



**Estes Park Housing Authority - Financial Summary**  
End of Year Summary 2022

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	\$ 159,235	\$ 68,256	\$ 475,360	\$ 702,850	\$ (76,679)	\$ (123,956)	No	N/A	N/A	\$ 41,794	\$ -	N/A	N/A	N/A	No	No	\$47k variance = \$10k under income due to maintenance staff work comp claims. \$10k in additional expense due to purchase of snow removal equipment. \$9k in Castle Ridge Pre-development expense. \$26k over budget executive staff due to overlap for ED role.
Cleave Street	\$ 43,252	\$ -	\$ 14,085	\$ 57,337	\$ 36,831	\$ 22,835	Yes	N/A	N/A	\$ 1,009	\$ -	\$ 6,192	\$ 2,141	No	No	No	Property achieved strong financial returns above budget primarily due to lower than expected vacancies.
Talons Pointe	\$ 60,814	\$ 223,800	\$ -	\$ 284,614	\$ 56,858	\$ 29,307	No	\$ 11,355	Yes	\$ 956	\$ 7,466	\$ 6,521	\$ 810	Yes	No	No	Paid EPHA \$44k prtnr mgmt fee.
Peak View	\$ 383,234	\$ 642	\$ 142,199	\$ 526,076	\$ 165,728	\$ 174,106	Yes	\$ 43,748	Yes	\$ (3,125)	\$ 3,101	\$ 12,682	\$ 11,021	Yes	Yes	No	No comment
Falcon Ridge	\$ 93,576	\$ 86,336	\$ 223,762	\$ 403,674	\$ 75,561	\$ 80,153	Yes	\$ 18,241	Yes	\$ 2,153	\$ -	\$ 15,528	\$ 1,341	Yes	Yes	No	Property achieved strong financial returns above budget primarily due to lower than expected vacancies.
Lone Tree	\$ 271,084	\$ 89,352	\$ -	\$ 360,436	\$ 82,055	\$ 102,927	Yes	\$ 14,546	Yes	\$ 1,120	\$ -	\$ 30,356	\$ 9,591	No	Yes	No	Property achieved strong financial returns above budget primarily due to lower than expected vacancies.
The Pines	\$ 143,931	\$ 83,139	\$ 30	\$ 227,100	\$ 20,718	\$ 38,640	Yes	\$ 5,381	Yes	\$ 12	\$ -	\$ 6,165	\$ 1,307	Yes	Yes	No	Increased vacancy expense. No operational concerns.
The Pines HOA	\$ 9,824	\$ -	\$ 46,217	\$ 56,040	\$ 11,745	\$ 8,989	Yes	n/a	n/a	\$ 319	\$ -	\$ -	\$ -	Yes	Yes	No	Prop and liability insurance under budgeted.
The Pines North HOA	\$ 6,127	\$ 14,549	\$ -	\$ 20,676	\$ 6,146	\$ 7,682	Yes	n/a	n/a	\$ -	\$ -	\$ -	\$ -			No	No comment