



Estes Park Housing Authority - Financial Summary
End of Q3 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	\$ 298,062	\$ 261,432	\$ 75,165	\$ 634,659	\$ (15,424)	\$ (26,298)	Yes**	N/A	N/A	\$ 51,686	\$ -	N/A	N/A	N/A	Yes	No	Trailing below budget however end of year accounting transactions for partner management fees are inline and expected to bring EPHA in line with budget
Cleave Street	\$ 32,260	\$ -	\$ 19,475	\$ 51,735	\$ 16,016	\$ (8,912)	No	N/A	N/A	\$ 814	\$ -	\$ 4,551	\$ 3,819	No	No	No	Nat Gas expense remains high and will most likely end 2023 over budget due to larger than anticipated increases. 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	\$ 121,438	\$ 237,069	\$ -	\$ 358,507	\$ 55,155	\$ 64,219	Yes	\$ 8,516	Yes	\$ 2,230	\$ 1,071	\$ 5,037	\$ 5,724	Yes	Yes	No	Mortgage interest expense over budget due to adjustable note which was not recorded. Property can absorb the change in 2023 and is budgeted in 2024. Flooring capital expense over budget by \$12k, vacancy turns and occupied unit replacement.
Peak View	\$ 426,392	\$ 7,831	\$ 143,660	\$ 577,883	\$ 85,977	\$ 93,334	Yes	\$ 32,811	Yes	\$ 19	\$ 2,009	\$ 15,289	\$ 8,045	Yes	Yes	No	No comment
Falcon Ridge	\$ 19,235	\$ 99,106	\$ 223,596	\$ 341,937	\$ 57,939	\$ (20,924)	No	\$ 13,681	No	\$ 464	\$ 4,078	\$ 11,275	\$ 2,804	No	No	No	New boilers \$27k + \$14k fire suppression leak and repair expense driving over budget expenses. Reserve withdraw request was approved for about \$45k. Capital expense will still be above budget but cash position and property performance remains strong.
Lone Tree	\$ 294,640	\$ 103,367	\$ -	\$ 398,007	\$ 64,253	\$ 66,355	No	\$ 10,910	Yes	\$ 7,353	\$ -	\$ 14,916	\$ 10,084	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	\$ 151,416	\$ 83,837	\$ 30	\$ 235,283	\$ 15,920	\$ 24,220	Yes	\$ 4,035	Yes	\$ 626	\$ 472	\$ 4,670	\$ 1,234	No	Yes	No	Increased vacancy expense, new flooring and kitchen cabinets. No operational concerns.
The Pines HOA	\$ 7,914	\$ -	\$ 55,092	\$ 63,007	\$ 8,826	\$ 6,724	No	N/A	N/A	\$ 634	\$ -	\$ -	\$ -	Yes	Yes	No	Increase in insurance expense above anticipated increase.
The Pines North HOA	\$ 9,640	\$ 13,441	\$ -	\$ 23,081	\$ 4,283	\$ 1,389	No	N/A	N/A	\$ -	\$ -	\$ -	\$ -	Yes	Yes	No	Increase in insurance expense above anticipated increase.