

Mammoth Lakes Housing, Inc.
Statement of Financial Position
For the Quarter Ending Dec 31, 2022

	<u>3/31/2022</u>	<u>6/30/2022</u>	<u>9/30/2022</u>	<u>12/31/2022</u>	<u>Change from Prior Quarter</u>
Cash	699,353	755,160	711,726	564,816	(146,910)
A/R	85,973	6,298	87,851	92,400	4,549
Prepaid Insurance	21,770	13,805	10,335	10,292	(43)
Fixed Assets	359,980	359,980	359,980	359,980	-
Accum Depr & Amort.	(414,301)	(459,453)	(461,175)	(462,897)	(1,722)
HBA-CalHome Loans	39,816	39,380	38,940	38,498	(443)
<u>Rental Property</u>					
238 Sierra Manor Road	1,253,036	1,253,036	1,253,036	1,253,036	-
238 Sierra Manor Road-CIP	261,455	275,212	283,716	322,152	38,437
Meridian Court	150,000	150,000	150,000	150,000	-
Star Apartments	872,867	872,867	872,867	872,867	-
Total Rental Property	2,537,357	2,551,114	2,559,618	2,598,055	38,437
<u>Investments in LLCs</u>					
Valley Apts LLC	-	10,025	22,260	36,020	13,760
SHA	33,709	35,109	37,444	37,344	(100)
Innsbruck Lodge LLC	7,850	74,525	61,837	113,938	52,101
Total Investments in LLCs	41,559	119,659	121,541	187,302	65,761
Total Assets	3,371,507	3,385,943	3,428,816	3,388,445	(40,371)
<u>Current Liabilities</u>					
Rent Deposits	11,389	9,639	8,989	8,139	(850)
Compensated Absenses	6,409	6,409	6,409	6,409	-
PR Taxes & Retirement Liabilities	(8,555)	(1)	-	1,204	1,204
Deferred Emergency Rent Assistance	-	-	-	-	-
	9,244	16,047	15,398	15,752	354
<u>LT Liabilities</u>					
Alper Enterprises L.P.	456,020	447,236	438,364	429,404	(8,961)
TOML Note Pay. 1829 OMR	853,600	853,600	853,600	853,600	-
Oak Valley Loan - #4	90,766	88,552	86,316	84,046	(2,270)
	1,400,385	1,389,388	1,378,280	1,367,050	(11,230)
Total Liabilities	1,409,629	1,405,435	1,393,678	1,382,801	(10,877)
<u>Net Assets</u>					
Net assets - MLH risk reserve	160,000	160,000	160,000	160,000	-
Reserve for STAR Apartments	66,615	74,177	74,177	74,177	-
Reserve for 238 Sierra Manor Rd	193,358	181,128	174,237	136,914	(37,323)
Reserve for 238 Sierra Manor Rd - Operating Reserve	-	60,000	60,000	60,000	-
Reserve for CalHome Program Reuse	54,030	55,500	56,235	56,970	735
Unrestricted	1,487,875	1,449,703	1,510,489	1,517,582	7,093
Total Net Assets	1,961,878	1,980,508	2,035,138	2,005,644	(29,495)
Total Liabilities & Net Assets	3,371,507	3,385,944	3,428,816	3,388,445	(40,371)

Mammoth Lakes Housing, Inc.

Statement of Activities

For the Quarter Ending Dec 31, 2022

	<u>Q1</u> <u>Jul - Sep 22</u>	<u>Q2</u> <u>Oct - Dec 22</u>	<u>Q3</u> <u>Jan - Mar 23</u>	<u>Q4</u> <u>Apr - Jun 23</u>	<u>Total</u> <u>FY 2023</u>	<u>Total Budget</u> <u>FY 2023</u>	<u>Act \$</u> <u>vs. Budget</u>	<u>Act as %</u> <u>of Budget</u>
Operations Income (non HBA)								
Revenue								
Application Revenue	175	250	-	-	425	550	(125)	77%
BRIDGE Reimbursement	1,226	-	-	-	1,226	-	1,226	0%
Broker Commissions	-	-	-	-	-	-	-	0%
Contributions-Unrestricted	30	5,250	-	-	5,280	-	5,280	0%
Contributions-Restricted	-	5,500	-	-	5,500	-	-	-
Contributions- In Kind	-	-	-	-	-	-	-	-
County Contract Income	-	-	-	-	-	-	-	0%
Contract Income - Other	-	650	-	-	650	14,700	-	-
Developer Fee	-	-	-	-	-	117,200	(117,200)	0%
Emergency Rent Assistance	-	-	-	-	-	-	-	0%
Fundraising	-	-	-	-	-	1,000	(1,000)	0%
Grants - Administration	-	-	-	-	-	-	-	0%
HBA Loan Payoff Pass Through	-	-	-	-	-	-	-	0%
Misc. Revenue	200	-	-	-	200	-	200	0%
Navigator Svcs - Alpine Co.	-	-	-	-	-	100,000	(100,000)	0%
Navigator Svcs - Mono Co.	50,000	-	-	-	50,000	100,000	(50,000)	50%
Town-Contract Services	84,000	84,000	-	-	168,000	336,000	(168,000)	50%
MLH Admin Operating Subsidy	-	-	-	-	-	20,000	(20,000)	0%
Refunds/Reimbursements	1,130	1,064	-	-	2,193	-	2,193	0%
Property Mgmt Income	6,898	6,898	-	-	13,795	27,591	(13,796)	50%
Stipend	-	-	-	-	-	-	-	0%
Total Revenue	143,659	103,611	-	-	247,270	717,041	(469,771)	34%
Expenses								
Bank Service Charges	9	-	-	-	9	-	9	0%
Board Development	-	-	-	-	-	5,000	(5,000)	0%
Deed Restriction Retention	3,386	-	-	-	3,386	28,000	(24,614)	12%
Deed Restriction-Property Selling Expenses	1,126	21,867	-	-	22,993	-	22,993	0%
Dues and Subscriptions	575	2,975	-	-	3,550	4,400	(850)	81%
Emergency Rent Relief	500	-	-	-	500	-	500	0%
HBA Loan Repayment Pass Thru	-	-	-	-	-	-	-	-
HOA Fees	1,362	908	-	-	2,269	5,446	(3,177)	42%
Insurance	1,736	2,342	-	-	4,078	11,500	(7,422)	35%
Interest Expense	906	872	-	-	1,778	3,845	(2,067)	46%
Licenses and Permits	310	40	-	-	350	600	(250)	58%
Marketing	1,128	2,104	-	-	3,232	4,500	(1,268)	72%
Meeting Expenses	-	-	-	-	-	1,800	-	-
Office Supplies & Equipment	1,781	1,203	-	-	2,984	10,200	(7,216)	29%
Payroll Expense	57,564	61,814	-	-	119,377	473,592	(354,215)	25%
Printing and Reproduction	183	120	-	-	303	1,000	(697)	30%
Professional Fees	10,634	18,229	-	-	28,862	67,600	(38,738)	43%
Project Costs:	4,232	2,360	-	-	6,592	-	6,592	0%
Property Taxes	-	480	-	-	480	545	(65)	88%
Publication	-	-	-	-	-	-	-	0%
Repairs	-	-	-	-	-	1,000	(1,000)	0%
Travel & Training	25	640	-	-	665	18,502	(17,837)	4%
Utilities	1,402	1,421	-	-	2,823	9,000	(6,177)	31%
Total Expenses	86,858	117,375	-	-	204,233	646,530	(442,298)	32%

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Mammoth Lakes Housing, Inc.

Statement of Activities

For the Quarter Ending Dec 31, 2022

	Q1 Jul - Sep 22	Q2 Oct - Dec 22	Q3 Jan - Mar 23	Q4 Apr - Jun 23	Total FY 2023	Total Budget FY 2023	Act \$ vs. Budget	Act as % of Budget
Net Operations Income	56,801	(13,764)	-	-	43,037	70,511	(27,474)	
Other Income								
CalHome Restricted Interest	296	292	-	-	588	-	588	0%
Rental Income					-			
238 Sierra Manor Rd	7,246	8,425	-	-	15,671	-	15,671	0%
Meridian Court	2,400	-	-	-	2,400	-	2,400	0%
Star Apartmnets	11,495	13,540	-	-	25,035	-	25,035	0%
Total Rental Income	21,141	21,965	-	-	43,106	-	43,106	0%
Total Other Revenue	21,437	22,257	-	-	43,694	-	43,694	0%
Other Expenses								
Depreciation	1,722	1,722	-	-	3,444	6,621	(3,177)	52%
Rental Expenses								
238 Sierra Manor Rd								
Rental Expenses	10,523	25,499	-	-	36,022	-	36,022	0%
LT Reserve	-	-	-	-	-	-	-	
238 Mgmt Fee	3,834	3,834	-	-	7,668	-	7,668	0%
Total 238 Sierra Manor Rd	14,357	29,333	-	-	43,690	-	43,690	0%
Meridian Court	1,121	988	-	-	2,109	-	2,109	0%
Star Apartments								
Rental Expenses	3,344	2,881	-	-	6,226	-	6,226	0%
LT Maint. Reserve	-	-	-	-	-	-	-	
STAR Asset Mgmt Fee	1,250	1,250	-	-	2,500	-	2,500	0%
STAR Mgmt Fee	1,814	1,814	-	-	3,627	-	3,627	0%
Total Star Apartments	6,408	5,945	-	-	12,353	-	12,353	0%
Total Rental Expenses	21,886	36,266	-	-	58,152	-	89,490	0%
Total Other Expenses	23,608	37,988	-	-	61,596	6,621	(3,177)	52%
Total Other Income	(2,171)	(15,731)	-	-	(17,902)	(6,621)	(11,281)	
Increase/(Decrease) in Net Assets	54,629	(29,494)	-	-	25,135	63,890	(38,755)	
Net Assets at Beginning of Period	1,980,508	2,035,138	-	-				
Net Assets at End of Period	\$ 2,035,138	2,005,643	-	-				

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**Mammoth Lakes Housing, Inc.
FY 2022 Forecast**

	<u>Q1 - Actual</u> <u>Jul - Sep 22</u>	<u>Q2 - Actual</u> <u>Oct - Dec 22</u>	<u>Q3 - FSCT</u> <u>Jan - Mar 23</u>	<u>Q4 - FCST</u> <u>Apr - Jun 23</u>	<u>Total Forecast</u> <u>FY 2023</u>	<u>Total Budget</u> <u>FY 2023</u>	<u>Act \$</u> <u>vs. Budget</u>	<u>Act as %</u> <u>of Budget</u>
Operations Income (non HBA)								
Revenue								
Application Revenue	175	250	150	-	575	550	25	105%
BRIDGE Reimbursement	-	-	4,665	-	-	-	-	0%
Broker Commissions	-	-	5,838	-	5,838	-	5,838	0%
Contributions-Unrestricted	30	5,250	2,625	2,625	10,530	-	10,530	0%
Contributions-Restricted	-	5,500	-	-	-	-	-	0%
Contributions- In Kind	-	-	-	-	-	-	-	0%
County Contract Income	-	-	-	-	-	-	-	0%
Contract Income - Other	-	650	-	-	650	14,700	(14,050)	4%
Developer Fee	-	-	-	-	-	-	-	0%
Emergency Rent Assistance	-	-	-	-	-	117,200	(117,200)	0%
Fundraising	-	-	-	-	-	1,000	-	0%
Grants - Administration	-	-	-	7,854	7,854	-	7,854	0%
Rental Revenue	-	-	-	-	-	-	-	0%
HBA Loan Payoff Pass Through	-	-	-	-	-	-	-	0%
Misc. Revenue	200	-	-	-	200	-	200	0%
Navigator Svcs - Alpine Co.	-	-	-	50,000	50,000	100,000	(50,000)	50%
Navigator Svcs - Mono Co.	50,000	-	-	-	50,000	100,000	(50,000)	50%
Town-Contract Services	84,000	84,000	84,000	84,000	336,000	336,000	-	100%
Operating Subsidy	-	-	-	-	-	20,000	(20,000)	0%
Refunds/Reimbursements	2,356	1,064	1,246	1,246	5,912	-	5,912	0%
Property Mgmt Income	6,898	6,898	6,898	6,898	27,591	27,591	-	100%
Stipend	-	-	-	-	-	-	-	0%
Total Revenue	143,659	103,611	105,422	152,623	495,150	717,041	(221,891)	69%
Expenses								
Bank Service Charges	9	-	70	-	79	-	79	0%
Board Development	-	-	-	2,500	2,500	5,000	(2,500)	50%
Contract Labor	-	-	-	-	-	-	-	0%
Deed Restriction Retention	3,386	-	1,074	-	4,460	28,000	(23,540)	16%
Deed Restriction-Property Selling Expenses	1,126	21,867	16,667	-	39,660	-	39,660	0%
Dues and Subscriptions	575	2,975	-	600	4,150	4,400	(250)	94%
Emergency Rent Relief	500	-	-	-	500	-	-	0%
HBA Loan Repayment Pass Through	-	-	-	-	-	-	-	0%
HOA Fees	1,362	908	1,815	1,815	5,900	5,446	454	108%
Insurance	1,736	2,342	1,562	720	6,359	11,500	(5,141)	55%
Interest Expense	906	872	894	992	3,664	3,845	(181)	95%
Licenses and Permits	310	40	430	-	780	600	180	130%
Marketing	1,128	2,104	4,314	1,700	9,246	4,500	4,746	205%
Meeting Expenses	-	-	181	500	681	1,800	(1,119)	38%
Office Supplies & Misc.	1,781	1,203	1,070	1,584	5,638	10,200	(4,562)	55%

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Mammoth Lakes Housing, Inc.
FY 2022 Forecast

	Q1 - Actual Jul - Sep 22	Q2 - Actual Oct - Dec 22	Q3 - FSCT Jan - Mar 23	Q4 - FCST Apr - Jun 23	Total Forecast FY 2023	Total Budget FY 2023	Act \$ vs. Budget	Act as % of Budget
Payroll Expense	57,564	61,814	71,981	89,000	280,359	473,592	(193,233)	59%
Printing and Reproduction	183	120	16	100	420	1,000	(580)	42%
Professional Fees	10,634	18,229	5,003	20,000	53,865	67,600	(13,735)	80%
Project Costs	4,232	2,360	169,350	30,000	205,942	-	205,942	0%
Property Taxes	-	480	-	-	480	545	(65)	88%
Publication	-	-	-	-	-	-	-	0%
Repairs	-	-	-	-	-	1,000	(1,000)	0%
Travel & Training	25	640	25	4,500	5,190	18,502	(13,312)	28%
Utilities	1,402	1,421	2,108	2,000	6,931	9,000	(2,069)	77%
Total Expenses	<u>86,858</u>	<u>117,375</u>	<u>276,561</u>	<u>156,011</u>	<u>636,805</u>	<u>646,530</u>	<u>(9,725)</u>	<u>98%</u>
Net Operations Income	56,801	(13,764)	(171,139)	(3,388)	(141,655)	70,511	(212,166)	
Other Income								
HBA Grants	-	-	-	-	-	-	-	0%
CalHome Restricted Interest	296	292	289	300	1,177	-	1,177	0%
Rental Income								
238 Sierra Manor Rd	7,246	8,425	8,025	13,950	37,646	-	37,646	0%
Meridian Court	2,400	-	-	-	2,400	-	2,400	0%
Star Apartmnets	11,495	13,540	12,090	12,240	49,365	-	49,365	0%
Total Rental Income	<u>21,141</u>	<u>21,965</u>	<u>20,115</u>	<u>26,190</u>	<u>89,411</u>	<u>-</u>	<u>89,411</u>	<u>0%</u>
Total Other Revenue	<u>21,437</u>	<u>22,257</u>	<u>20,404</u>	<u>26,490</u>	<u>90,588</u>	<u>-</u>	<u>90,588</u>	<u>0%</u>
Other Expenses								
Depreciation	1,722	1,722	1,722	1,722	6,888	6,621	267	104%
Risk Reserve - MLH	-	-	-	-	-	-	-	0%
Rental Expenses					-			0%
913 Forest Trail					-			0%
Rental Operating Costs			26,201	4,200	30,401			0%
Birch Creek Condo #5					-			0%
Rental Operating Costs			150	-	150			0%
238 Sierra Manor Rd					-	-	-	0%
Rental Expenses	10,523	25,499	22,112	12,000	70,135	-	70,135	0%
LT Reserve	-	-	-	-	-	-	-	0%
238 Mgmt Fee	3,834	3,834	3,834	3,834	15,336	-	15,336	0%
Total 238 Sierra Manor Rd	<u>14,357</u>	<u>29,333</u>	<u>25,946</u>	<u>15,834</u>	<u>85,471</u>	<u>-</u>	<u>85,471</u>	<u>0%</u>
Meridian Court	1,121	988	1,095	960	4,164	-	4,164	0%
Star Apartments								
Rental Expenses	3,344	2,881	27,685	850	34,761	-	34,761	0%
LT Maint. Reserve	-	-	-	-	-	-	-	0%

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Mammoth Lakes Housing, Inc.
FY 2022 Forecast

	Q1 - Actual <u>Jul - Sep 22</u>	Q2 - Actual <u>Oct - Dec 22</u>	Q3 - FSCT <u>Jan - Mar 23</u>	Q4 - FCST <u>Apr - Jun 23</u>	Total Forecast <u>FY 2023</u>	Total Budget <u>FY 2023</u>	Act \$ vs. Budget	Act as % of Budget
STAR Asset Mgmt Fee	1,250	1,250	1,250	1,250	5,000	-	5,000	0%
STAR Mgmt Fee	1,814	1,814	1,814	1,814	7,255	-	7,255	0%
Total Star Apartments	6,408	5,945	30,749	3,914	47,016	-	47,016	0%
Total Rental Expenses	21,886	36,266	57,791	20,708	136,651	-	136,651	0%
Total Other Expenses	23,608	37,988	59,513	22,430	143,539	6,621	267	104%
Total Other Income	(2,171)	(15,731)	(39,109)	4,060	(52,951)	(6,621)	(46,330)	
Increase/(Decrease) in Net Assets	54,629	(29,494)	(210,248)	672	(194,606)	63,890	(258,496)	
Net Assets at Beginning of Period	1,980,508	2,035,138	2,005,643	1,795,395				
Net Assets at End of Period	2,035,138	2,005,643	1,795,395	1,796,067				

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Mammoth Lakes Housing, Inc.**Statement of Cash flow**

For the Quarter Ending Dec 31, 2022

	<u>December 31, 2022</u>	
Increase/(Decrease) in Net Assets	\$	(29,494)
<u>Non Cash Operating Transactions</u>		
Depreciation	\$ 1,722	
A/R	\$ (4,549)	
Prepaid Insurance	\$ 43	
Rent Deposits	\$ (850)	
PR Liabilities	\$ 1,204	
Miscellaneous (Rounding)	\$ -	
Cash flow from Operations	\$	(31,924)
<u>Cash Flow from Investment Activities</u>		
HBA CalHome	\$ 443	
238 Sierra Manor Road-CIP	\$ (38,437)	
Investment in Valley Apts LLC	\$ (13,760)	
Investment in SHA LLC	\$ 100	
Investment in Innsbruck Lodge LLC	\$ (52,101)	
Cash Flow from Investment Activities	\$	(103,755)
<u>Cash Flow from Financing Activities</u>		
Alper Enterprises L.P.	\$ (8,961)	
OVCB #4 Loan	\$ (2,270)	
	\$ -	
Cash Flow from Financing Activities	\$	(11,231)
Net change in Cash	\$	(146,910)
Cash at Sep 30 2022	\$	711,726
Cash at Dec 31 2022	\$	564,816

Sierra Housing Advocates, LLC.
Statement of Financial Position
For the Quarter Ending Dec 31, 2022

	<u>3/31/2022</u>	<u>6/30/2022</u>	<u>9/30/2022</u>	<u>12/31/2022</u>	<u>Change from Prior Quarter</u>
Cash	40,425	40,425	51,646	53,690	2,043
Prepaid Insurance	-	-	2,060	1,442	(618)
Properties for Resale					
Town Bridge Program Properties					
La Vista Blanc #65	491,902	490,485	490,485	490,485	-
SVJ #C5	493,942	-	-	-	-
Total Town Bridge Program Properties	985,843	490,485	490,485	490,485	-
550 Mono St, Unit G201	-	-	510,495	510,495	-
Total Properties for Resale	985,843	490,485	1,000,980	1,000,980	-
Rental Properties					
40 Willow Ave #5 (Birch Creek)	875	156,961	155,896	155,896	-
Total Rental Properties	875	156,961	155,896	155,896	-
Accum Depr	-	-	(472)	(1,890)	(1,417)
Total Assets	1,027,143	687,871	1,210,111	1,210,119	8
Other Current Liabilities					
Rent Deposit	-	400	400	400	-
Due to MLH for Town Bridge Program	52,208	32,834	32,834	32,834	-
Total Other Current Liabilities	52,208	33,234	33,234	33,234	-
TOML Deeds of Trust					
TOML Deed La Vista Blanc #65	489,000	489,000	489,000	489,000	-
TOML Deed SVJ #C5	464,630	-	-	-	-
TOML Deed 550 Mono St G201	-	-	509,628	509,628	-
Total TOML Deeds of Trust	953,630	489,000	998,628	998,628	-
<u>Net Assets</u>					
Members Equity	(17,083)	1,211	(11,346)	(11,346)	-
Unrestricted Net Assets	38,388	164,426	189,595	189,603	8
Total Net Assets	21,305	165,637	178,249	178,257	8
Total Liabilities & Net Assets	1,027,143	687,871	1,210,111	1,210,119	8

Sierra Housing Advocates, LLC.
Statement of Activities
For the Quarter Ending Dec 31, 2022

	<u>Q1</u> <u>Jul - Sep 22</u>	<u>Q2</u> <u>Oct - Dec 22</u>	<u>Q3</u> <u>Jan - Mar 23</u>	<u>Q4</u> <u>Apr - Jun 23</u>	<u>Total</u> <u>FY 2023</u>
Operations Income (non HBA)					
Revenue					
Misc. - Birch Creek LT Reserve Pmt	30,000	-	-	-	30,000
Rental Revenue	2,900	3,000	-	-	5,900
Sale of Property	-	-	-	-	-
Cost of Unit Sold	-	-	-	-	-
Total Revenue	<u>32,900</u>	<u>3,000</u>	<u>-</u>	<u>-</u>	<u>35,900</u>
Expenses					
238 Sierra Manor Road	-	-	-	-	-
Deed Restriction Retention					
Property Acquisition Expenses	-	-	-	-	-
Property Selling Expenses	-	-	-	-	-
Deed Restriction Retention-Other	-	-	-	-	-
Total Deed Restriction Retention	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
HOA Fees	2,585	450	-	-	3,035
Insurance	412	618	-	-	1,030
Interest Expense	-	-	-	-	-
LLC FTB Taxes and Fees	800	-	-	-	800
Professional Fees	3,968	128	-	-	4,096
Property Taxes	(1,006)	-	-	-	(1,006)
Repairs and Maintenance	200	288	-	-	488
Utilities	300	91	-	-	
Total Expenses	<u>7,259</u>	<u>1,575</u>	<u>-</u>	<u>-</u>	<u>8,443</u>
Net Operations Income	25,641	1,425	-	-	27,457
Other Expenses					
Depreciation	472	1,417	-	-	1,890
Total Other Expenses	<u>472</u>	<u>1,417</u>	<u>-</u>	<u>-</u>	<u>1,890</u>
Total Other Income	(472)	(1,417)	-	-	(1,890)
Increase/(Decrease) in Net Assets	25,168	8	-	-	25,567
Net Assets at Beginning of Period	<u>150,845</u>	<u>176,013</u>	<u>176,021</u>	<u>-</u>	
Net Assets at End of Period	<u>176,013</u>	<u>176,021</u>	<u>176,021</u>	<u>-</u>	

Sierra Housing Advocates, LLC.

Statement of Cash flow

For the Quarter Ending Dec 31, 2022

	<u>December 31, 2022</u>	
Increase/(Decrease) in Net Assets	\$	8
<u>Non Cash Operating Transactions</u>		
Depreciation	\$ 1,417	
Prepaid Expenses	\$ 618	
Cash flow from Operations	\$	2,043
<u>Cash Flow from Investment Activities</u>		
550 Mono St #G201	\$ -	
Birch Creek	\$ -	
Members Equity	\$ -	
Unrestricted Net Assets	\$ -	
	\$	-
<u>Cash Flow from Financing Activities</u>		
Mono County Revolving Loan	\$ -	
TOML Deed of Trust for 550 Mono St G201	\$ -	
Rounding	\$ 1	
	\$	1
Net change in Cash	\$	2,044
Cash at Sep 30, 2022	\$	51,646
Cash at Dec 31, 2022	\$	53,690

Innsbruck Lodge Affordable Housing, LLC.
Statement of Financial Position
For the Quarter Ending Dec 31, 2022

	<u>3/31/2022</u>	<u>6/30/2022</u>	<u>9/30/2022</u>	<u>12/31/2022</u>	<u>Change from Prior Quarter</u>
Cash	-	-	1	1	-
Fixed Assets					
913 Forest Trail	-	74,525	3,562,170	3,614,270	52,101
	-	-	-	-	-
Total Town Bridge Program Properties	-	74,525	3,562,170	3,614,270	52,101
Due from MLH	-	-	86,446	86,446	-
Total Assets	-	74,525	3,562,171	3,614,271	52,101
Other Current Liabilities					
Due to MLH	-	-	3,555	3,555	-
Total Other Current Liabilities	-	-	3,555	3,555	-
<u>Net Assets</u>					
Members Equity	-	74,525	58,283	110,383	52,101
Unrestricted Net Assets	-	-	3,500,333	3,500,333	-
Total Net Assets	-	74,525	3,558,615	3,610,716	52,101
Total Liabilities & Net Assets	-	74,525	3,562,171	3,614,271	52,101

Innsbruck Lodge Affordable Housing, LLC.

Statement of Activities

For the Quarter Ending Dec 31, 2022

	Q1	Q2	Q3	Q4	Total
	<u>Jul - Sep 22</u>	<u>Oct - Dec 22</u>	<u>Jan - Mar 23</u>	<u>Apr - Jun 23</u>	<u>FY 2023</u>
Operations Income (non HBA)					
Revenue					
Grant for Innsbruck Lodge	3,500,000	-	-	-	3,500,000
Total Revenue	<u>3,500,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,500,000</u>
Expenses					
HOA Fees	-	-	-	-	-
Insurance	-	-	-	-	-
Interest Expense	-	-	-	-	-
LLC FTB Taxes and Fees	-	-	-	-	-
Professional Fees	-	-	-	-	-
Property Taxes	(333)	-	-	-	(333)
Repairs and Maintenance	-	-	-	-	-
Utilities	-	-	-	-	-
Total Expenses	<u>(333)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(333)</u>
Net Operations Income	3,500,333	-	-	-	3,500,333
Other Expenses					
Depreciation	-	-	-	-	0
Total Other Expenses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Income	-	-	-	-	-
Increase/(Decrease) in Net Assets	3,500,333	-	-	-	3,500,333
Net Assets at Beginning of Period	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Net Assets at End of Period	<u><u>3,500,333</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	

The information contained and presented in this report is intended only for internal use by Mammoth Lakes Housing, Inc.

Innsbruck Lodge Affordable Housing, LLC.

Statement of Cash flow

For the Quarter Ending Dec 31, 2022

	<u>December 31, 2022</u>	
Increase/(Decrease) in Net Assets	\$	-
<u>Non Cash Operating Transactions</u>		
Depreciation	\$ -	
Prepaid Expenses	\$ -	
Cash flow from Operations	\$	-
<u>Cash Flow from Investment Activities</u>		
	\$ -	
	\$ -	
	\$	-
<u>Cash Flow from Financing Activities</u>		
	\$ -	
	\$ -	
	\$	-
Net change in Cash	\$	-
Cash at Sep 30, 2022	\$	1
Cash at Dec 31, 2022	\$	1

MAMMOTH LAKES HOUSING, INC.
FISCAL YEAR 22/23 OPERATING BUDGET

	FY 22/23 Budget	FY 21/22 Forecast Actual	FY 21/22 Budget	Variances 22/23 Budget vs. 21/22 Budget		Comments Strategic Plan Alignment	Board Strategic Priorities 2021
REVENUE				\$	%		
Town Contract Services	336,000	336,000	346,500	(10,500)	-3%	C-3: Serve and support existing collaborative efforts for housing	F-2.2: Coordinate with Town of Mammoth Lakes Housing Coordinator
Mono County Housing Navigator Services	100,000					A-1.3: Collaborate with regional partners to reach MLH goals; C-1: Strengthen relationships with partners in order to work together to create housing units	
Alpine County Housing Navigator Services	100,000					A-1.3: Collaborate with regional partners to reach MLH goals; C-1: Strengthen relationships with partners in order to work together to create housing units	
Developer Fee	117,200					A-1.3: Collaborate with regional partners to reach MLH goals; C-1: Strengthen relationships with partners in order to work together to create housing units	
Contract Income - Other	14,700	923	15,900	(1,200)	-8%	B-1.3: Provide property management services for existing MLH rental units	E-2.2.1: Partner with Mono County to create Latino Coalition position
Property Management Fees	27,591	27,591	27,591	-	0%	D-1: Raise \$20,000 in 5 years in private donations	
Fundraising	1,000	52,555	1,000	-	0%	B-1: Serve over 1,000 people through MLH programs and services	
Application Revenue	550	525	550	-	0%	B-1.2.1: Provide stewardship services for 38 ownership deed restrictions	
Misc. Revenue	-	34,604	-	-	0%	**Carryover for Marketing/Rebranding from FY 21/22 net proceeds	
MLH Prior FY Revenue - Operating Subsidy	20,000					B-1: Serve over 1,000 people through MLH programs and services	
Grant Administration / Activity Fees	-	164,372	49,500	(49,500)	-100%		
Total Revenue	\$ 717,041	\$ 616,570	\$ 441,041	\$ 276,000	63%		

MAMMOTH LAKES HOUSING, INC.
FISCAL YEAR 22/23 OPERATING BUDGET

	FY 22/23 Budget	FY 21/22 Forecast Actual	FY 21/22 Budget	Variances 22/23 Budget vs. 21/22 Budget		Comments Strategic Plan Alignment	Board Strategic Priorities 2021
				\$	%		
OPERATING EXPENSES							
Marketing	4,500	4,048	4,500	-	0%	E-1: Build awareness and support for MLH through a strong marketing program	E-1.1: Create marketing plan
Board Development	5,000	1,500	5,000	-	0%	F-1: Strengthen Board	F-1.3.1: Select strategic topics for the Board to discuss
Dues & Subscriptions	4,400	5,126	4,400	-	0%		
Licenses and Permits	600	330	600	-	0%		
Meeting Expense	1,800	500	1,800	-	0%	E-2: Engage with community to bring diverse perspectives into the regional housing conversation	
Office Supplies	10,200	8,471	10,200	-	0%		
Software	-	-	-	-	0%	F-3.2: Research and implement database for deed restrictions and home buyer loans	B-1.2.1: Provide stewardship of existing deed restrictions
Postage and Delivery	-	-	-	-	0%		
Printing and Reproduction	1,000	481	1,000	-	0%		
Repairs & Maintenance	1,000	806	500	500	100%		
Utilities	9,000	6,303	7,552	1,448	19%		
Deed restriction subsidy	28,000	14,506	28,000	-	0%	B-1.2.1: Provide stewardship services for 38 ownership deed restrictions	B-1.2.1: Provide stewardship services for 38 ownership deed restrictions
SUBTOTAL	65,500	42,071	63,552	1,948	3%		
INSURANCE							
GL Office	2,000		1,858	142.00	8%		
D&O	1,250		1,148	102.00	9%		
Professional	8,250		8,140	110.00	1%		
SUBTOTAL	11,500	8,516	11,146	354.00	3%		
OFFICE SPACE EXPENSES							
Property Tax	545	386	545	-	0%		
HOA Fees	5,446	5,295	4,538	908.00	20%		
Loan Interest #4	3,845	3,882	3,980	(135.00)	-3%		
SUBTOTAL	9,836	9,563	9,063	773.00	9%		

MAMMOTH LAKES HOUSING, INC.
FISCAL YEAR 22/23 OPERATING BUDGET

	FY 22/23 Budget	FY 21/22 Forecast Actual	FY 21/22 Budget	Variances 22/23 Budget vs. 21/22 Budget		Comments Strategic Plan Alignment	Board Strategic Priorities 2021
				\$	%		
PAYROLL EXPENSES						VISION: Communities in the Eastern Sierra thrive because everyone has access to safe, affordable, quality housing. MISSION: Mammoth Lakes Housing supports community housing for a viable economy and a sustainable community.	F-2.3: Fill grant-funded intern position
Salaries & Wages	353,514		259,714	93,800	36%		
Payroll Taxes	28,578		22,049	6,529	30%		
Health Insurance	90,000		44,746	45,254	101%		
Payroll Admin	1,500		1,500	-	0%		
SUBTOTAL	473,592	306,748	328,009	145,583	44%		
PROFESSIONAL FEES							
Design & Copy Editing Services	5,000		-			E-2.2: Serve Latinx Community	
Website Maintenance & Tech Support	2,000		2,000				
Interpreter Services	600						
Accounting and Audit	16,000		16,000	-	0%	E-1.1: Create Marketing Plan; D-1.1: Create annual fund development plan	E-1.1: Create Marketing Plan; D-1.1: Create annual fund development plan
Legal Fees	14,000		14,000	-	0%		
Consulting	30,000		42,000	(12,000)	-29%		
SUBTOTAL	67,600	53,713	74,600	-	-		
TRAVEL AND TRAINING							
Airfare	-	-	-	-	0%	F-2: Grow staff capacity	
Registration Fees	2,900	-	1,600	1,300	81%		
Hotel	6,100	-	3,050	3,050	100%		
Per diem	3,250	-	2,150	1,100	51%		
Mileage	6,252	-	3,750	2,502	67%		
SUBTOTAL	18,502	3,000	10,550	7,952	75%		
Total Operating Expenses	\$ 646,530	\$ 515,429	\$ 496,920	\$ 149,610	30%		
Other Revenue and Expenses							
Office Depreciation	6,621	6,621	6,621	-	0%		
Total Net Income/Change in Net Assets	\$ 63,890	\$ 94,520	\$ (62,500)	\$ 126,390	-202%		