 30, 2022

**Assets**

Current Assets

Cash

Combined cash	68,939.74
ColoTrust DPA	91,051.23
Total Cash	<u>159,990.97</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

431,140.88

Other Assets

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

**Total Assets**

**437,305.63**

**DPA**  
**Balance Sheet**  
September 30, 2022

**Liabilities & Equity**

Equity	
Retained Earnings	527,844.18
Current Net Income	<u>(90,538.55)</u>
Total Equity	<u>437,305.63</u>
<b>Total Liabilities &amp; Equity</b>	<b><u><u>437,305.63</u></u></b>

# General Fund Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				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	24,975.00	33,300.00	0.75	(8,325.00)
4191 - HSV Mgt Fee	3,555.00	3,555.00	1.00	0.00	31,995.00	42,660.00	0.75	(10,665.00)
4193 - Sunlight Mgt Fee	1,361.88	3,441.67	0.40	(2,079.79)	5,361.88	41,300.04	0.13	(35,938.16)
4194 - Alpenglow Mgt Fee	0.00	2,250.00	0.00	(2,250.00)	0.00	27,000.00	0.00	(27,000.00)
4195 - Reserves Mgt Fee	0.00	1,375.00	0.00	(1,375.00)	0.00	16,500.00	0.00	(16,500.00)
<b>Total Management Income</b>	<b>7,691.88</b>	<b>13,396.67</b>	<b>0.57</b>	<b>(5,704.79)</b>	<b>62,331.88</b>	<b>160,760.04</b>	<b>0.39</b>	<b>(98,428.16)</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	3.10	1.00	3.10	2.10	21.74	12.00	1.81	9.74
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)	9,375.39	12,507.84	0.83	(2,090.74)
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>1,044.81</b>	<b>9,709.99</b>	<b>0.11</b>	<b>(8,665.18)</b>	<b>111,397.13</b>	<b>116,519.88</b>	<b>0.96</b>	<b>(4,081.04)</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>8,736.69</b>	<b>39,773.33</b>	<b>0.22</b>	<b>(31,036.64)</b>	<b>374,545.01</b>	<b>477,279.96</b>	<b>0.79</b>	<b>(101,693.24)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	13,560.39	25,312.08	0.54	11,751.69	206,182.13	303,744.96	0.68	97,562.83
5050 - Employee Benefit	3,339.62	3,676.75	0.91	337.13	37,182.93	44,121.00	0.84	6,938.07
5055 - Retirement Program	813.63	1,518.75	0.54	705.12	12,370.55	18,225.00	0.68	5,854.45
5090 - Payroll Taxes	1,183.50	1,997.58	0.59	814.08	17,583.77	23,970.96	0.73	6,387.19
5095 - Worker's Compensation	732.65	500.00	1.47	(232.65)	4,207.06	6,000.00	0.82	1,060.29
<b>Total Payroll &amp; Related</b>	<b>19,629.79</b>	<b>33,005.16</b>	<b>0.59</b>	<b>13,375.37</b>	<b>277,526.44</b>	<b>396,061.92</b>	<b>0.70</b>	<b>117,802.83</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	0.00	83.33	0.00	83.33	1,193.40	999.96	1.19	(193.44)
6830 - Telephone, Internet	(36.10)	625.00	(0.06)	661.10	2,642.92	7,500.00	0.39	4,549.87
6835 - Training	0.00	2,083.33	0.00	2,083.33	24,620.08	24,999.96	1.03	(745.12)
6839 - Travel Meals & Mileage	0.00	750.00	0.00	750.00	4,331.26	9,000.00	0.66	3,089.19
6840 - General & Administrative	0.00	0.00	0.00	0.00	859.51	0.00	0.00	(859.51)

**General Fund**  
**Annual Budget Comparison**  
September 30, 2022

	Month Ending				Year to Date 09/30/2022	Current Year		Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022			12/31/2022	Year to Date 12/31/2022		
	Actual	Budget	Budget Ratio	Budget Diff			Budget	Budget Ratio	Budget Diff
6842 - Postage and Delivery	0.00	25.00	0.00	25.00	142.60	300.00	0.48	157.40	
6853 - Bank Service Fees	10.55	12.50	0.84	1.95	10.55	150.00	0.07	139.45	
6865 - Dues and Memberships	263.32	333.33	0.79	70.01	4,624.51	3,999.96	1.18	(707.55)	
6878 - Computer Maintenance	260.00	166.67	1.56	(93.33)	3,034.27	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	0.00	500.00	0.00	500.00	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>497.77</b>	<b>5,004.16</b>	<b>0.10</b>	<b>4,506.39</b>	<b>48,719.09</b>	<b>60,049.92</b>	<b>0.86</b>	<b>8,236.07</b>	
<b>Marketing Expenses</b>									
6843 - Website Maintenance & Upgrade	4,460.00	416.67	10.70	(4,043.33)	6,560.00	5,000.04	1.48	(2,389.96)	
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	1.40	(159.42)	
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>4,460.00</b>	<b>658.34</b>	<b>6.77</b>	<b>(3,801.66)</b>	<b>6,774.38</b>	<b>7,900.08</b>	<b>1.02</b>	<b>(154.30)</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	629.00	300.00	2.10	(329.00)	2,534.50	3,600.00	0.70	1,065.50	
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>629.00</b>	<b>1,483.34</b>	<b>0.42</b>	<b>854.34</b>	<b>14,930.93</b>	<b>17,800.08</b>	<b>0.84</b>	<b>2,869.15</b>	
<b>Taxes &amp; Insurance</b>									
6850 - Insurance	0.00	208.33	0.00	208.33	2,584.45	2,499.96	1.03	(84.49)	
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>208.33</b>	<b>0.00</b>	<b>208.33</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>25,216.56</b>	<b>40,359.33</b>	<b>0.62</b>	<b>15,142.77</b>	<b>350,535.29</b>	<b>484,311.96</b>	<b>0.73</b>	<b>128,669.26</b>	
<b>Net Operating Income (Loss)</b>	<b>(16,479.87)</b>	<b>(586.00)</b>	<b>28.12</b>	<b>(15,893.87)</b>	<b>24,009.72</b>	<b>(7,032.00)</b>	<b>(2.84)</b>	<b>26,976.02</b>	
<b>Net Income (Loss)</b>	<b>(16,479.87)</b>	<b>(586.00)</b>	<b>28.12</b>	<b>(15,893.87)</b>	<b>24,009.72</b>	<b>(7,032.00)</b>	<b>(2.84)</b>	<b>26,976.02</b>	

# Development Fund Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				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	57,943.01	3,000.00	19.31	54,943.01	71,530.01	36,000.00	1.99	35,530.01
<b>Total Management Income</b>	<b>57,943.01</b>	<b>3,000.00</b>	<b>19.31</b>	<b>54,943.01</b>	<b>71,530.01</b>	<b>36,000.00</b>	<b>1.99</b>	<b>35,530.01</b>
<b>Financial Income</b>								
4025 - Grants	2,000,000.00	41,666.67	48.00	1,958,333.33	2,500,000.00	3,625,000.37	0.69	(1,125,000.37)
4035 - Property Tax Revenue	0.00	9,914.00	0.00	(9,914.00)	1,007,406.32	1,017,674.00	0.99	(10,267.68)
4036 - Interest on taxes	0.00	8.33	0.00	(8.33)	1,256.02	99.96	12.57	1,156.06
4038 - Interest Income	5,028.53	41.67	120.68	4,986.86	13,400.13	500.04	26.80	12,900.09
4040 - Specific Ownership	0.00	5,417.00	0.00	(5,417.00)	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>2,005,028.53</b>	<b>61,486.17</b>	<b>32.61</b>	<b>1,943,542.36</b>	<b>3,622,017.16</b>	<b>4,761,540.37</b>	<b>0.76</b>	<b>(1,139,523.21)</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>2,062,971.54</b>	<b>64,486.17</b>	<b>31.99</b>	<b>1,998,485.37</b>	<b>3,693,547.56</b>	<b>4,797,540.37</b>	<b>0.77</b>	<b>(1,103,992.81)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	2,845.79	5,421.17	0.52	2,575.38	44,719.93	65,054.04	0.69	20,334.11
5050 - Employee Benefit	1,050.11	897.58	1.17	(152.53)	7,532.55	10,770.96	0.70	3,238.41
5055 - Retirement Program	170.75	325.33	0.52	154.58	2,683.13	3,903.96	0.69	1,220.83
5090 - Payroll Taxes	226.18	425.42	0.53	199.24	3,632.85	5,105.04	0.71	1,472.19
<b>Total Payroll &amp; Related</b>	<b>4,292.83</b>	<b>7,069.50</b>	<b>0.61</b>	<b>2,776.67</b>	<b>58,568.46</b>	<b>84,834.00</b>	<b>0.69</b>	<b>26,265.54</b>
<b>Administrative Expenses</b>								
6535 - Treasurer's Fees	0.00	2,544.17	0.00	2,544.17	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	333.50	0.00	0.00	(333.50)	364.87	0.00	0.00	(364.87)
6840 - General & Administrative	180.00	0.00	0.00	(180.00)	380.00	0.00	0.00	(380.00)
6865 - Dues and Memberships	0.00	0.00	0.00	0.00	5,633.00	0.00	0.00	(5,633.00)
6915 - Due Diligence	7,144.00	1,666.67	4.29	(5,477.33)	7,144.00	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>7,657.50</b>	<b>4,210.84</b>	<b>1.82</b>	<b>(3,446.66)</b>	<b>48,141.19</b>	<b>50,530.08</b>	<b>0.95</b>	<b>2,388.89</b>

## Development Fund Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				Year to Date 12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff			Budget Ratio	Budget Diff
<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>
<b>Total Operating Expenses</b>	<b>11,950.33</b>	<b>11,280.34</b>	<b>1.06</b>	<b>(669.99)</b>	<b>107,109.65</b>	<b>135,364.08</b>	<b>0.79</b>	<b>28,254.43</b>
<b>Net Operating Income (Loss)</b>	<b>2,051,021.21</b>	<b>53,205.83</b>	<b>38.55</b>	<b>1,997,815.38</b>	<b>3,586,437.91</b>	<b>4,662,176.29</b>	<b>0.77</b>	<b>(1,075,738.38)</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	6,125,000.00	0.33	4,125,000.00
<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>6,125,000.00</b>	<b>0.33</b>	<b>4,125,000.00</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>7,068,393.08</b>	<b>0.42</b>	<b>4,125,000.08</b>
<b>Net Income (Loss)</b>	<b>2,051,021.21</b>	<b>(275,410.26)</b>	<b>(7.45)</b>	<b>2,326,431.47</b>	<b>643,044.91</b>	<b>(2,406,216.79)</b>	<b>(0.27)</b>	<b>3,049,261.70</b>

## Brown Ranch Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<b>Income</b>								
<b>Financial Income</b>								
4025 - Grants	158,961.42	75,152.75	2.12	83,808.67	490,794.42	901,833.00	0.54	(411,038.58)
<b>Total Financial Income</b>	<b>158,961.42</b>	<b>75,152.75</b>	<b>2.12</b>	<b>83,808.67</b>	<b>490,794.42</b>	<b>901,833.00</b>	<b>0.54</b>	<b>(411,038.58)</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>158,961.42</b>	<b>137,102.17</b>	<b>1.16</b>	<b>21,859.25</b>	<b>1,234,187.42</b>	<b>1,645,226.04</b>	<b>0.75</b>	<b>(411,038.62)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	7,062.79	13,301.17	0.53	6,238.38	109,216.30	159,614.04	0.68	50,397.74
5050 - Employee Benefit	2,100.22	2,178.25	0.96	78.03	15,942.10	26,139.00	0.61	10,196.90
5055 - Retirement Program	423.77	798.08	0.53	374.31	6,552.43	9,576.96	0.68	3,024.53
5090 - Payroll Taxes	376.94	1,045.92	0.36	668.98	8,650.42	12,551.04	0.69	3,900.62
<b>Total Payroll &amp; Related</b>	<b>9,963.72</b>	<b>17,323.42</b>	<b>0.58</b>	<b>7,359.70</b>	<b>140,361.25</b>	<b>207,881.04</b>	<b>0.68</b>	<b>67,519.79</b>
<b>Administrative Expenses</b>								
6820 - Office Supplies	0.00	58.33	0.00	58.33	1,453.29	699.96	2.08	(753.33)
6830 - Telephone, Internet	100.00	100.00	1.00	0.00	1,039.75	1,200.00	0.95	60.25
6835 - Training	400.00	0.00	0.00	(400.00)	2,376.59	0.00	0.00	(2,376.59)
6839 - Travel Meals & Mileage	0.00	216.67	0.00	216.67	1,724.56	2,600.04	0.67	850.73
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	40.18	0.00	0.00	(40.18)	42.24	0.00	0.00	(80.33)
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	0.00	1,583.33	0.00	1,583.33	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>540.18</b>	<b>2,133.33</b>	<b>0.25</b>	<b>1,593.15</b>	<b>17,906.56</b>	<b>25,599.96</b>	<b>0.71</b>	<b>7,530.56</b>
<b>Marketing Expenses</b>								
6843 - Website Maintenance & Upgrade	0.00	666.67	0.00	666.67	7,797.15	8,000.04	1.07	(597.11)
6857 - Marketing/Annual Report	0.00	6,052.58	0.00	6,052.58	20,300.52	72,630.96	0.35	47,449.93
6870 - Advertising	0.00	971.58	0.00	971.58	2,669.10	11,658.96	0.25	8,749.86
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>7,690.83</b>	<b>0.00</b>	<b>7,690.83</b>	<b>30,766.77</b>	<b>92,289.96</b>	<b>0.40</b>	<b>55,602.68</b>



## Brown Ranch Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<b>Utilities</b>								
6500 - Gas	0.00	0.00	0.00	0.00	90.00	0.00	0.00	(90.00)
6501 - Electricity	167.56	300.00	0.56	132.44	1,740.22	3,600.00	0.48	1,859.78
6502 - Water	0.00	125.00	0.00	125.00	411.16	1,500.00	0.31	1,037.56
<b>Total Utilities</b>	<b>167.56</b>	<b>425.00</b>	<b>0.39</b>	<b>257.44</b>	<b>2,241.38</b>	<b>5,100.00</b>	<b>0.45</b>	<b>2,807.34</b>
<b>Operating &amp; Maintenance Expenses</b>								
6555 - Professional Fees	138,182.45	87,384.17	1.58	(50,798.28)	734,002.53	1,048,610.04	0.75	260,679.05
6862 - Contract Labor	9,187.50	17,985.83	0.51	8,798.33	69,885.98	215,829.96	0.37	136,027.03
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	6,841.25	2,159.50	3.17	(4,681.75)	19,871.25	25,914.00	0.77	6,042.75
<b>Total Operating &amp; Maintenance Expenses</b>	<b>154,211.20</b>	<b>108,029.50</b>	<b>1.43</b>	<b>(46,181.70)</b>	<b>826,831.75</b>	<b>1,296,354.00</b>	<b>0.69</b>	<b>405,676.84</b>
<b>Maintenance &amp; Repairs</b>								
6202 - Maintenance Supplies	0.00	166.67	0.00	166.67	431.59	2,000.04	0.23	1,548.67
6203 - Maintenance & Repairs Contract	0.00	125.00	0.00	125.00	1,444.26	1,500.00	0.96	55.74
6205 - Snow Removal	0.00	500.00	0.00	500.00	1,760.00	6,000.00	0.29	4,240.00
6207 - Grounds	2,410.00	0.00	0.00	(2,410.00)	3,440.85	0.00	0.00	(3,440.85)
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>2,410.00</b>	<b>791.67</b>	<b>3.04</b>	<b>(1,618.33)</b>	<b>7,083.31</b>	<b>9,500.04</b>	<b>0.75</b>	<b>2,396.95</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>167,292.66</b>	<b>137,102.25</b>	<b>1.22</b>	<b>(30,190.41)</b>	<b>1,033,692.82</b>	<b>1,645,227.00</b>	<b>0.67</b>	<b>541,534.36</b>
<b>Net Operating Income (Loss)</b>	<b>(8,331.24)</b>	<b>(0.08)</b>	<b>104,140.50</b>	<b>(8,331.16)</b>	<b>200,494.60</b>	<b>(0.96)</b>	<b>(135,932.06)</b>	<b>130,495.74</b>
<b>Net Income (Loss)</b>	<b>(8,331.24)</b>	<b>(0.08)</b>	<b>104,140.50</b>	<b>(8,331.16)</b>	<b>200,494.60</b>	<b>(0.96)</b>	<b>(135,932.06)</b>	<b>130,495.74</b>

# Hillside Village Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				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	26,077.00	36,958.00	0.71	(10,881.00)	229,666.00	443,496.00	0.57	(188,883.00)
4402 - Subsidy Rent Income	11,878.00	0.00	0.00	11,878.00	111,778.00	0.00	0.00	111,778.00
4403 - Application Fees Received	0.00	50.00	0.00	(50.00)	108.95	600.00	0.18	(491.05)
4404 - Laundry and Vending	0.00	416.67	0.00	(416.67)	2,825.78	5,000.04	0.57	(2,174.26)
4406 - Tenant Charges	119.54	541.67	0.22	(422.13)	5,472.03	6,500.04	0.91	(612.99)
<b>Total Rental Income</b>	<b>38,074.54</b>	<b>37,966.34</b>	<b>1.00</b>	<b>108.20</b>	<b>349,850.76</b>	<b>455,596.08</b>	<b>0.82</b>	<b>(80,383.30)</b>
<b>Vacancy, Losses &amp; Concessions</b>								
4408 - Vacancy Loss	(818.00)	(739.17)	1.11	(78.83)	(3,827.00)	(8,870.04)	0.43	5,043.04
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(818.00)</b>	<b>(739.17)</b>	<b>1.11</b>	<b>(78.83)</b>	<b>(3,827.00)</b>	<b>(8,870.04)</b>	<b>0.43</b>	<b>5,043.04</b>
<b>Net Rental Income</b>	<b>37,256.54</b>	<b>37,227.17</b>	<b>1.00</b>	<b>29.37</b>	<b>346,023.76</b>	<b>446,726.04</b>	<b>0.83</b>	<b>(75,340.26)</b>
<b>Financial Income</b>								
4038 - Interest Income	2.77	5.00	0.55	(2.23)	25.88	60.00	0.43	(34.12)
<b>Total Financial Income</b>	<b>2.77</b>	<b>5.00</b>	<b>0.55</b>	<b>(2.23)</b>	<b>25.88</b>	<b>60.00</b>	<b>0.43</b>	<b>(34.12)</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>37,259.31</b>	<b>39,504.25</b>	<b>0.94</b>	<b>(2,244.94)</b>	<b>346,049.64</b>	<b>474,051.00</b>	<b>0.78</b>	<b>(102,639.34)</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
5000 - Payroll	2,510.55	5,021.10	0.50	2,510.55	42,679.35	60,253.20	0.71	17,573.85
5050 - Employee Benefit	1,626.92	1,870.86	0.87	243.94	17,511.31	22,450.32	0.78	4,939.01
5055 - Retirement Program	322.98	695.02	0.46	372.04	5,462.06	8,340.24	0.65	2,878.18
5090 - Payroll Taxes	427.83	1,002.03	0.43	574.20	7,959.98	12,024.36	0.66	4,064.38
5095 - Worker's Compensation	329.15	250.00	1.32	(79.15)	2,018.34	3,000.00	0.78	652.51
6201 - Maintenance & Repairs Payroll	2,997.56	5,745.13	0.52	2,747.57	48,958.52	68,941.56	0.71	19,858.04
<b>Total Payroll &amp; Related</b>	<b>8,214.99</b>	<b>14,584.14</b>	<b>0.56</b>	<b>6,369.15</b>	<b>124,589.56</b>	<b>175,009.68</b>	<b>0.71</b>	<b>49,965.97</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	0.00	125.00	0.00	125.00	1,084.24	1,500.00	0.72	415.76
6830 - Telephone, Internet	184.32	250.00	0.74	65.68	1,467.16	3,000.00	0.55	1,347.73
6835 - Training	0.00	250.00	0.00	250.00	139.00	3,000.00	0.05	2,861.00

# Hillside Village Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022	Current Year		Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022			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	0.00	0.00	0.00	0.00	174.89	0.00	0.00	(293.89)	
6840 - General & Administrative	0.00	0.00	0.00	0.00	68.06	0.00	0.00	(68.06)	
6842 - Postage and Delivery	0.00	0.00	0.00	0.00	43.60	0.00	0.00	(43.60)	
6865 - Dues and Memberships	0.00	0.00	0.00	0.00	2,994.42	0.00	0.00	(2,994.42)	
6878 - Computer Maintenance	11.55	83.33	0.14	71.78	463.54	999.96	0.48	520.46	
6879 - Software Maintenance Agreement	44.50	550.00	0.08	505.50	6,957.90	6,600.00	0.90	658.75	
6920 - Legal Fees	0.00	83.33	0.00	83.33	85.00	999.96	0.09	914.96	
7131 - Other Admin. Expenses	0.00	250.00	0.00	250.00	33.17	3,000.00	0.01	2,966.83	
<b>Total Administrative Expenses</b>	<b>240.37</b>	<b>1,591.66</b>	<b>0.15</b>	<b>1,351.29</b>	<b>13,541.32</b>	<b>19,099.92</b>	<b>0.67</b>	<b>6,255.18</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	789.78	583.33	1.35	(206.45)	3,455.69	6,999.96	0.49	3,544.27	
6502 - Water	2,574.74	2,000.00	1.29	(574.74)	18,457.72	24,000.00	0.87	3,139.80	
6503 - Sewer	2,040.50	2,058.33	0.99	17.83	16,324.00	24,699.96	0.74	6,335.46	
6504 - Garbage & Trash Removal	280.82	1,250.00	0.22	969.18	13,163.17	15,000.00	0.92	1,178.64	
<b>Total Utilities</b>	<b>5,685.84</b>	<b>5,891.66</b>	<b>0.97</b>	<b>205.82</b>	<b>51,400.58</b>	<b>70,699.92</b>	<b>0.80</b>	<b>14,198.17</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	689.00	689.00	1.00	0.00	6,201.00	8,268.00	0.75	2,067.00	
<b>Total Operating &amp; Maintenance Expenses</b>	<b>689.00</b>	<b>1,689.00</b>	<b>0.41</b>	<b>1,000.00</b>	<b>14,295.35</b>	<b>20,268.00</b>	<b>0.71</b>	<b>5,972.65</b>	
<b>Maintenance &amp; Repairs</b>									
6202 - Maintenance Supplies	129.94	1,250.00	0.10	1,120.06	7,139.73	15,000.00	0.57	6,432.52	
6203 - Maintenance & Repairs Contract	935.00	1,000.00	0.94	65.00	8,625.50	12,000.00	0.73	3,240.59	
6204 - Painting	341.38	416.67	0.82	75.29	4,334.56	5,000.04	0.87	643.02	
6205 - Snow Removal	0.00	1,666.67	0.00	1,666.67	10,681.50	20,000.04	0.53	9,318.54	
6207 - Grounds	834.97	708.33	1.18	(126.64)	10,145.34	8,499.96	1.22	(1,886.86)	
6208 - Cleaning	0.00	333.33	0.00	333.33	0.00	3,999.96	0.08	3,679.96	
<b>Total Maintenance &amp; Repairs</b>	<b>2,241.29</b>	<b>5,375.00</b>	<b>0.42</b>	<b>3,133.71</b>	<b>40,926.63</b>	<b>64,500.00</b>	<b>0.67</b>	<b>21,427.77</b>	
<b>Management Fees</b>									
6860 - Management Fee	3,555.00	3,555.00	1.00	0.00	31,995.00	42,660.00	0.75	10,665.00	
<b>Total Management Fees</b>	<b>3,555.00</b>	<b>3,555.00</b>	<b>1.00</b>	<b>0.00</b>	<b>31,995.00</b>	<b>42,660.00</b>	<b>0.75</b>	<b>10,665.00</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	

# Hillside Village Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
<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>20,626.49</b>	<b>32,769.79</b>	<b>0.63</b>	<b>12,143.30</b>	<b>288,430.45</b>	<b>406,237.48</b>	<b>0.73</b>	<b>110,802.69</b>
<b>Net Operating Income (Loss)</b>	<b>16,632.82</b>	<b>6,734.46</b>	<b>2.47</b>	<b>9,898.36</b>	<b>57,619.19</b>	<b>67,813.52</b>	<b>1.12</b>	<b>8,163.35</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)	22,473.09	29,964.00	0.75	7,490.91
5102 - USDA Overage	69.00	625.00	0.11	556.00	148.00	7,500.00	(0.16)	8,724.00
<b>Total Debt Services</b>	<b>2,566.01</b>	<b>3,122.00</b>	<b>0.82</b>	<b>555.99</b>	<b>22,621.09</b>	<b>37,464.00</b>	<b>0.57</b>	<b>16,214.91</b>
<b>Other Non-Operating Expenses</b>								
5123 - Transfer From O&M to Reserve	1,481.75	1,481.75	1.00	0.00	13,335.75	17,781.00	0.75	4,445.25
<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>13,335.75</b>	<b>17,781.00</b>	<b>0.75</b>	<b>4,445.25</b>
<b>Total Non-Operating Expenses</b>	<b>4,047.76</b>	<b>6,270.42</b>	<b>0.65</b>	<b>2,222.66</b>	<b>37,920.03</b>	<b>75,245.04</b>	<b>0.49</b>	<b>38,697.01</b>
<b>Net Income (Loss)</b>	<b>12,585.06</b>	<b>464.04</b>	<b>27.12</b>	<b>12,121.02</b>	<b>19,699.16</b>	<b>(7,431.52)</b>	<b>(5.31)</b>	<b>46,860.36</b>

# Fish Creek Annual Budget Comparison September 30, 2022

	Month Ending				Year to Date 09/30/2022	Current Year		Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022			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	32,559.58	32,530.00	1.00	29.58	292,779.58	390,360.00	0.83	(65,070.42)	
4403 - Application Fees Received	0.00	0.00	0.00	0.00	388.06	0.00	0.00	431.64	
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>32,559.58</b>	<b>32,546.67</b>	<b>1.00</b>	<b>12.91</b>	<b>293,262.64</b>	<b>390,560.04</b>	<b>0.83</b>	<b>(64,743.82)</b>	
<b>Vacancy, Losses &amp; Concessions</b>									
4408 - Vacancy Loss	(6.00)	0.00	0.00	(6.00)	(6.00)	0.00	0.00	(6.00)	
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(6.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(6.00)</b>	<b>(6.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(6.00)</b>	
<b>Net Rental Income</b>	<b>32,553.58</b>	<b>32,546.67</b>	<b>1.00</b>	<b>6.91</b>	<b>293,256.64</b>	<b>390,560.04</b>	<b>0.83</b>	<b>(64,749.82)</b>	
<b>Financial Income</b>									
4038 - Interest Income	502.46	20.83	24.12	481.63	1,814.39	249.96	7.26	1,564.43	
<b>Total Financial Income</b>	<b>502.46</b>	<b>20.83</b>	<b>24.12</b>	<b>481.63</b>	<b>1,814.39</b>	<b>249.96</b>	<b>7.26</b>	<b>1,564.43</b>	
<b>Total Income</b>	<b>33,056.04</b>	<b>32,567.50</b>	<b>1.02</b>	<b>488.54</b>	<b>295,071.03</b>	<b>390,810.00</b>	<b>0.84</b>	<b>(63,185.39)</b>	
<b>Expenses</b>									
<b>Payroll &amp; Related</b>									
5000 - Payroll	408.69	817.39	0.50	408.70	6,947.73	9,808.68	0.71	2,860.95	
5050 - Employee Benefit	122.48	0.00	0.00	(122.48)	1,224.35	0.00	0.00	(1,224.35)	
5055 - Retirement Program	24.52	0.00	0.00	(24.52)	98.09	0.00	0.00	(98.09)	
5090 - Payroll Taxes	32.48	80.57	0.40	48.09	174.83	966.84	0.18	792.01	
<b>Total Payroll &amp; Related</b>	<b>588.17</b>	<b>897.96</b>	<b>0.66</b>	<b>309.79</b>	<b>8,445.00</b>	<b>10,775.52</b>	<b>0.78</b>	<b>2,330.52</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	30.00	0.00	0.00	(30.00)	70.00	0.00	0.00	(70.00)	
6879 - Software Maintenance Agreement	(1,702.42)	208.33	(8.17)	1,910.75	1,450.28	2,499.96	0.58	1,049.68	
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>(1,672.42)</b>	<b>979.16</b>	<b>(1.71)</b>	<b>2,651.58</b>	<b>6,387.92</b>	<b>11,749.92</b>	<b>0.54</b>	<b>5,362.00</b>	
<b>Utilities</b>									
6501 - Electricity	109.50	125.00	0.88	15.50	855.24	1,500.00	0.57	644.76	
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 September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				Year to Date 12/31/2022 Budget Ratio	Budget Diff
	Actual	Budget	Budget Ratio	Budget Diff				
6504 - Garbage & Trash Removal	5,666.73	2,083.33	2.72	(3,583.40)	25,909.63	24,999.96	1.04	(909.67)
<b>Total Utilities</b>	<b>5,776.23</b>	<b>4,208.33</b>	<b>1.37</b>	<b>(1,567.90)</b>	<b>40,587.57</b>	<b>50,499.96</b>	<b>0.80</b>	<b>9,912.39</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	0.00	0.00	0.00	0.00	8,960.00	0.00	0.00	(50,460.66)
6871 - Park Improvements	0.00	500.00	0.00	500.00	0.00	6,000.00	0.00	6,000.00
6883 - Balance Write Off	0.00	333.33	0.00	333.33	0.00	3,999.96	0.00	3,999.96
7117 - Project Auditing Expense	0.00	0.00	0.00	0.00	2,050.00	0.00	0.00	(2,050.00)
<b>Total Operating &amp; Maintenance Expenses</b>	<b>0.00</b>	<b>1,858.33</b>	<b>0.00</b>	<b>1,858.33</b>	<b>20,558.10</b>	<b>22,299.96</b>	<b>2.78</b>	<b>(39,758.80)</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	2,775.00	2,775.00	1.00	0.00	24,975.00	33,300.00	0.75	8,325.00
<b>Total Management Fees</b>	<b>2,775.00</b>	<b>2,775.00</b>	<b>1.00</b>	<b>0.00</b>	<b>24,975.00</b>	<b>33,300.00</b>	<b>0.75</b>	<b>8,325.00</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>7,466.98</b>	<b>12,302.12</b>	<b>0.61</b>	<b>4,835.14</b>	<b>115,274.77</b>	<b>147,625.44</b>	<b>1.06</b>	<b>(9,149.99)</b>
<b>Net Operating Income (Loss)</b>	<b>25,589.06</b>	<b>20,265.38</b>	<b>1.26</b>	<b>5,323.68</b>	<b>179,796.26</b>	<b>243,184.56</b>	<b>0.70</b>	<b>(72,335.38)</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
6210 - Annual Capital Budget	0.00	41,666.67	0.00	41,666.67	3,823.21	500,000.04	0.01	496,176.83
6885 - Capital Outlay	26,252.00	0.00	0.00	(26,252.00)	26,252.00	0.00	0.00	(26,252.00)
<b>Total Capital Expenditures</b>	<b>26,252.00</b>	<b>41,666.67</b>	<b>0.63</b>	<b>15,414.67</b>	<b>30,075.21</b>	<b>500,000.04</b>	<b>0.06</b>	<b>469,924.83</b>
<b>Debt Services</b>								
6710 - Interest Payments	5,986.27	6,932.07	0.86	945.80	62,335.03	83,184.84	0.75	20,849.81
6712 - Principal Payments	5,722.95	10,498.01	0.55	4,775.06	92,034.00	125,976.12	0.88	15,733.07
<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>154,369.03</b>	<b>209,160.96</b>	<b>0.83</b>	<b>36,582.88</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 September 30, 2022

	Month Ending		Month Ending		Year to Date	Current Year	Year Ending	
	09/30/2022		09/30/2022		09/30/2022	12/31/2022	12/31/2022	
	Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	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>37,961.22</b>	<b>61,596.75</b>	<b>0.62</b>	<b>23,635.53</b>	<b>184,444.24</b>	<b>739,161.00</b>	<b>0.27</b>	<b>536,507.71</b>
<b>Net Income (Loss)</b>	<b>(12,372.16)</b>	<b>(41,331.37)</b>	<b>0.30</b>	<b>28,959.21</b>	<b>(4,647.98)</b>	<b>(495,976.44)</b>	<b>0.06</b>	<b>464,172.33</b>

**DPA**  
**Annual Budget Comparison**  
September 30, 2022

	Month Ending				Year to Date 09/30/2022 Actual	Current Year 12/31/2022 Budget	Year Ending	
	Month Ending 09/30/2022		Month Ending 09/30/2022				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	29.08	24.00	1.21	5.08	242.47	288.00	0.84	(45.53)
4012 - CDBG RLF Interest	27.22	33.00	0.82	(5.78)	264.23	396.00	0.67	(131.77)
4020 - Principal WEV	0.00	417.00	0.00	(417.00)	0.00	5,004.00	0.00	(5,004.00)
4022 - Principal City	0.00	417.00	0.00	(417.00)	0.00	5,004.00	0.00	(5,004.00)
4024 - Principal CMHC	124.63	833.00	0.15	(708.37)	16,121.67	9,996.00	1.61	6,125.67
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	195.87	500.00	0.39	(304.13)	11,631.08	6,000.00	1.94	5,631.08
<b>Total Financial Income</b>	<b>376.80</b>	<b>3,057.33</b>	<b>0.12</b>	<b>(2,680.53)</b>	<b>53,457.45</b>	<b>36,687.96</b>	<b>1.46</b>	<b>16,769.49</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>376.80</b>	<b>3,057.33</b>	<b>0.12</b>	<b>(2,680.53)</b>	<b>53,546.50</b>	<b>36,687.96</b>	<b>1.46</b>	<b>16,858.54</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)	137,500.00	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>137,500.00</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>140,085.05</b>	<b>162,603.96</b>	<b>0.86</b>	<b>22,518.91</b>
<b>Net Operating Income (Loss)</b>	<b>(19,623.20)</b>	<b>(10,493.00)</b>	<b>1.87</b>	<b>(9,130.20)</b>	<b>(86,538.55)</b>	<b>(125,916.00)</b>	<b>0.69</b>	<b>39,377.45</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>(19,623.20)</b>	<b>(10,826.33)</b>	<b>1.81</b>	<b>(8,796.87)</b>	<b>(90,538.55)</b>	<b>(129,915.96)</b>	<b>0.70</b>	<b>39,377.41</b>



# DPA

## Annual Budget Comparison

September 30, 2022

Month Ending		Month Ending		Year to Date	Current Year	Year Ending	
Month Ending 09/30/2022	Month Ending 09/30/2022	Month Ending 09/30/2022	Month Ending 09/30/2022	09/30/2022	12/31/2022	Year to Date 12/31/2022	Year to Date 12/31/2022
Actual	Budget	Budget Ratio	Budget Diff	Actual	Budget	Budget Ratio	Budget Diff

**YVHA**  
**Statement of Cash Flows**  
September 30, 2022

	Month Ending 09/30/2022		Year to Date 09/30/2022	
	Actual	%	Actual	%
<b>Income</b>	<b>2,301,361.80</b>	<b>0.00</b>	<b>5,996,947.16</b>	<b>0.00</b>
<b>Expenses</b>	<b>252,553.02</b>	<b>0.00</b>	<b>2,035,128.03</b>	<b>0.00</b>
<b>Net Operating Income (Loss)</b>	<b>2,048,808.78</b>	<b>0.00</b>	<b>3,961,819.13</b>	<b>0.00</b>
<b>Non-Operating Expenses</b>	<b>42,008.98</b>	<b>0.00</b>	<b>3,169,757.27</b>	<b>0.00</b>
<b>Net Income (Loss)</b>	<b>2,006,799.80</b>	<b>0.00</b>	<b>792,061.86</b>	<b>0.00</b>
<b>Balance Sheet Adjustments</b>	<b>(6,991.07)</b>	<b>0.00</b>	<b>(748,539.32)</b>	<b>0.00</b>
<b>Net Cash Flow</b>	<b>1,999,808.73</b>	<b>0.00</b>	<b>43,522.54</b>	<b>0.00</b>
<b>Beginning Cash</b>				
1001 - Wells Fargo HSV O& M xxxx3604	115,807.37	0.00	199,659.77	0.00
1004 - Wells Fargo HSV T&I xxxx3646	10,184.89	0.00	10,184.21	0.00
1015 - ColoTrust Dev	1,274,600.72	0.00	2,898,160.97	0.00
1040 - Wells Fargo YVHA Oper xxx6622	235,249.49	0.00	390,003.83	0.00
1082 - ColoTrust DPA	90,855.36	0.00	192,839.38	0.00
1090 - Petty Cash	100.00	0.00	0.00	0.00
1710 - Alpine Checking xx4827	157,837.29	0.00	181,429.49	0.00
1712 - Alpine Money Market xx4836	210,247.75	0.00	180,233.79	0.00
1714 - ColoTrust FC	229,555.89	0.00	228,257.92	0.00
1902 - Wells Fargo HSV Sec Dep xx3588	30,936.17	0.00	30,902.40	0.00
1903 - Wells Fargo HSV Res xxxx3679	166,427.67	0.00	154,563.03	0.00
<b>Total Beginning Cash</b>	<b>2,521,802.60</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	145,626.14	0.00	145,626.14	0.00
1004 - Wells Fargo HSV T&I xxxx3646	10,184.97	0.00	10,184.97	0.00
1015 - ColoTrust Dev	3,279,629.25	0.00	3,279,629.25	0.00
1040 - Wells Fargo YVHA Oper xxx6622	180,727.82	0.00	180,727.82	0.00
1082 - ColoTrust DPA	91,051.23	0.00	91,051.23	0.00
1090 - Petty Cash	100.00	0.00	100.00	0.00
1710 - Alpine Checking xx4827	175,910.31	0.00	175,910.31	0.00
1712 - Alpine Money Market xx4836	210,255.30	0.00	210,255.30	0.00
1714 - ColoTrust FC	230,050.80	0.00	230,050.80	0.00
1902 - Wells Fargo HSV Sec Dep xx3588	31,646.48	0.00	31,646.48	0.00
1903 - Wells Fargo HSV Res xxxx3679	167,910.78	0.00	167,910.78	0.00
<b>Total Ending Cash</b>	<b>4,523,093.08</b>	<b>0.00</b>	<b>4,523,093.08</b>	<b>0.00</b>