

SCHA (5A) Fund 10-Year Housing Financial Pro-forma

	2020 Actual	2021 Budget	2021 Projected	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 -Year Total
TOTAL BEGINNING BALANCE	\$ 5,289,173	\$ 6,214,133	\$ 6,667,181	\$ 8,001,112	\$ 10,122,420	\$ 2,773,445	\$ 20,758,384	\$ 578,529	\$ (2,571,535)	\$ (2,671,878)	\$ (3,366,393)	\$ (3,951,420)	\$ (5,273,351)	
Spendable Beg. Fund Balance ¹	\$ 5,289,173	\$ 6,214,133	\$ 6,667,181	\$ 8,001,112	\$ 7,805,380	\$ 1,856,405	\$ 1,841,344	\$ (338,511)	\$ (3,488,575)	\$ (3,588,918)	\$ (4,883,433)	\$ (5,468,460)	\$ (7,590,391)	
REVENUE (Operating)														
Sales Tax 0.6%	\$ 1,269,350	\$ 1,117,241	\$ 1,479,224	\$ 1,320,828	\$ 1,386,869	\$ 1,456,212	\$ 1,529,023	\$ 1,605,474	\$ 1,685,748	\$ 1,770,035	\$ 1,858,537	\$ 1,951,464	\$ 2,049,037	\$ 16,613,227
Sales Tax 0.125%	264,448	232,759	308,172	275,172	288,931	303,378	318,546	334,474	351,197	368,757	387,195	406,555	426,883	3,461,089
Impact Fee	146,836	50,000	90,206	70,000	70,700	72,821	75,006	77,256	79,573	81,961	84,419	86,952	89,561	788,249
Investment Income	53,479	24,000	3,854	7,500	10,122	2,773	20,758	579	(2,572)	(2,672)	(3,366)	(3,951)	(5,273)	23,898
Transfers In	-	-	287,500	-	-	-	-	-	-	-	-	-	-	-
Revenue	\$ 1,734,113	\$ 1,424,000	\$ 2,168,956	\$ 1,673,500	\$ 1,756,622	\$ 1,835,184	\$ 1,943,334	\$ 2,017,782	\$ 2,113,947	\$ 2,218,081	\$ 2,326,785	\$ 2,441,020	\$ 2,560,207	\$ 20,886,463
EXPENSE (Operating)														
Salaries and Benefits	\$ 57,791	\$ 76,621	\$ 69,085	\$ 82,155	\$ 85,493	\$ 89,767	\$ 95,105	\$ 100,752	\$ 106,727	\$ 113,046	\$ 118,699	\$ 124,634	\$ 130,865	\$ 1,047,244
Admin Fees	69,121	85,000	68,423	110,000	113,300	116,699	120,200	123,806	127,520	131,346	135,286	139,345	143,525	1,261,027
Business Housing Support Fund	-	45,000	-	-	-	-	-	-	-	-	-	-	-	-
Community Outreach	292,376	10,000	-	10,000	-	-	-	-	-	-	-	-	-	10,000
Misc Expense	-	-	1,402	-	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	15,239
Projects (Net Cost):														
Housing Helps	5,000	100,000	558,566	1,545,000	1,591,350	1,639,091	1,688,263	1,738,911	1,791,078	1,844,811	1,900,155	1,957,160	2,015,875	17,711,694
Frisco Locals	-	-	40,000	61,000	247,050	259,403	272,373	285,991	300,291	315,305	331,071	347,624	365,005	2,785,113
Mary Ruth	(73,706)	(60,320)	(40,763)	(56,666)	(58,322)	(59,272)	(60,235)	(61,211)	(62,200)	(63,201)	(64,214)	(65,241)	(66,281)	(616,843)
100 Main	-	-	(18,228)	(11,308)	(11,815)	-	-	-	-	-	-	-	-	(23,123)
Mountain Side Condominium	-	-	(3,469)	6,540	5,736	5,908	6,086	6,268	6,456	6,650	6,849	7,055	7,266	64,815
113 / 117 Granite	-	-	768	(13,049)	(13,470)	(13,874)	(14,290)	(14,719)	(15,161)	(15,615)	(16,084)	(16,566)	(17,063)	(149,892)
275 Granite (Sabatini Lot)	-	-	3,256	-	-	-	-	-	-	-	-	-	-	-
619 Granite (CDOT)	5,525	4,800,000	147,644	(2,681,480)	7,044,775	(108,193)	(121,550)	(135,307)	(149,478)	(114,073)	(179,107)	(194,591)	(210,540)	3,150,458
602 Galena (CO Workforce Center)	-	-	8,340	500,000	100,000	(18,080,829)	20,135,646	121,716	107,367	92,588	77,366	61,687	45,538	3,161,080
Lake Hill	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Project (incl. Debt Payments)	-	-	-	-	-	-	-	3,000,000	-	600,000	600,000	1,400,000	1,400,000	7,000,000
Transfers Out	-													-
Expenses	\$ 356,107	\$ 5,056,301	\$ 835,024	\$ (447,808)	\$ 9,105,598	\$ (16,149,755)	\$ 22,123,189	\$ 5,167,846	\$ 2,214,290	\$ 2,912,596	\$ 2,911,812	\$ 3,762,951	\$ 3,816,091	\$ 35,416,810
Change	1,378,006	(3,632,301)	1,333,932	2,121,308	(7,348,975)	17,984,939	(20,179,856)	(3,150,064)	(100,343)	(694,515)	(585,027)	(1,321,931)	(1,255,884)	(14,530,347)
End Fund Bal.	\$ 6,667,181	\$ 2,581,832	\$ 8,001,112	\$ 10,122,420	\$ 2,773,445	\$ 20,758,384	\$ 578,529	\$ (2,571,535)	\$ (2,671,878)	\$ (3,366,393)	\$ (3,951,420)	\$ (5,273,351)	\$ (6,529,234)	
Reserved ²	-	-	-	317,040	917,040	917,040	917,040	917,040	917,040	1,517,040	1,517,040	2,317,040	2,317,040	
Restricted ³	-	-	-	2,000,000		18,000,000	-	-	-	-	-	-	-	
Spendable Fund Balance ¹	\$ 6,667,181	\$ 2,581,832	\$ 8,001,112	\$ 7,805,380	\$ 1,856,405	\$ 1,841,344	\$ (338,511)	\$ (3,488,575)	\$ (3,588,918)	\$ (4,883,433)	\$ (5,468,460)	\$ (7,590,391)	\$ (8,846,274)	

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

² Reserved is COP required Reserve

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

