

Housing Fund 10-Year Housing Financial Pro-forma											
	2022 Projected	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 -Year Total
DEED RESTRICTED UNITS											
Rental Units	20	19	41	41	76	76	96	106	126	126	126
Ownership Units	164	178	191	212	235	258	271	284	297	310	310
Total # of Units	184	197	232	253	311	334	367	390	423	436	436
TOTAL BEGINNING BALANCE	\$ 8,043,877	\$ 5,481,004	\$ 3,678,942	\$ 9,951,930	\$ 394,426	\$ 660,796	\$ 1,128,203	\$ 46,305	\$ 313,589	\$ (1,118,477)	
Spendable Beg. Fund Balance <sup>1</sup>	\$ 8,043,877	\$ 5,481,004	\$ 3,355,045	\$ 592,130	\$ 394,426	\$ 660,796	\$ 1,128,203	\$ 1,646,305	\$ 713,589	\$ 1,081,523	
REVENUE (Operating)											
Revenue (Operating)	\$ 2,370,300	\$ 3,486,181	\$ 3,166,500	\$ 3,267,658	\$ 5,755,831	\$ 3,456,761	\$ 3,560,911	\$ 3,666,623	\$ 3,776,887	\$ 3,888,752	\$ 33,586,404
EXPENSE (Operating)											
Expenses (Operating)	\$ (175,863)	\$ (25,658)	\$ (26,833)	\$ (28,266)	\$ (29,777)	\$ (31,371)	\$ (33,052)	\$ (34,580)	\$ (36,180)	\$ (37,856)	\$ (459,434)
Projects (Net Cost):											
Housing Helps	(2,000,000)	(1,500,000)	(1,545,000)	(1,591,350)	(1,639,091)	(1,688,263)	(1,738,911)	(1,791,078)	(1,844,811)	(1,900,155)	(17,238,659)
Frisco Locals	-	(247,050)	(254,462)	(262,095)	(269,958)	(242,962)	(218,666)	(196,800)	(177,120)	(159,408)	(2,028,520)
275 Granite (Sabatini Lot)	-	-	-	-	-	-	-	-	-	-	-
619 Granite (CDOT) aka Granite Park	(172,000)	93,474	(1,414,908)	(410,162)	(405,275)	(400,240)	(445,055)	(389,714)	(384,213)	(378,546)	(4,306,640)
810 Pitkin Alley	(1,614,575)	(190,700)	9,300	9,300	(2,500,000)	-	-	-	-	-	(4,286,675)
602 Galena (CO Workforce Center)	(1,004,225)	(529,661)	9,236,666	(8,646,549)	(751,610)	(735,105)	(718,105)	(700,595)	(682,560)	(663,983)	(5,195,726)
Lake Hill (potential partner contribution)	-	-	-	-	-	-	-	-	-	-	-
Property A	-	(3,000,000)	-	(2,000,000)	-	-	-	-	-	-	(5,000,000)
Property B	-	-	(3,000,000)	-	-	-	-	-	-	-	(3,000,000)
Unidentified New Projects (incl. Debt Payments)	-	-	-	-	-	-	(1,600,000)	(400,000)	(2,200,000)	(1,000,000)	(5,200,000)
Total Projects (Net Cost)	\$ (4,757,310)	\$ (5,262,585)	\$ 3,133,321	\$ (12,796,896)	\$ (5,459,685)	\$ (2,957,983)	\$ (4,609,757)	\$ (3,364,760)	\$ (5,172,772)	\$ (3,983,602)	(45,232,029)
Change	(2,562,873)	(1,802,062)	6,272,988	(9,557,504)	266,369	467,407	(1,081,897)	267,283	(1,432,065)	(132,706)	34,045,838
Spendable Fund Balance <sup>1</sup>	\$ 5,481,004	\$ 3,355,045	\$ 592,130	\$ 394,426	\$ 660,796	\$ 1,128,203	\$ 1,646,305	\$ 713,589	\$ 1,081,523	\$ (251,182)	
Annual Debt Service in Fund	\$ -	\$ -	\$ 553,088	\$ 553,088	\$ 1,854,859	\$ 1,854,859	\$ 2,454,859	\$ 2,454,859	\$ 3,254,859	\$ 3,254,859	

<sup>1</sup> Spendable (cash) fund balance is funds available after reserves for debt service and assets held for resale

<sup>2</sup> Reserved is COP required Reserve

<sup>3</sup> Restricted includes assets held for resale, non-current note receiveable, DPAP loans, and Funds held by others (unspent debt proceeds)

