



Estes Park Housing Authority - Financial Summary
April 1, 2023 thru June 30, 2023

Project	CASH				Net Operating Cash Flow			DSCR		Accts Rec		Vacancy Loss		Capital Projects within budget	Major Categories w/in 10%	Financial Concerns	Notes
	Operating	RR & Owner	Other Reserves	Total	Budget	Actual	Meets Budget	CF Min-imum	Meets Min-imum	Current	Move Out	Budget	Actual				
EPHA	\$ 130,056	\$ 476,365	\$ 73,715	\$ 680,137	\$ (10,283)	\$ (6,711)	Yes	N/A	N/A	\$ 43,004	\$ -	N/A	N/A	N/A	Yes	No	No comment
Cleave Street	\$ 31,159	\$ -	\$ 17,668	\$ 48,827	\$ 10,677	\$ (11,425)	No	N/A	N/A	\$ 21	\$ -	\$ 3,034	\$ 3,819	No	No	No	Nat Gas expense remains high expense timing or may have under budgeted expense. Vacancy capital projects cause for over budget spend in Q1 2023. No ongoing concerns. Expect expense to level with budget as year progresses. Cleave St. with no debt continues to perform well and is in a strong financial position. Large capital needs exist (Roof, windows, Boiler)
Talons Pointe	\$ 91,698	\$ 232,575	\$ -	\$ 324,273	\$ 36,770	\$ 55,467	Yes	\$ 5,677	Yes	\$ 3,766	\$ 2,380	\$ 8,234	\$ 3,441	Yes	Yes	No	Flooring capital expense over budget by \$10k, vacancy turns and occupied unit replacement.
Peak View	\$ 426,869	\$ 5,857	\$ 143,125	\$ 575,851	\$ 85,977	\$ 93,334	Yes	\$ 21,874	Yes	\$ (3,072)	\$ 1,946	\$ 10,193	\$ 6,160	Yes	Yes	No	No comment
Falcon Ridge	\$ 56,209	\$ 94,808	\$ 217,647	\$ 368,664	\$ 38,626	\$ (8,150)	No	\$ 9,120	No	\$ 116	\$ 3,537	\$ 7,517	\$ 964	No	No	No	New boilers \$27k + \$14k fire suppression leak and repair expense driving over budget expenses. Will be submitting reserve withdrawal request to CHFA/Wells Fargo for \$37,778.83 Operationally no concerns.
Lone Tree	\$ 255,937	\$ 98,695	\$ -	\$ 354,632	\$ 42,836	\$ 27,965	No	\$ 7,273	Yes	\$ 3,860	\$ -	\$ 9,113	\$ 9,944	No	Yes	No	Hot water heater replacement \$23k. Appliances replacement \$4k over budget. Flooring pacing 2x to budget. Overages can be absorbed by operation. No operational concerns.
The Pines	\$ 141,061	\$ 83,576	\$ 30	\$ 224,667	\$ 10,613	\$ 11,324	Yes	\$ 2,690	Yes	\$ 472	\$ -	\$ 3,114	\$ 1,234	No	Yes	No	Increased vacancy expense, new flooring and kitchen cabinets. No operational concerns.
The Pines HOA	\$ 10,959	\$ -	\$ 52,113	\$ 63,072	\$ 5,884	\$ 6,088	Yes	N/A	N/A	\$ 104	\$ -	\$ -	\$ -	Yes	Yes	No	No comment
The Pines North HOA	\$ 11,940	\$ 12,143	\$ -	\$ 24,083	\$ 2,855	\$ 2,123	No	N/A	N/A	\$ -	\$ -	\$ -	\$ -	Yes	Yes	No	No comment

**Estes Park Housing Authority
Reserve Summary and Breakdown
End of Q2 2023**

<u>Entity / Property</u>	<u>Operating</u>	<u>RR & Owner</u>	<u>Other Reserves</u>	<u>Total</u>	<u>Notes</u>
Estes Park Housing Authority	\$ 130,056	\$ 476,365	\$ 73,715	\$ 680,137	*Restricted = DPA loan funds available.
Cleave Street	\$ 31,159	\$ -	\$ 17,668	\$ 48,827	*Cleave has no debt, \$200,000 in capital needs.
Talons Pointe	\$ 91,698	\$ 232,575	\$ -	\$ 324,273	*EPHA owned, funds and cash flow unrestricted as long as DSCR met.
Peak View	\$ 426,869	\$ 5,857	\$ 143,125	\$ 575,851	*EPHA owned, cash flow unrestricted as long as DSCR met.
Falcon Ridge	\$ 56,209	\$ 94,808	\$ 217,647	\$ 368,664	*Highly restricted, 6 years into LIHTC compliance period of 30 years.
Lone Tree	\$ 255,937	\$ 98,695	\$ -	\$ 354,632	*EPHA owned, funds and cash flow unrestricted as long as DSCR met.
The Pines	\$ 141,061	\$ 83,576	\$ 30	\$ 224,667	*EPHA owned, cash flow unrestricted as long as DSCR met.
The Pines HOA (Ownership)	\$ 10,959	\$ -	\$ 52,113	\$ 63,072	*Pines HOA Ownership (not EPHA)
The Pines HOA North (EPHA)	\$ 11,940	\$ 12,143	\$ -	\$ 24,083	*EPHA Owned side. Unrestricted