



Estes Park Housing Authority - Financial Summary
January 1, 2023 thru March 31, 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	\$ 179,121	\$ 72,186	\$ 475,764	\$ 727,071	\$ (6,267)	\$ 98,242	Yes	N/A	N/A	\$ 29,430	\$ -	N/A	N/A	N/A	Yes	No	No comment
Cleave Street	\$ 41,071	\$ -	\$ 15,572	\$ 56,643	\$ 5,339	\$ (1,883)	No	N/A	N/A	\$ 16	\$ -	\$ 1,517	\$ 1,504	No	No	No	Nat Gas expense timing, 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	\$ 91,300	\$ 228,157	\$ -	\$ 319,456	\$ 18,385	\$ 36,673	Yes	\$ 2,839	Yes	\$ 701	\$ -	\$ 4,117	\$ 810	Yes	Yes	No	No comment
Peak View	\$ 394,301	\$ 644	\$ 142,642	\$ 537,587	\$ 42,988	\$ 52,525	Yes	\$ 10,937	Yes	\$ 68	\$ 1,946	\$ 5,096	\$ -	Yes	Yes	No	No comment
Falcon Ridge	\$ 63,809	\$ 90,509	\$ 228,090	\$ 382,409	\$ 19,313	\$ (14,086)	No	\$ 4,560	Yes	\$ 215	\$ 2,236	\$ 3,758	\$ -	No	No	No	New boilers \$27k + \$14k fire suppression leak and repair expense driving over budget expenses. Operationally no concerns.
Lone Tree	\$ 257,847	\$ 94,024	\$ -	\$ 351,871	\$ 21,418	\$ 4,018	No	\$ 3,637	Yes	\$ 1,518	\$ -	\$ 4,972	\$ 6,875	No	Yes	No	Hot water heater replacement \$23k. No operational concerns.
The Pines	\$ 143,857	\$ 83,346	\$ 30	\$ 227,233	\$ 5,307	\$ 1,855	No	\$ 1,345	Yes	\$ 20	\$ -	\$ 1,557	\$ 484	No	Yes	No	Increased vacancy expense. No operational concerns.
The Pines HOA	\$ 9,472	\$ -	\$ 49,156	\$ 58,628	\$ 2,942	\$ 3,449	No	n/a	n/a	\$ 429	\$ -	\$ -	\$ -	Yes	Yes	No	No comment
The Pines North HOA	\$ 11,600	\$ 10,846	\$ -	\$ 22,446	\$ 1,428	\$ 2,825	Yes	n/a	n/a	\$ -	\$ -	\$ -	\$ -			No	No comment