

# Eastern Sierra Community Housing

Proposed FY26 Budget – Income Statements by  
LLC

# Mammoth Lakes Housing, Inc. DBA Eastern Sierra Community Housing

Annual Forecast FY26

Revised 1 5/29/2025



		Annual Forecast
<b>Revenues</b>		
	Town Contract Services	336,000
	Mono County Housing Navigator Services	100,000
	Alpine County Housing Navigator Services	100,000
	Property Management Fees	67,442
	Contract Income - Other	32,016
	Chipln Business Program	6,456
	Interest Income	13,193
	Grant Adminstration	-
	Fundraising	-
<b>Total Revenue</b>		<b>655,106</b>
<b>Expenses</b>		
<b>Personnel</b>		
	Salaries - Program	328,980
	OASDI/Medicare	22,924
	Health and Welfare Benefits	52,388
	State Unemp. Insurance	2,170
	Workers Comp	11,986
	Retirement Plan	17,980
		<b>436,427</b>
<b>Professional Fees</b>		
	Marketing	13,900
	IT	4,000
	Consulting - Other	73,760
	Interpreter Services	600
	Accounting and Audit	25,000
	Legal Fees	16,000
	Predevelopment Expenses	50,000
		<b>183,260</b>
<b>Facilities</b>		
	HOA Fees	8,436
	Interest	2,600
	Property Taxes	600
	Repair and Maint-Facilities	500
	Utilities-Facilities	9,500
		<b>21,636</b>
<b>Insurance</b>		
	GL Office	4,200
	D&O	1,200
	Professional	8,800
		<b>14,200</b>
<b>Travel and Training</b>		
	Travel	11,250

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		Annual Forecast
	Continuing Education	3,750
		15,000
<b>General and Administrative</b>		
	Board Development	4,400
	Dues and Subscriptions	11,500
	Payroll Processing Fees	3,600
	Office Supplies	10,500
	Postage and Shipping	1,200
	Taxes and Licenses	450
	Telephone	8,700
	Internet	1,800
	Depreciation	6,621
		48,771
<b>Total Expenses</b>		719,294
<b>Net Operating Income</b>		(64,188)
<b>Other Income</b>		
	Rental Income (STAR Apartments)	54,900
	Vacancy (2%)	(1,098)
	Deferred Development Fees (Access)	45,000
<b>Total Other Income</b>		98,802
<b>Other Expense</b>		
	Annual Capital Reserve Contribution	16,796
	Utilities	9,787
	Property Tax	300
	Insurance	14,000
	Asset Management Fee	5,000
	Miscellaneous (repairs etc)	2,000
	Management fee (15%)	7,799
<b>Total Other Expense</b>		55,682
<b>Net Other Income</b>		43,120
<b>Net Income</b>		(21,068)

Sierra Housing Advocates, LLC

Annual Forecast FY26

Revised 5/29/2025



		Annual Forecast
Revenues		
	Misc. Revenue	-
Total Revenue		-
Expenses		
Professional Services		
	Accounting and Audit	25,000
		25,000
General and Administrative		
	Dues and Subscriptions	780
		780
Total Expenses		25,780
Net Operating Income		(25,780)
Other Income		
	Rental Income (Birch Creek)	18,600
	Vacancy (5%)	(930)
Total Other Income		17,670
Other Expense		
	Annual Capital Reserve Contribution	
	HOA	6,600
	Property Tax	6,000
	Insurance	
	Asset Management Fee	
	Miscellaneous (repairs etc)	15,000
	Deed Restriction Subsidy	20,000
	Management fee (15%)	
Total Other Expense		47,600
Net Other Income		(29,930)
Net Income		(55,710)

# Innsbruck Lodge Affordable Housing, LLC

Annual Forecast FY26

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		Annual Forecast
<b>Revenues</b>		
	Grant Revenue	25,000
<b>Total Revenue</b>		25,000
<b>Expenses</b>		
<b>Professional Fees</b>		
	Marketing	550
	Accounting and Audit	25,000
	Legal Fees	5,000
		30,550
<b>General and Administrative</b>		
	Dues and Subscriptions	780
	Taxes and Licenses	800
	Depreciation	-
		1,580
<b>Total Expenses</b>		32,130
<b>Net Operating Income</b>		(7,130)
<b>Other Income</b>		
	Parking Revenue	2,400
	Laundry Revenue	1,800
	Rental Income	180,000
	Vacancy (5%)	(9,000)
<b>Total Other Income</b>		175,200
<b>Other Expense</b>		
	Annual Capital Reserve Contribution	16,000
	Construction in Progress	66,673
	Utilities	98,700
	Property Tax	5,200
	Insurance	25,551
	Asset Management Fee	2,500
	Miscellaneous (repairs etc)	12,000
	Management fee	14,976
<b>Total Other Expense</b>		241,600
<b>Net Other Income</b>		(66,400)
<b>Net Income</b>		(73,530)

## Access Apartments Affordable Housing, LLC

Annual Forecast FY26

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		Annual Forecast
<b>Revenues</b>		
	Development Funding	2,000,000
<b>Total Revenue</b>		2,000,000
<b>Expenses</b>		
<b>Professional Fees</b>		
	Marketing	550
	Accounting and Audit	25,000
	Legal Fees	3,000
	General Contractor	2,000,000
		2,028,550
<b>General and Administrative</b>		
	Taxes and Licenses	800
	Depreciation	-
		800
<b>Total Expenses</b>		2,029,350
<b>Net Operating Income</b>		(29,350)
<b>Other Income</b>		
	Rental Income	220,000
	Garage Rent	10,000
	Laundry Revenue	500
	Vacancy (2%)	(4,400)
<b>Total Other Income</b>		226,100
<b>Other Expense</b>		
	Annual Capital Reserve Contribution	37,400
	Monitoring Fees	3,000
	Utilities	16,800
	Property Tax	7,200
	Insurance	25,000
	Asset Management Fee	4,167
	Miscellaneous (repairs etc)	5,000
	Management fee (15%)	33,000
	Deferred Development Fees	45,000
<b>Total Other Expense</b>		176,567
<b>Net Other Income</b>		49,533
<b>Net Income</b>		20,183