

Eastern Sierra Community Housing

Proposed Budget FY26

Consolidated Eastern Sierra Community Housing

Annual Forecast FY26

Revised 7/3/2025



	Mammoth Lakes Housing, Inc	Sierra Housing Advocates, LLC	Innsbruck Lodge Affordable Housing, LLC	Access Apartments Affordable Housing, LLC	Consolidated
Revenues					
Town Contract Services	336,000	-	-	-	336,000
Mono County Housing Navigator Services	175,000	-	-	-	175,000
Alpine County Housing Navigator Services	125,000	-	-	-	125,000
Property Management Fees	67,442	-	-	-	67,442
Contract Income - Other	32,440	-	-	-	32,440
MMSA Contribution	10,500	-	-	-	10,500
Chipln Business Program	6,456	-	-	-	6,456
Interest Income	13,193	-	-	-	13,193
Fundraising	-	-	-	-	-
Grant Revenue	10,500	-	25,000	-	35,500
Development Funding	-	-	-	2,000,000	2,000,000
Parking Revenue	-	-	12,000	-	12,000
Laundry Revenue	-	-	3,600	500	4,100
Garage Rent	-	-	-	10,000	10,000
Deferred Development Fees	45,000	-	-	-	45,000
Misc. Revenue	-	-	-	-	-
Rental Income					
Rental Income	54,900	-	-	220,000	274,900
Vacancy (5%)	(1,098)	-	(8,115)	(4,400)	(13,613)
ESG	-	-	67,830	-	67,830
Mono County	-	-	16,200	-	16,200
Inyo County	-	-	950	-	950
Alpine County	-	-	11,780	-	11,780
Continium of care	-	-	34,675	-	34,675
Tenant Paid	-	-	31,425	-	31,425
Other	-	-	-	-	-
Total Revenue	875,332	-	195,345	2,226,100	3,296,777
Expenses					
Personnel					
Salaries - Program	336,069	-	-	-	336,069
OASDI/Medicare	23,654	-	-	-	23,654
Health and Welfare Benefits	52,388	-	-	-	52,388
State Unemp. Insurance	2,598	-	-	-	2,598
Workers Comp	12,368	-	-	-	12,368
Retirement Plan	18,552	-	-	-	18,552
	445,627	-	-	-	445,627
Program Expense					
Deed Restriction Retention - Town	10,000	10,000	-	-	20,000
Legal Aid	25,000	-	-	-	25,000
Unicorporated Mono County	10,000	-	-	-	10,000
Birch Creek Net Operating Income	-	5,849	-	-	5,849
	45,000	15,849	-	-	60,849
Property Expenses					
Annual Capital Reserve Contribution	16,796	-	16,000	37,400	70,196
Supportive Services	-	-	13,000	-	13,000
HOA	-	-	-	-	-
Monitoring Fees	-	-	-	3,000	3,000
Utilities	9,787	-	-	16,800	26,587
Electric	-	-	12,100	-	12,100
Gas	-	-	70,380	-	70,380
Internet	-	-	9,000	-	9,000
Water	-	-	23,750	-	23,750
Trash	-	-	13,200	-	13,200
Snow Remvoal	-	-	10,000	-	10,000
Property Tax	239	-	360	2,200	2,799
Insurance	14,000	-	25,551	25,000	64,551
Asset Management Fee	5,000	-	2,500	4,167	11,667
Miscellaneous (repairs etc)	2,000	-	5,000	5,000	12,000
Management fee (15%)	7,799	-	14,976	33,000	55,775
Deferred Development Fees	-	-	-	45,000	45,000
	55,621	-	215,817	171,567	443,005
Professional Fees					
Marketing	13,900	-	550	550	15,000
IT	4,000	-	-	-	4,000
Consulting - Other	73,760	-	-	-	73,760
Interpreter Services	600	-	-	-	600
Accounting and Audit	50,000	6,061	24,242	19,697	100,000
Legal Fees	16,000	-	5,000	3,000	24,000
General Contractor	-	-	-	2,000,000	2,000,000
Predevelopment Expense	25,000	-	-	-	25,000
	183,260	6,061	29,792	2,023,247	2,242,360
Facilities					
HOA Fees	8,436	-	-	-	8,436
Interest	2,600	-	-	-	2,600
Taxes-Facilities	565	-	-	-	565
Repair and Maint-Facilities	500	-	-	-	500
Utilities-Facilities	9,500	-	-	-	9,500
	21,601	-	-	-	21,601
Insurance					
GL Office	4,410	-	-	-	4,410
D&O	1,260	-	-	-	1,260
Professional	9,240	-	-	-	9,240
	14,910	-	-	-	14,910
Travel and Training					
Travel	11,250	-	-	-	11,250
Continuing Education	3,750	-	-	-	3,750
	15,000	-	-	-	15,000
General and Administrative					
Board Expenses	4,400	-	-	-	4,400
Depreciation Expense	6,621	-	-	-	6,621
Dues and Subscriptions	11,500	780	780	-	13,060
Payroll Processing Fees	3,600	-	-	-	3,600
Office Supplies	10,500	-	-	-	10,500
Postage and Shipping	1,200	-	-	-	1,200
Taxes and Licenses	450	-	800	800	2,050

Telephone	8,700	-	-	-	8,700
Internet	1,800	-	-	-	1,800
	<u>48,771</u>	<u>780</u>	<u>1,580</u>	<u>800</u>	<u>51,931</u>
Total Expenses	<u>829,790</u>	<u>22,690</u>	<u>247,189</u>	<u>2,195,614</u>	<u>3,295,283</u>
Net Income	<u>45,542</u>	<u>(22,690)</u>	<u>(51,844)</u>	<u>30,486</u>	<u>1,495</u>

Mammoth Lakes Housing, Inc. DBA Eastern Sierra
Community Housing

Annual Forecast FY26
Revised 1 7/3/2025



		Annual Forecast	FY25 Budget	Variance %
Revenues				
	Town Contract Services	336,000	336,000	0%
	Mono County Housing Navigator Services	175,000	100,000	43%
	Alpine County Housing Navigator Services	125,000	50,000	60%
	Property Management Fees	67,442	13,072	81%
	Contract Income - Other	32,440	14,700	55%
	MMSA Contribution	10,500	-	100%
	ChipIn Business Program	6,456	-	100%
	Interest Income	13,193	-	100%
	Grant Administration	-	14,500	N/A
	Fundraising	10,500	1,000	90%
	Rental Income (STAR Apartments)	54,900	-	100%
	Vacancy (2%)	(1,098)	-	100%
	Deferred Development Fees (Access)	45,000	-	100%
	Other Revenue	-	100,552	N/A
Total Revenue		875,332	629,824	28%
Expenses				
Personnel				
	Salaries - Program	336,069	355,945	-6%
	OASDI/Medicare	23,654	29,488	-25%
	Health and Welfare Benefits	52,388	41,600	21%
	State Unemp. Insurance	2,598		100%
	Workers Comp	12,368		100%
	Retirement Plan	18,552		100%
		445,627	427,033	4%
Program Expense				
	Deed Restriction Retention - Town	10,000		100%
	Legal Aid	25,000		100%
	Unincorporated Mono County	10,000		100%
		45,000		100%
Professional Fees				
	Marketing	13,900	5,500	60%
	IT	4,000	4,000	0%
	Consulting - Other	73,760	40,000	46%
	Interpreter Services	600	600	0%
	Accounting and Audit	50,000	32,800	34%
	Legal Fees	16,000	16,000	0%
	Predevelopment Expenses	25,000		100%
		183,260	98,900	46%
Facilities				
	HOA Fees	8,436	6,864	19%
	Interest	2,600	2,600	0%
	Property Taxes	565	575	-2%
	Repair and Maint-Facilities	500	500	0%
	Utilities-Facilities	9,500	9,400	1%
		21,601	19,939	8%
Insurance				
	GL Office	4,410	4,128	6%
	D&O	1,260	1,143	9%
	Professional	9,240	8,637	7%
		14,910	13,908	7%
Travel and Training				
	Travel	11,250		100%
	Continuing Education	3,750		100%
		15,000	15,000	0%
General and Administrative				
	Board Development	4,400	4,200	5%
	Dues and Subscriptions	11,500	11,370	1%
	Payroll Processing Fees	3,600	1,500	58%
	Office Supplies	10,500	10,200	3%
	Postage and Shipping	1,200	1,000	17%
	Taxes and Licenses	450	450	0%
	Telephone	8,700		100%
	Internet	1,800		100%
	Depreciation	6,621	6,621	0%
	Other Expenses	-	1,500	N/A
		48,771	36,841	24%
Total Expenses		774,169	611,621	21%
Net Operating Income		101,163	18,203	82%
Other Income				
	Rental Income (STAR Apartments)			
	Vacancy (2%)			
	Deferred Development Fees (Access)			
Total Other Income			-	
Other Expense				
	Annual Capital Reserve Contribution	16,796		100%
	Utilities	9,787		100%
	Property Tax	239		100%
	Insurance	14,000		100%
	Asset Management Fee	5,000		100%
	Miscellaneous (repairs etc)	2,000		100%
	Management fee (15%)	7,799		100%
Total Other Expense		55,621	-	100%

Mammoth Lakes Housing, Inc. DBA Eastern Sierra
Community Housing
Annual Forecast FY26
Revised 1 7/3/2025



	Annual Forecast	FY25 Budget	Variance %
Net Other Income	(55,621)	-	100%
Net Income	45,542	18,203	60%

Sierra Housing Advocates, LLC

Annual Forecast FY26
Revised 7/3/2025



		Annual Forecast	FY25 Budget	Variance %
Revenues				
	Misc. Revenue	-		
Total Revenue		-	-	-
Expenses				
Property Expenses				
	HOA			-
	Property Tax			-
	Insurance			
	Miscellaneous (repairs etc)			-
		-	-	-
Program Expenses				
	Deed Restriction Retention - Town	10,000	10,000	-
		10,000	10,000	0%
Professional Services				
	Accounting and Audit	6,061		
		6,061	-	N/A
General and Administrative				
	Dues and Subscriptions	780	-	
		780	-	-
Total Expenses		16,841	10,000	41%
Net Operating Income		(16,841)	(10,000)	0
Other Revenue				
	Rental Income (Birch Creek)	18,600	-	
Total Other Revenue		(930)	-	
		17,670	-	100%
Other Expense				
	HOA	6,600	6,600	
	Property Tax	419	419	
	Insurance	1,500		
	Miscellaneous (repairs etc)	15,000	15,000	
	Annual Capital Reserve Contribution			
	Asset Management Fee			
	Management fee			
Total Other Expenses		23,519	22,019	6%
Net Other Income		(5,849)	(22,019)	-276%
Net Income		(22,690)	(32,019)	-41%

Innsbruck Lodge Affordable Housing, LLC

Annual Forecast FY26

Revised 7/3/2025



		Annual Forecast
Revenues		
	Grant Revenue	25,000
	Parking Revenue	12,000
	Laundry Revenue	3,600
Rental Income		
	Vacancy (5%)	(8,115)
	ESG	67,830
	Mono County	16,200
	Inyo County	950
	Alpine County	11,780
	Continium of care	34,675
	Tenant Paid	31,425
	Other	-
Total Revenue		195,345
Expenses		
Property Expenses		
	Annual Capital Reserve Contribution	16,000
	Supportive Services	13,000
	Electric	12,100
	Gas	70,380
	Internet	9,000
	Water	23,750
	Trash	13,200
	Snow Removal	10,000
	Property Tax	360
	Insurance	25,551
	Asset Management Fee	2,500
	Miscellaneous (repairs etc)	5,000
	Management fee	14,976
		215,817
Professional Fees		
	Marketing	550
	Accounting and Audit	24,242
	Legal Fees	5,000
		29,792
General and Administrative		
	Dues and Subscriptions	780
	Taxes and Licenses	800
	Depreciation	-
		1,580
Total Expenses		247,189
Net Income		(51,844)

Access Apartments Affordable Housing, LLC

Annual Forecast FY26

Revised 7/3/2025



		Annual Forecast
Revenues		
	Development Funding	2,000,000
	Rental Income	220,000
	Garage Rent	10,000
	Laundry Revenue	500
	Vacancy (2%)	(4,400)
Total Revenue		2,226,100
Expenses		
Property Expenses		
	Annual Capital Reserve Contribution	37,400
	Monitoring Fees	3,000
	Utilities	16,800
	Property Tax	2,200
	Insurance	25,000
	Asset Management Fee	4,167
	Miscellaneous (repairs etc)	5,000
	Management fee (15%)	33,000
	Deferred Development Fees	45,000
		171,567
Professional Fees		
	Marketing	550
	Accounting and Audit	19,697
	Legal Fees	3,000
	General Contractor	2,000,000
		2,023,247
General and Administrative		
	Taxes and Licenses	800
	Depreciation	-
		800
Total Expenses		2,195,614
Net Income		30,486