



**Yampa Valley Housing Authority**  
Steamboat Springs, Colorado

**Financial Statements**

**For the Year Ended December 31, 2022**

**Yampa Valley Housing Authority  
Financial Statements  
December 31, 2022**

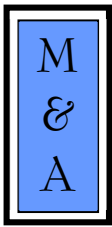
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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors  
Yampa Valley Housing Authority  
Steamboat Springs, Colorado**

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Yampa Valley Housing Authority (the "Authority"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Authority as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with U.S. GAAP; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for one year after the date that the financial statements are issued.

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**INDEPENDENT AUDITOR'S REPORT**  
**To the Board of Directors**  
**Yampa Valley Housing Authority**  
**Steamboat Springs, Colorado**

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Required Supplementary Information***

U.S. GAAP require that Management's Discussion and Analysis in Section B and budgetary comparison information in Section E be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**INDEPENDENT AUDITOR'S REPORT**

**To the Board of Directors  
Yampa Valley Housing Authority  
Steamboat Springs, Colorado**

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's financial statements taken as a whole. The individual fund budgetary information on pages F1 – F3, the supplemental schedules on pages F4 – F10 (required by the *United States Department of Agriculture RD Handbook HB-2-3560*), and the Schedule of Expenditures of Federal Awards (required by *Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*) on page G8 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The information in section F and the Schedule of Expenditures of Federal Awards, as listed in the Table of Contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2023 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and on compliance.



**McMahan and Associates, L.L.C.  
Avon, Colorado  
March 28, 2023**



**YAMPA VALLEY  
HOUSING AUTHORITY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

# **Yampa Valley Housing Authority Management's Discussion and Analysis December 31, 2022**

As management of the Yampa Valley Housing Authority, (the "Authority"), we offer readers of the Authority's financial statements this narrative summary of the financial activities of the Authority for the fiscal year ended December 31, 2022. We encourage readers to consider the information presented here in conjunction with the Authority's 2022 financial statements.

## **FINANCIAL HIGHLIGHTS**

- The Authority's assets exceeded its liabilities and deferred inflows of resources at December 31, 2022 by \$41,402,604.
- The Authority's net position increased by \$1,803,804 in 2022.
- As a result of a voter-approved ballot measure in November 2017, the Authority collected property taxes in 2022 totaling \$1,068,464 for the year.
- The Authority's aggregate governmental fund balances decreased by \$1,112,078, as the General Administrative Fund balance decreased by \$32,659, the Development Fund balance declined by \$1,019,319, the Down Payment Loan Fund balance decreased by \$83,532, and the Brown Ranch Fund increased by \$23,432.
- The Authority's total business-type activities net position increased by \$794,502.

## **OVERVIEW of the FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. These components are discussed below.

**Government-wide Financial Statements:** The government-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statement of Activities presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods, such as uncollected taxes and earned but unused vacation leave.

Both of the government-wide financial statements distinguish functions of the Authority that are principally supported by taxes and other general revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The governmental activities of the Authority include administrative services related to housing in Routt County, Colorado (the "County"), as well as development and down payment assistance. The Authority's business-type activities comprise the operation of Fish Creek Mobile Home Park (a 68-lot mobile home park in Steamboat Springs, Colorado which provides rental housing for low-income residents), Hillside Village Apartments (a 55-unit apartment project in Steamboat Springs, Colorado which provides rental housing for low-income residents), and Whitehaven Mobile Home Park (a 28-lot mobile home park in Steamboat Springs, Colorado which provides rental housing for low-income residents).

The Authority's government-wide financial statements can be found on pages C1 and C2 of this report.

## **OVERVIEW of the FINANCIAL STATEMENTS (continued)**

**Fund Financial Statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Authority can be divided into two categories: governmental funds and proprietary funds.

*Governmental Funds:* Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Reconciliations for both the governmental funds Balance Sheet and the governmental funds Statement of Revenues, Expenditures and Changes in Fund Balances facilitate this comparison between governmental funds and governmental activities.

As required by Colorado statutes, the Authority is required to adopt an annual appropriated budget for all of its funds. Budgetary comparison schedules have been provided for all funds to demonstrate compliance.

The basic governmental fund financial statements can be found on pages C3 through C6.

*Proprietary Funds:* The Authority maintains proprietary funds; commonly known as enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Authority uses enterprise funds to account the operations of its housing projects.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for each of the business-type services provided by the Authority, each of which is considered to be a major fund of the Authority.

The basic proprietary fund financial statements can be found on pages C7 through C9 of this report.

**Notes to the Financial Statements:** The notes provide additional information (e.g., background of the entity, accounting policies used by the Authority, etc.) that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found in Section D of this report.

**Other Information:** As previously discussed, the Authority adopts annual appropriated budgets for all its funds in accordance with Colorado statutes. The budgetary comparison schedules have been provided for all its funds to demonstrate compliance with the state budget law and are found on pages E1 through E4 for the Authority's governmental funds and on pages F1 through F3 for the Authority's proprietary funds.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following table summarizes the Authority's net position for 2022 and 2021:

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>Assets:</b>						
Current assets	\$ 5,819,590	4,856,367	952,659	813,964	6,772,249	5,670,331
Other assets	5,930,055	3,833,176	-	-	5,930,055	3,833,176
Capital assets, net	30,000,000	30,000,000	9,292,032	6,245,885	39,292,032	36,245,885
<b>Total Assets</b>	<b>41,749,645</b>	<b>38,689,543</b>	<b>10,244,691</b>	<b>7,059,849</b>	<b>51,994,336</b>	<b>45,749,392</b>
<b>Liabilities &amp; Deferred Inflows:</b>						
Current liabilities	2,960,361	120,582	112,185	80,857	3,072,546	201,439
Long-term liabilities	97,355	120,000	6,401,424	4,042,412	6,498,779	4,162,412
Deferred inflows	1,020,407	1,786,741	-	-	1,020,407	1,786,741
<b>Total Liabilities &amp; Deferred Inflows</b>	<b>4,078,123</b>	<b>2,027,323</b>	<b>6,513,609</b>	<b>4,123,269</b>	<b>10,591,732</b>	<b>6,150,592</b>
<b>Net Position:</b>						
Net investment in capital assets	30,000,000	30,000,000	2,890,608	2,203,473	32,890,608	32,203,473
Restricted	445,997	506,529	41,068	34,256	487,065	540,785
Unrestricted	7,225,525	6,155,691	799,406	698,851	8,024,931	6,854,542
<b>Total Net Position</b>	<b>\$ 37,671,522</b>	<b>36,662,220</b>	<b>3,731,082</b>	<b>2,936,580</b>	<b>41,402,604</b>	<b>39,598,800</b>

The largest portion of the Authority's assets is capital assets, which includes land, buildings, land improvements, and equipment, net of accumulated depreciation. These assets are used in the development or operation of the Authority's housing projects. During 2022, the Authority's net capital assets increased by a total of \$3,046,147; as capital asset additions exceeded depreciation expense and disposals (if any) for the year. The acquisition of Whitehaven Mobile Home Park was the most significant transaction affecting capital assets in 2022. Details of the Authority's capital assets are found in Note IV.D.

The Authority's long-term debt obligations relate to its acquisition and improvement of buildings and other assets for affordable housing. The Authority long-term liabilities attributable to its governmental activities are explained in Note IV.E, while the details of the Authority's business-type activity long-term liabilities are provided in Note IV.F. During 2022, the Authority's aggregate long-term debt increased by a total of \$2,336,367 as new debt was incurred in connection with the acquisition of Whitehaven Mobile Home Park, and the Authority continued to make scheduled principal repayments on existing long-term debt.

The Authority's total net position – the extent to which assets exceeded liabilities – was \$41,402,604 at December 31, 2022. This comprises the Authority's net investment in capital assets (\$32,890,608), restricted net position (\$487,065 – which represents resources that are subject to external restrictions on how they may be used), and unrestricted net position (\$8,024,931), which may be used to meet the Authority's ongoing obligations. The Authority reports positive balances in both governmental and business-type activities components of net position at December 31, 2022.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)

The following table summarizes the changes in the Authority's net position for 2022 and 2021:

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 93,563	114,321	724,716	699,050	818,279	813,371
Operating grants / contributions	1,696,063	308,946	958,473	185,269	2,654,536	494,215
Capital grants / contributions	-	30,333,847	-	-	-	30,333,847
General revenues:						
Taxes, interest and other revenue	1,281,001	1,100,987	4,150	162	1,285,151	1,101,149
<b>Total Revenues</b>	<b>3,070,627</b>	<b>31,858,101</b>	<b>1,687,339</b>	<b>884,481</b>	<b>4,757,966</b>	<b>32,742,582</b>
<b>Expenses:</b>						
General government	459,810	401,368	-	-	459,810	401,368
Development	149,720	143,673	-	-	149,720	143,673
Housing operations	1,451,795	-	892,837	878,615	2,344,632	878,615
<b>Total Expenses</b>	<b>2,061,325</b>	<b>545,041</b>	<b>892,837</b>	<b>878,615</b>	<b>2,954,162</b>	<b>1,423,656</b>
<b>Change in Net Position</b>	<b>1,009,302</b>	<b>31,313,060</b>	<b>794,502</b>	<b>5,866</b>	<b>1,803,804</b>	<b>31,318,926</b>
<b>Net Position - Beginning</b>	<b>36,662,220</b>	<b>5,349,160</b>	<b>2,936,580</b>	<b>2,930,714</b>	<b>39,598,800</b>	<b>8,279,874</b>
<b>Net Position - Ending</b>	<b>\$ 37,671,522</b>	<b>36,662,220</b>	<b>3,731,082</b>	<b>2,936,580</b>	<b>41,402,604</b>	<b>39,598,800</b>

Governmental activities increased the Authority's net position by \$1,009,302 during 2022, accounting for 56% of the total change in net position for the year. The Authority's total 2022 governmental activities revenues decreased \$28,787,474 from the prior year, as a large land donation intended for future development was received in 2021. Aggregate expenses for governmental activities increased \$1,516,284 from 2021 levels.

The Authority's net position was increased \$794,502 during 2022 through business-type activities. Total 2022 business-type revenues increased by \$802,858 from 2021 and total business-type expenses increased \$14,222 in comparison to the prior year.

### FINANCIAL ANALYSIS of the AUTHORITY'S FUNDS

As noted earlier, the Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

#### Governmental funds:

The focus of the Authority's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Authority's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of December 31, 2022, the Authority's governmental funds reported combined ending fund balances of \$1,829,545; a decrease of \$1,112,078 in comparison with the prior year. The Authority reports a positive unassigned governmental funds balance, while the remainder is not available for new spending because it has been restricted to provide an emergency reserve as required by the Colorado Taxpayers Bill of Rights ("TABOR") amendment (\$79,000), was already disbursed to pay for expenditures in advance (\$15,195), or has been restricted for other purposes (\$1,625,931).

## FINANCIAL ANALYSIS of the AUTHORITY'S FUNDS (continued)

### Governmental funds (continued):

The General Administrative Fund is the Authority's primary operating fund. At December 31, 2022, unassigned fund balance of the General Administrative Fund was \$87,252 and total fund balance was \$180,182. The fund balance of the Authority's General Administrative Fund decreased by \$32,659 during 2022, as the shortfall between revenues and expenses was not entirely offset by interfund transfers.

The Development Fund ended 2022 with a total fund balance of \$1,458,934; a decrease of \$1,019,319 from 2021 primarily as a result of advancing \$2,000,000 in long-term notes to the Anglers Four Hundred project.

The fund balance of the Down Payment Loan Fund decreased \$83,532 during 2022, ending the year at \$166,997; as revenues from down payment loan repayments were exceeded by related expenditures to fund loans and mortgages.

The Brown Ranch Fund was started in 2022 to account for the development of the Brown Ranch parcel donated to the Authority in 2021. The fund balance for the Brown Ranch Fund increased \$23,432 in 2022, as interfund transfers exceeded the difference between development expenses incurred and grant / contribution funding received during the year.

### Proprietary funds:

The Authority's proprietary funds provide the same type of information found in the government-wide business-type financial statements, but in more detail. As of December 31, 2022, the Authority's proprietary funds reported an aggregate net position of \$3,731,082; an increase of \$794,502 for the year. The majority (77%) of proprietary fund net position is represented by the Authority's net investment in proprietary fund capital assets, while \$799,406 is unrestricted and available for spending at the Authority's discretion.

The operations of Fish Creek Mobile Home Park Fund generated net income of \$113,247 for 2022.

A loss (decrease in net position) of \$68,246 was incurred by the Authority's Hillside Village Apartments Fund for 2022. Hillside Village Apartments had 1 unit(s) available at December 31, 2022.

The Authority's Whitehaven Mobile Home Park Fund yielded net income of \$749,501 for 2022, as grant funding offset the \$11,067 loss from operations for the year.

The Authority is committed to serving the needs of low-income individuals, while balancing the financial goal of keeping the private / pay ratio sufficiently high so as to be able to maintain the facilities.

### Budget Variances in the General Administrative Fund:

The Authority's General Administrative Fund ended 2022 \$20,062 ahead of budget, as revenues exceeded expectations by \$20,062; aggregate expenditures yielded no budget variance; and other financing sources (net transfers) were \$0 less than budgeted for the year.

The Authority noted the following significant variances from budget in the General Administrative Fund during 2022:

	Final Budget	Actual	Variance: Positive / (Negative)	Reason
<b>Revenues:</b>				
Contributions	\$ 100,000	116,500	16,500	Unanticipated funding received
<b>Expenditures:</b>				
General and administrative	65,600	71,170	(5,570)	Increased administrative costs
Utilities	7,500	3,630	3,870	Conservative budgeting

## **CAPITAL ASSETS**

In 2022, the Authority acquired capital asset additions totaling \$3,192,753 (primarily, the acquisition of Whitehaven Mobile Home Park) and had dispositions totaling \$20,991 (write-off fully-depreciated software). Additional information about the Authority's capital assets can be found in the Notes to the Financial Statements in section D.

## **LONG-TERM DEBT**

The Authority's long-term debt obligations relate to the purchase, construction and maintenance of the properties used in its proprietary funds for housing, and certain housing-related investments. During 2022, the Authority's aggregate long-term debt obligations increased by a net amount of \$2,336,367 as new debt incurred for the Whitehaven Mobile Home Park acquisition exceeded the reduction through scheduled principal payments. Additional information regarding long-term debt can be found in the Notes to the Financial Statements in section D.

## **FUTURE EVENTS**

In 2023, the Authority plans to fund the Mid Valley project and continue to be a development partner at Brown Ranch.

## **REQUEST for INFORMATION**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the government's finances.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to: Yampa Valley Housing Authority, P.O. Box 774542, Steamboat Springs, Colorado 80477.



**YAMPA VALLEY  
HOUSING AUTHORITY**

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

**Yampa Valley Housing Authority**  
**Statement of Net Position**  
**December 31, 2022**

	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
<b>Assets:</b>			
Cash and investments - Unrestricted	4,662,270	534,885	5,197,155
Restricted cash and investments	-	392,928	392,928
Tenant receivables, net	-	13,162	13,162
Accounts receivable, net	99,713	-	99,713
Property taxes receivables	1,020,407	-	1,020,407
Prepaid expenses	15,196	11,684	26,880
Program loans receivable:			
Principal receivable within one year	1,496	-	1,496
Principal receivable in more than one year	366,280	-	366,280
Interest receivable in more than one year	14,634	-	14,634
Notes receivable:			
Principal receivable in more than one year	2,969,092	-	2,969,092
Interest receivable within one year	8,000	-	8,000
Interest receivable in more than one year	244,754	-	244,754
Mortgages receivable:			
Principal receivable within one year	12,508	-	12,508
Principal receivable in more than one year	210,065	-	210,065
Investments in LLCs	2,125,230	-	2,125,230
Capital assets not being depreciated	30,000,000	7,132,078	37,132,078
Capital assets, net of accumulated depreciation	-	2,159,954	2,159,954
<b>Total Assets</b>	<b>41,749,645</b>	<b>10,244,691</b>	<b>51,994,336</b>
<b>Liabilities:</b>			
Accounts payable	106,266	47,016	153,282
Accrued wages	6,564	-	6,564
Accrued interest	4,101	5,906	10,007
Unearned revenue	2,834,800	13,371	2,848,171
Compensated absences	8,630	7,349	15,979
Tenant security deposits	-	38,543	38,543
Long-term debt payable:			
Due within one year	-	196,281	196,281
Due in more than one year	97,355	6,205,143	6,302,498
<b>Total Liabilities</b>	<b>3,057,716</b>	<b>6,513,609</b>	<b>9,571,325</b>
<b>Deferred Inflows of Resources:</b>			
Property taxes	1,020,407	-	1,020,407
<b>Net Position:</b>			
Net investment in capital assets	30,000,000	2,890,608	32,890,608
Restricted:			
Emergencies	79,000	-	79,000
Operations and maintenance reserve	200,000	41,068	241,068
Revolving loan fund	166,997	-	166,997
Unrestricted	7,225,525	799,406	8,024,931
<b>Total Net Position</b>	<b>37,671,522</b>	<b>3,731,082</b>	<b>41,402,604</b>

The accompanying notes are an integral part of these financial statements.

**Yampa Valley Housing Authority**  
**Statement of Activities**  
**For the Year Ended December 31, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
<b>Governmental activities:</b>							
General government	459,810	93,563	116,500	-	(249,747)	-	(249,747)
Development	149,720	-	847,730	-	698,010	-	698,010
Housing	1,451,795		731,833		(719,962)		(719,962)
<b>Total - Governmental activities</b>	<u>2,061,325</u>	<u>93,563</u>	<u>1,696,063</u>	<u>-</u>	<u>(271,699)</u>	<u>-</u>	<u>(271,699)</u>
<b>Business-type activities:</b>							
Housing	892,837	724,716	958,473	-	-	790,352	790,352
<b>Total - Business-type activities</b>	<u>892,837</u>	<u>724,716</u>	<u>958,473</u>	<u>-</u>	<u>-</u>	<u>790,352</u>	<u>790,352</u>
<b>Total</b>	<u>2,954,162</u>	<u>818,279</u>	<u>2,654,536</u>	<u>-</u>	<u>(271,699)</u>	<u>790,352</u>	<u>518,653</u>
		General revenues:					
					1,068,464	-	1,068,464
					72,628	-	72,628
					139,093	4,150	143,243
					816	-	816
					<u>1,281,001</u>	<u>4,150</u>	<u>1,285,151</u>
					1,009,302	794,502	1,803,804
					36,662,220	2,936,580	39,598,800
					<u>37,671,522</u>	<u>3,731,082</u>	<u>41,402,604</u>

The accompanying notes are an integral part of these financial statements.



**YAMPA VALLEY  
HOUSING AUTHORITY**

**FUND FINANCIAL STATEMENTS**

**Yampa Valley Housing Authority**  
**Balance Sheet**  
**Governmental Funds**  
**December 31, 2022**  
**(With Comparative Totals for December 31, 2021)**

	<b>2022</b>				<b>2021</b>	
	<b>General Administrative Fund</b>	<b>Development Fund</b>	<b>Down Payment Loan Fund</b>	<b>Brown Ranch Fund</b>	<b>Total</b>	<b>Total</b>
<b>Assets:</b>						
Cash and investments - Unrestricted	152,532	4,262,438	166,997	-	4,581,967	3,664,848
Restricted cash and cash investments	-	-	-	80,303	80,303	-
Accounts receivable, net	58,104	571	-	41,039	99,714	132,239
Property taxes receivable	-	1,020,407	-	-	1,020,407	1,019,810
Prepaid expenses	13,930	-	-	1,265	15,195	17,465
<b>Total Assets</b>	<b>224,566</b>	<b>5,283,416</b>	<b>166,997</b>	<b>122,607</b>	<b>5,797,586</b>	<b>4,834,362</b>
<b>Liabilities:</b>						
Accounts payable	9,584	793	-	95,893	106,270	105,998
Taxes and benefits payable	-	3,282	-	3,282	6,564	-
Unearned revenue	34,800	2,800,000	-	-	2,834,800	-
<b>Total Liabilities</b>	<b>44,384</b>	<b>2,804,075</b>	<b>-</b>	<b>99,175</b>	<b>2,947,634</b>	<b>105,998</b>
<b>Deferred Inflows of Resources:</b>						
Property taxes	-	1,020,407	-	-	1,020,407	1,786,741
<b>Fund Balances:</b>						
Non-spendable:						
Prepays	13,930	-	-	1,265	15,195	17,465
Restricted for down payment assistance	-	-	166,997	-	166,997	250,529
Restricted for future development	-	1,458,934	-	-	1,458,934	2,474,063
Restricted for emergencies	79,000	-	-	-	79,000	56,000
Unassigned	87,252	-	-	22,167	109,419	143,566
<b>Total Fund Balances</b>	<b>180,182</b>	<b>1,458,934</b>	<b>166,997</b>	<b>23,432</b>	<b>1,829,545</b>	<b>2,941,623</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>224,566</b>	<b>5,283,416</b>	<b>166,997</b>	<b>122,607</b>	<b>5,797,586</b>	<b>4,834,362</b>

The accompanying notes are an integral part of these financial statements.

**Yampa Valley Housing Authority**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**to the Governmental Statement of Net Position**  
**December 31, 2022**

<b>Total Fund Balances - Governmental funds</b>		1,829,545
<p>Long-term receivables related to governmental activities are not currently available financial resources and, therefore, are not reported in the funds.  The following long-term receivables are held at year end:</p>		
Program receivables	382,413	
Notes receivable	3,221,846	
Mortgages receivable	222,573	
		3,826,832
<p>Investments related to governmental activities are not currently available financial resources and, therefore, are not reported in governmental funds.</p>		
		2,125,231
<p>Capital assets used in governmental activities are not currently available financial resources and, therefore, are not reported in governmental funds.</p>		
		30,000,000
<p>Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds. Long-term liabilities include the following:</p>		
Compensated absences	(8,630)	
Participation Agreement note payable - Alpenglow Village project	(97,355)	
Participation Agreement interest payable - Alpenglow Village project	(4,101)	
		(110,086)
<b>Total net position - Governmental activities</b>		<b>37,671,522</b>

The accompanying notes are an integral part of these financial statements.

**Yampa Valley Housing Authority**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended December 31, 2022**  
**(With Comparative Totals for the Year Ended December 31, 2021)**

	<b>2022</b>				<b>2021</b>	
	<b>General Administrative Fund</b>	<b>Development Fund</b>	<b>Down Payment Loan Fund</b>	<b>Brown Ranch Fund</b>	<b>Total</b>	<b>Total</b>
<b>Revenues:</b>						
Property taxes	-	1,068,464	-	-	1,068,464	971,516
Specific ownership tax	-	72,628	-	-	72,628	70,112
Grants and contributions	116,500	795,402	-	731,833	1,643,735	30,288,332
Management fees	119,344	-	-	-	119,344	113,960
Mortgage income	13,139	-	-	-	13,139	160,507
Developer fees	-	-	-	-	-	333,847
Investment earnings	43	68,676	24,209	-	92,928	18,518
Down payment loan principal repayments	-	37,741	56,255	-	93,996	73,303
Distributions from projects	-	52,327	-	-	52,327	20,614
Other	816	-	89	-	905	3,359
<b>Total Revenues</b>	<u>249,842</u>	<u>2,095,238</u>	<u>80,553</u>	<u>731,833</u>	<u>3,157,466</u>	<u>32,054,068</u>
<b>Expenditures:</b>						
General government:						
Wages and benefits	396,098	87,287	-	207,852	691,237	309,482
Office expenses	10,736	-	-	-	10,736	6,238
Professional fees	768	-	-	987,347	988,115	2,142
General and administrative	71,170	-	2,585	83,420	157,175	38,986
Contract labor	3,312	-	-	118,763	122,075	39,692
Utilities	3,630	-	-	3,619	7,249	3,173
Direct assistance	-	-	157,500	-	157,500	40,000
Other	787	-	-	-	787	614
Development:						
Professional fees	-	20,257	-	-	20,257	54,979
General and administrative	-	4,256	-	-	4,256	4,709
Contract labor	-	-	-	-	-	26,767
Utilities	-	-	-	-	-	3,435
Treasurer fees	-	30,436	-	-	30,436	27,751
Capital contributions	-	2,000,000	-	-	2,000,000	-
Repairs and maintenance	-	-	-	48,373	48,373	13,880
Marketing	-	400	-	-	400	10,470
Other	-	5,883	-	2,420	8,303	479
Capital outlay	-	-	-	-	-	30,000,000
Debt service:						
Principal	-	22,645	-	-	22,645	-
<b>Total Expenditures</b>	<u>486,501</u>	<u>2,171,164</u>	<u>160,085</u>	<u>1,451,794</u>	<u>4,269,544</u>	<u>30,582,797</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	(236,659)	(75,926)	(79,532)	(719,961)	(1,112,078)	1,471,271
<b>Other Financing Sources (Uses):</b>						
Transfers in	204,000	-	-	743,393	947,393	174,000
Transfers (out)	-	(943,393)	(4,000)	-	(947,393)	(174,000)
<b>Total Other Financing Sources (Uses)</b>	<u>204,000</u>	<u>(943,393)</u>	<u>(4,000)</u>	<u>743,393</u>	<u>-</u>	<u>-</u>
<b>Net Change in Fund Balances</b>	(32,659)	(1,019,319)	(83,532)	23,432	(1,112,078)	1,471,271
<b>Fund Balances - Beginning</b>	<u>212,841</u>	<u>2,478,253</u>	<u>250,529</u>	<u>-</u>	<u>2,941,623</u>	<u>1,470,352</u>
<b>Fund Balances - Ending</b>	<u>180,182</u>	<u>1,458,934</u>	<u>166,997</u>	<u>23,432</u>	<u>1,829,545</u>	<u>2,941,623</u>

The accompanying notes are an integral part of these financial statements.

**Yampa Valley Housing Authority**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances**  
**of Governmental Funds to the Governmental Statement of Activities**  
**For the Year Ended December 31, 2022**

**Net Change in Fund Balances - Total governmental funds** (1,112,078)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report Down Payment Assistance outlays as expenditures and repayments as revenue. However, in the government-wide Statement of Activities, Down Payment Assistance outlays are reported as increases in notes receivable, repayments are reported as decreases in those notes receivable, and interest earned on those notes are reported as revenue. These are the changes in Down Payment Assistance for the year:

Down Payment Assistance outlays	157,500	
Down Payment Assistance repayments	(56,255)	
Accrued interest on program loans	3,850	
		105,095

Some revenues reported in the Statement of Activities are not from the receipt of current financial resources and therefore are not reported as revenues in the governmental funds:

Accrued interest on notes receivable	42,666	
		42,666

Principal advanced on long-term receivables are reported as expenditures in governmental funds, but they are reported as increases in notes receivable in the Statement of Net Position. Repayment of long-term receivables are revenues in governmental funds, but they reduce long-term receivables in the Statement of Net Position and do not affect the Statement of Activities. The following advances and repayments were made during the year:

Principal advanced on notes receivable	2,000,000	
Principal repayments on mortgages receivable	(13,139)	
		1,986,861

Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:

Participation Agreement expense for Alpenglow Village project	(1,200)	
Change in accrued compensated absences	3,054	
		1,854

Repayments of long-term debt are expenditures in governmental funds, but they reduce long-term liabilities in the Statement of Net Position and do not affect the Statement of Activities.

(15,096)

**Change in Net Position of Governmental Activities**

1,009,302

The accompanying notes are an integral part of these financial statements.

**Yampa Valley Housing Authority**  
**Statement of Net Position**  
**Proprietary Funds**  
**December 31, 2022**  
**(With Comparative Totals for December 31, 2021)**

	<b>2022</b>			<b>2021</b>	
	<b>Hillside Village Apartments</b>	<b>Fish Creek Mobile Home Park</b>	<b>Whitehaven Mobile Home Park</b>	<b>Total</b>	<b>Total</b>
<b>Assets:</b>					
Current assets:					
Cash and investments - Unrestricted	84,023	322,594	128,268	534,885	425,271
Restricted cash and investments	212,928	180,000	-	392,928	375,650
Tenant receivables, net	2,447	2,365	8,350	13,162	5,000
Prepaid expenses	1,775	9,909	-	11,684	8,043
Total - Current assets	<u>301,173</u>	<u>514,868</u>	<u>136,618</u>	<u>952,659</u>	<u>813,964</u>
Capital assets not being depreciated	450,000	3,557,078	3,125,000	7,132,078	4,007,078
Capital assets, net of accumulated depreciation	<u>939,475</u>	<u>1,220,479</u>	<u>-</u>	<u>2,159,954</u>	<u>2,238,807</u>
<b>Total Assets</b>	<u>1,690,648</u>	<u>5,292,425</u>	<u>3,261,618</u>	<u>10,244,691</u>	<u>7,059,849</u>
<b>Liabilities:</b>					
Current liabilities:					
Accounts payable	19,630	18,834	8,552	47,016	23,933
Accrued interest	-	5,906	-	5,906	6,145
Deferred revenue	2,616	10,755	-	13,371	17,343
Compensated absences	7,115	234	-	7,349	6,118
Tenant security deposits	30,363	-	8,180	38,543	27,318
Long-term debt due within one year	<u>9,363</u>	<u>130,760</u>	<u>56,158</u>	<u>196,281</u>	<u>136,374</u>
Total - Current liabilities	<u>69,087</u>	<u>166,489</u>	<u>72,890</u>	<u>308,466</u>	<u>217,231</u>
Long-term liabilities:					
Long term debt due in more than one year	<u>1,077,662</u>	<u>2,688,254</u>	<u>2,439,227</u>	<u>6,205,143</u>	<u>3,906,038</u>
<b>Total Liabilities</b>	<u>1,146,749</u>	<u>2,854,743</u>	<u>2,512,117</u>	<u>6,513,609</u>	<u>4,123,269</u>
<b>Net Position:</b>					
Net investment in capital assets	302,450	1,958,543	629,615	2,890,608	2,203,473
Operations and maintenance reserves	-	41,068	-	41,068	34,256
Unrestricted	<u>241,449</u>	<u>438,071</u>	<u>119,886</u>	<u>799,406</u>	<u>698,851</u>
<b>Total Net Position</b>	<u>543,899</u>	<u>2,437,682</u>	<u>749,501</u>	<u>3,731,082</u>	<u>2,936,580</u>

The accompanying notes are an integral part of these financial statements.

**Yampa Valley Housing Authority**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**Proprietary Funds**  
**For the Year Ended December 31, 2022**  
**(With Comparative Totals for the Year Ended December 31, 2021)**

	2022			2021	
	Hillside Village Apartments	Fish Creek Mobile Home Park	Whitehaven Mobile Home Park	Total	Total
<b>Operating Revenues:</b>					
Rents	305,705	390,304	17,750	713,759	687,692
Rent subsidy	146,837	-	-	146,837	139,550
Interest subsidy	45,719	-	-	45,719	45,719
Application fees	109	453	-	562	268
Laundry and vending	4,809	-	-	4,809	4,574
Other tenant charges	5,354	95	-	5,449	5,871
Other revenue	137	-	-	137	645
<b>Total Operating Revenues</b>	<u>508,670</u>	<u>390,852</u>	<u>17,750</u>	<u>917,272</u>	<u>884,319</u>
<b>Operating Expenses:</b>					
Wages and benefits	170,641	11,981	-	182,622	173,993
Contract labor	-	-	-	-	280
Professional fees	7,015	3,303	13,662	23,980	14,244
Office expenses	-	-	-	-	1,287
Management fees	42,660	33,300	-	75,960	75,960
Utilities	71,773	62,862	1,475	136,110	126,425
Repairs and maintenance	20,727	8,960	12,335	42,022	27,382
Snow removal	30,799	23,905	1,446	56,150	27,515
Railroad licenses	-	8,215	-	8,215	7,936
Manager unit rent	8,268	-	-	8,268	8,268
Insurance	11,102	-	-	11,102	13,000
Depreciation	109,095	37,509	-	146,604	145,249
Other expenses	38,030	11,746	(101)	49,675	106,696
<b>Total Operating Expenses</b>	<u>510,110</u>	<u>201,781</u>	<u>28,817</u>	<u>740,708</u>	<u>728,235</u>
<b>Income (Loss) From Operations</b>	(1,440)	189,071	(11,067)	176,564	156,084
<b>Non-operating Revenues (Expenses):</b>					
Grants	-	-	765,917	765,917	-
Investment earnings	69	4,076	5	4,150	162
Interest expense	(66,875)	(79,900)	(5,354)	(152,129)	(150,380)
<b>Total Non-operating Revenues (Expenses)</b>	<u>(66,806)</u>	<u>(75,824)</u>	<u>760,568</u>	<u>617,938</u>	<u>(150,218)</u>
<b>Change in Net Position</b>	(68,246)	113,247	749,501	794,502	5,866
<b>Net Position - Beginning</b>	<u>612,145</u>	<u>2,324,435</u>	<u>-</u>	<u>2,936,580</u>	<u>2,930,714</u>
<b>Net Position - Ending</b>	<u>543,899</u>	<u>2,437,682</u>	<u>749,501</u>	<u>3,731,082</u>	<u>2,936,580</u>

The accompanying notes are an integral part of these financial statements.

**Yampa Valley Housing Authority**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended December 31, 2022**  
**(With Comparative Totals for the Year Ended December 31, 2021)**

	2022			2021	
	Hillside Village Apartments	Fish Creek Mobile Home Park	Whitehaven Mobile Home Park	Total	Total
<b>Cash Flows From Operating Activities:</b>					
Cash received from tenants and others	465,174	391,862	17,745	874,781	837,608
Cash paid for goods and services	(395,149)	(158,013)	(20,429)	(573,591)	(585,121)
Other cash receipts	45,722	(3,975)	-	41,747	51,701
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>115,747</u>	<u>229,874</u>	<u>(2,684)</u>	<u>342,937</u>	<u>304,188</u>
<b>Cash Flows From Non-Capital and Related Financing Activities:</b>					
Other cash receipts	-	-	765,917	765,917	-
<b>Net Cash Provided (Used) by Non-Capital and Related Financing Activities</b>	<u>-</u>	<u>-</u>	<u>765,917</u>	<u>-</u>	<u>-</u>
<b>Cash Flows From Capital and Related Financing Activities:</b>					
Acquisition and construction of capital assets	-	(67,753)	(3,125,000)	(3,192,753)	-
Loan proceeds	-	-	2,500,000	2,500,000	-
Principal paid on capital debt	(8,808)	(127,567)	(4,615)	(140,990)	(132,775)
Interest paid on capital debt	(66,875)	(80,139)	(5,355)	(152,369)	(150,610)
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<u>(75,683)</u>	<u>(275,459)</u>	<u>(634,970)</u>	<u>(986,112)</u>	<u>(283,385)</u>
<b>Cash Flows From Investing Activities:</b>					
Interest on investments	69	4,076	5	4,150	162
<b>Net Cash Provided (Used) by Investing Activities</b>	<u>69</u>	<u>4,076</u>	<u>5</u>	<u>4,150</u>	<u>162</u>
<b>Net Change in Cash and Cash Equivalents</b>	40,133	(41,509)	128,268	126,892	20,965
<b>Cash and Cash Equivalents - Beginning</b>	<u>256,818</u>	<u>544,103</u>	<u>-</u>	<u>800,921</u>	<u>779,956</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>296,951</u>	<u>502,594</u>	<u>128,268</u>	<u>927,813</u>	<u>800,921</u>
<b>Ending cash and cash equivalents consists of:</b>					
Cash and cash equivalents - Unrestricted	84,023	322,594	128,268	534,885	425,271
Restricted cash and cash equivalents	212,928	180,000	-	392,928	375,650
<b>Cash and Cash Equivalents - Ending</b>	<u>296,951</u>	<u>502,594</u>	<u>128,268</u>	<u>927,813</u>	<u>800,921</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:</b>					
<b>Operating income (loss)</b>	<u>(1,440)</u>	<u>189,071</u>	<u>(11,067)</u>	<u>176,564</u>	<u>156,084</u>
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:					
Depreciation	109,095	37,509	-	146,604	145,249
(Increase) decrease in tenant receivables	(822)	1,010	(8,185)	(7,997)	(2,910)
(Increase) decrease in prepaid expenses	(430)	(3,216)	-	(3,646)	(2,540)
Increase (decrease) in accounts payable	5,020	9,520	8,388	22,928	374
Increase (decrease) in tenant security deposits	3,045	-	8,180	11,225	1,917
Increase (decrease) in compensated absences	1,276	(45)	-	1,231	32
Increase (decrease) in deferred revenue	3	(3,975)	-	(3,972)	5,982
Total - Adjustments	<u>117,187</u>	<u>40,803</u>	<u>8,383</u>	<u>166,373</u>	<u>148,104</u>
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>115,747</u>	<u>229,874</u>	<u>(2,684)</u>	<u>342,937</u>	<u>304,188</u>

The accompanying notes are an integral part of these financial statements.



**NOTES TO THE FINANCIAL STATEMENTS**

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**

**I. Summary of Significant Accounting Policies**

Yampa Valley Housing Authority (the “Authority”) was established on November 18, 2003 by an intergovernmental agreement between the City of Steamboat Springs, Colorado (the “City”) and Routt County, Colorado (the “County”), as a separate governmental entity – known as a multi-jurisdictional housing authority – under section 29-1-204.5 of the Colorado Revised Statutes (“CRS”). The Authority oversees projects and programs to provide housing for families of low or moderate incomes in Routt County, including down payment assistance and housing counseling services.

The Authority is governed by a Board of Directors (the “Board”) consisting of 7 – 15 members, including one member each from the City Council and the County Board of County Commissioners. The City Council and the County Board of County Commissioners jointly appoint all other Board members to 3-year terms.

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”) for governmental entities. The Governmental Accounting Standards Board (“GASB”) is the standard-setting body for the establishment of GAAP for governmental entities. The following summary of the more significant accounting policies of the Authority is presented to assist the reader in interpreting these financial statements and should be viewed as an integral part of this report.

**A. Reporting Entity**

The reporting entity consists of (a) the primary government, i.e., the Authority, and (b) organizations for which the Authority is financially accountable. The Authority is considered to be financially accountable for a legally separate organization if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Authority. Consideration is also given to other organizations that are fiscally dependent, i.e., unable to adopt a budget, levy tax, or issue debt without approval by the Authority. Organizations for which the nature and significance of their relationship with the Authority are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

The accompanying financial statements present the primary government (the Authority) and its component units, entities for which the Authority is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the Authority's operations. Discretely presented component units, if any, are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the Authority.

The Authority has six component units: YVHA Elk River Enterprise, LLC (“Elk River LLC”), YVHA Pine Grove Enterprise, LLC (“Pine Grove LLC”), YVHA Sunlight Enterprise, LLC (“Sunlight Enterprise LLC”), YVHA Anglers Enterprise, LLC (“Anglers Enterprise LLC”), YVHA Property Management, LLC (“Property Management LLC”), and YVHA Whitehaven Enterprise, LLC (“Whitehaven Enterprise LLC”). Separate financial statements are not prepared for any of the component units as they are reported within the Development Fund as blended component units of the Authority.

Elk River LLC was organized in April 2016 as a Colorado limited liability company to assist and participate in the development of a project known as The Reserves at Steamboat Springs (“The Reserves”), consisting of 48 apartment units and a clubhouse. The Authority is the sole member of Elk River LLC.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**A. Reporting Entity (continued)**

Pine Grove LLC was organized in April 2019 as a Colorado limited liability company to assist and participate in the development of a project known as Alpenglow Village (“Alpenglow Village”), consisting of 72 apartment units and a clubhouse. The Authority is the sole member of Pine Grove LLC.

Sunlight Enterprise LLC was organized in July 2020 as a Colorado limited liability company to assist and participate in the development of a project known as Sunlight Crossing (“Sunlight Crossing”), consisting of 90 workforce housing apartment units and other improvements. The Authority is the sole member of Sunlight Enterprise LLC.

Anglers Enterprise LLC was organized in April 2021 as a Colorado limited liability company to assist and participate in the development of a project known as Anglers Four Hundred (“Anglers Four Hundred”), consisting of 75 apartment units. The Authority is the sole member of Anglers Enterprise LLC.

Property Management LLC was organized in August 2020 as a Colorado limited liability company to provide management services for the Sunlight Crossing project, as well as for other developments. The Authority is the sole member of Property Management LLC. Property Management LLC had no activity in 2020.

Whitehaven Enterprise LLC was organized in November 2022 as a Colorado limited liability company to acquire and operate the White Haven Mobile Home Park (“White Haven Mobile Home Park”), a 28-lot mobile home park. The Authority is the sole member of Whitehaven Enterprise LLC.

**B. Government-wide and Fund Financial Statements**

The Authority’s basic financial statements include both government-wide (reporting the Authority as a whole) and fund financial statements (reporting the Authority’s individual major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The Authority’s governmental function reports the general government (administration), down-payment assistance, and development activities (including Brown Ranch) of the Authority, while the operations of the Authority’s three housing projects are classified as business-type activities.

**1. Government-wide Financial Statements**

Government-wide financial statements report information on all the activities of the Authority and its component units.

The government-wide Statement of Activities reports both the gross and net cost of each of the Authority’s governmental functions and business-type activities. The governmental functions are primarily supported by general government revenues (property taxes, specific ownership taxes, investment earnings, etc.), while business-type activities rely to a significant extent on fees and charges for support. The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the governmental function or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide and Fund Financial Statements (continued)**

**1. Government-wide Financial Statements (continued)**

The government-wide focus is on the sustainability of the Authority as an entity and the change in net position resulting from the current year's operations.

**2. Fund Financial Statements**

The financial transactions of the Authority are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that is comprised of its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The Authority reports the following major governmental funds:

*General Administrative Fund* – Accounts for all financial resources of the Authority, except those required to be accounted for in the enterprise funds or other governmental funds. This fund accounts for the administrative activities of the Authority. The major sources of revenue are from contributions from the City and the County.

*Development Fund* – Accounts for developer fees and property tax revenues levied for acquisition and construction of affordable housing projects and subsequent sale to qualified families. This fund also accounts for potential project feasibility activities.

*Down Payment Loan Fund* – Accounts for all resources of the Authority related to down payment assistance loan activity to assist local home buyers with the purchase of a home.

*Brown Ranch Fund* – Accounts for activities of the Authority related to the development of the Brown Ranch parcel.

The Authority reports the following major proprietary or business-type funds:

*Hillside Village Apartments* – Accounts for the operation of the Authority's 55-unit multi-family housing project financed by the U.S. Department of Agriculture (the "USDA") under its Rural Rental Housing Program. The primary sources of revenue are tenant rentals and tenant assistance payments from the USDA.

*Fish Creek Mobile Home Park* – Accounts for the operation of the Authority's 68-lot mobile home park. The primary source of revenue is lot rentals.

*Whitehaven Mobile Home Park* – Accounts for the operation of the Authority's 28-lot mobile home park. The primary source of revenue is lot rentals.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

**1. Long-term Economic Focus and Accrual Basis**

Both governmental and business-type activities in the government-wide financial statements, and the proprietary fund financial statements, use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flow.

**2. Current Financial Focus and Modified Accrual Basis**

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

**3. Financial Statement Presentation**

Amounts reported as program revenues include: 1) fees and charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided; 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise funds are charges to tenants for rentals and related assistance payments. Operating expenses for the enterprise funds include the operation, maintenance, and depreciation of capital assets, as well as administrative costs. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts**

**1. Cash and Cash Equivalents**

Cash and cash equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with original maturities of three months or less.

The Authority follows Colorado state statutes as an investment policy, which permits investments in the following type of obligations which corresponds with state statutes:

- U.S. Treasury obligations (maximum maturity of 60 months)
- Federal instrumentality securities (maximum maturity of 60 months)
- FDIC-insured certificates of deposit (maximum maturity of 18 months)
- Corporate bonds (maximum maturity of 36 months)
- Prime commercial paper (maximum maturity of 9 months)
- Eligible banker's acceptances
- Repurchase agreements
- General Obligations and Revenue Obligations
- Local government investment pools
- Money market mutual funds

**2. Deposits Held in Trust / Restricted Deposits and Reserves**

Certain of the Authority's deposits are classified as restricted because their use is restricted to specific purposes by legally binding commitments. The Authority's restricted deposits include balances related to tenant security deposits, reserves required by financing arrangements, and amounts to be used solely to fund down-payment assistance loans.

**3. Receivables**

Receivables are reported net of an allowance for uncollectible accounts.

Tenant receivables consist primarily of amounts due from tenants for rent and other charges. The Authority's management reviews such accounts receivable periodically to consider the collectability of the balances, and has recorded an allowance for uncollectible accounts of \$0 at December 31, 2022 for amounts which may not be collectible.

Program loans receivable are due from homeowners, secured by a subordinate deeds of trust, and were originally funded through down payment assistance grants and contributions. An allowance for loan losses is based upon management's periodic review of the collectability of program loans in light of historical experience with similar programs and the nature of the Authority's loan portfolio. At December 31, 2022, the Authority has established an allowance of \$22,800 to provide for program loans which may not be collectible.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**3. Receivables (continued)**

Mortgage notes receivable consist of 30-year, non-interest-bearing mortgages which are collateralized by the underlying properties. The mortgages were originally held by Routt County Habitat for Humanity but were assigned to the Authority in 2015. The Authority has not established an allowance for uncollectible mortgage notes as of December 31, 2022, based on management's review of the outstanding notes.

**4. Investments in Limited Liability Companies**

The Authority's single-member LLC, Elk River LLC, holds a 30% interest in OPG SS Managers, LLC ("OPG Managers LLC") and a 0.01% interest as a special member in OPG Steamboat Springs Partners, LLC ("OPG Partners LLC"). OPG Managers LLC maintains a 0.01% interest as the managing member of OPG Partners LLC. Elk River LLC's investments in OPG Managers LLC and OPG Partners LLC are accounted for using the cost method.

The Authority's single-member LLC, Pine Grove LLC, holds a 0.01% interest as a special member in OPG Alpenglow Partners, LLC ("OPG Alpenglow LLC"). Pine Grove LLC's investment in OPG Alpenglow LLC is accounted for using the cost method.

The Authority's single-member LLC, Sunlight Enterprise LLC, holds a 3.6885% interest as a special member in Sunlight Crossing, LLC ("Sunlight Crossing LLC"). Sunlight Enterprise LLC's investment in Sunlight Crossing LLC is accounted for using the cost method.

The Authority's single-member LLC, Anglers Enterprise LLC, holds a 0.01% interest as a special member in OPG Anglers Four Hundred Partners, LLC ("OPG Anglers Four Hundred LLC"). Anglers Enterprise LLC's investment in OPG Anglers Four Hundred LLC is accounted for using the cost method.

**5. Capital Assets**

Capital assets include rental property, related improvements, water and sewer systems, roads, and equipment. Capital assets are defined by the Authority as assets with an initial cost of at least \$10,000 and an estimated useful life in excess of one year. Such assets are recorded at cost where historical records are available and at an estimated historical cost where no historical record exists. Donated capital assets, if any, are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

**Yampa Valley Housing Authority  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**5. Capital Assets (continued)**

Capital assets (excluding land) are depreciated, using the straight-line method, over the following estimated useful lives:

	<b>Estimated Lives</b>
Rental property buildings and improvements	27.5 years
Water and sewer systems	50 years
Roads	20 years
Land improvements	10 - 25 years
Furniture and equipment	5 - 7 years

**6. Land Held for Development**

Real estate held for development is carried at the lower of cost or net realizable value. An impairment loss is recognized with respect to land held for development when the fair value of the property is less than the carrying amount of the property.

**7. Compensated Absences**

Earned but unused vacation benefits are recorded as an expense and liability when incurred in the government-wide and proprietary fund financial statements.

Starting employees earn 15 days of paid vacation leave per year; after 5 years of employment with the Authority, an employee earns 20 days; after 10 years of service, an employee earns 25 days of vacation leave. No employee is eligible to carry over more than 10 days of vacation entitlement from year to year, although the Executive Director allowed to approve an additional 5 days of carryover in certain circumstances.

**8. Deferred Outflows/Inflows of Resources**

Deferred outflows of resources represent a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense / expenditure) until then. The Authority does not have any deferred outflows of resources to report at December 31, 2022.

Deferred inflows of resources represent an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has one item that qualifies for reporting in this category; unavailable revenue from property taxes, reported in the governmental balance sheet and the Statement of Net Position. These amounts are deferred and recognized as an inflow from resources in the period that amounts become available.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**9. Interfund Transactions**

Quasi-external transactions are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures or expenses initially made from it that are properly applicable to another fund, are recorded as expenditures or expenses in the reimbursing fund and as reductions of expenditures or expenses in the fund that is reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers.

Activities between funds that are representative of lending / borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due from other funds” or “due to other funds”. Any residual balances outstanding between governmental and business-type activities are reported in the government-wide financial statements as “internal balances”.

**10. Fund Equity**

Governmental accounting standards establish fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications include Non-spendable, Restricted, Committed, Assigned, and Unassigned. These classifications reflect not only the nature of the funds, but also provide clarity as to the level of restriction; such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Administrative Fund, and should be the only fund that reports a positive unassigned balance. In all other funds, unassigned fund balance is limited to negative residual fund balance.

The Authority classifies governmental fund balances as follows:

- Non-spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.
- Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.
- Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority which is the Board.
- Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board or its management designees.
- Unassigned – includes residual positive fund balance within the General Administrative Fund which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**10. Fund Equity (continued)**

The Authority uses restricted amounts first when both restricted and unrestricted fund balance is available, unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar-for-dollar spending. Additionally, the Authority first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

Under the terms of grant agreements, the Authority funds certain programs by a combination of specific cost-reimbursement grants and general revenues. Thus, when program expenses are incurred, they are both restricted and unrestricted in order to finance the Authority's programs. It is the Authority's policy to first apply cost-reimbursement grant resources to such programs and then general revenues.

**11. Use of Estimates**

The preparation of financial statements in conformity with GAAP requires the Authority's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

**II. Reconciliation of Government-wide and Fund Financial Statements**

**A. Explanation of Certain Differences between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

The Authority's financial statements include a reconciliation between governmental funds total fund balance and net position of governmental activities as reported in the government-wide Statement of Net Position. The differences include long-term receivables for notes, loans, and mortgages; capital assets and accumulated depreciation; investment in LLCs; accrued compensated absences; and long-term debt.

**B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balance and the Government-wide Statement of Activities**

The Authority's financial statements also include a reconciliation between net change in fund balances - total governmental funds and change in net position of governmental activities as reported in the government-wide Statement of Activities. The differences include accounting for long-term notes, loans, and mortgages receivable transactions (outlays, repayments, and interest); debt transactions (interest, issuances, and repayments), capital assets (acquisitions, disposals, and depreciation); and changes in long-term debt and accrued compensated absences.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**III. Stewardship, Compliance, and Accountability**

**A. Budgets and Budgetary Accounting**

Annual appropriations are adopted for all of the Authority's funds. Prior to the end of the fiscal year, the Authority's management submits to the Board a proposed operating budget for the fiscal year commencing the following January 1. Budgets include proposed expenditures for all funds and the means of financing them. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at the end of each calendar year. Budgets are legally enacted upon approval by the Board.

The budget for the Authority's governmental funds are prepared on a basis consistent with GAAP, while the budgets for the Authority's proprietary funds are prepared using a non-GAAP basis. The supplementary budgetary comparison schedules for each of the proprietary funds in section F include a reconciliation between the budget-basis change in net position and the GAAP-basis change in net position.

The Authority conforms to the following procedures, in compliance with CRS 29-1, in establishing the budgetary data reflected in the financial statements:

- Prior to October 15, the Executive Director submits to the Board a proposed operating budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted by the Board to obtain taxpayer comments.
- Prior to December 31, the Board adopts the budget by formal resolution.
- Expenditures may not legally exceed appropriations at the fund level. Revisions that alter the total expenditures must be approved by the Board.

Property taxes are levied on December 15 of each year and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer collects property taxes and remits collections to the Authority on a monthly basis.

Property taxes are recorded initially as deferred inflows of resources in the year they are levied and measurable. The deferred inflows of resources are recorded as revenue in the year they are available or collected.

In November 2017, the Authority's voters approved a 1.0 mill levy increase in tax collection year 2018 for a ten-year period through the 2027 tax collection year for land acquisition, planning, design, financing, construction, and administration of housing developments serving seasonal, low-income, and entry-level households. The November 2017 ballot question approved by voters also exempts the Authority from revenue limits imposed by TABOR.

**Yampa Valley Housing Authority  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**III. Stewardship, Compliance, and Accountability (continued)**

**A. Budgets and Budgetary Accounting (continued)**

The Authority adopted the following supplemental budget appropriations for 2022:

<u>Fund</u>	<u>Original Budget Expenditures</u>	<u>Supplemental Appropriations</u>	<u>Amended Budget Expenditures</u>
General Administrative Fund	\$ 464,392	22,109	486,501
Development Fund	2,146,590	5,057,167	7,203,757
Down Payment Loan Fund	66,604	100,000	166,604
Brown Ranch Fund	-	1,645,226	1,645,226
Hillside Village Apartments	469,482	6,495	475,977
Fish Creek Mobile Home Park	886,787	-	886,787
Whitehaven Mobile Home Park	-	3,163,102	3,163,102

**B. Comparative Data**

Comparative total data for the prior year has been presented in the certain of the accompanying financial statements in order to provide an understanding of the changes in the Authority's financial position and operations. However, comparative data has not been presented in all statements since their inclusion would make the statements unduly complex and difficult to understand. The comparative information is not included in accordance with GAAP and such information should be read with the Authority's prior year financial statements.

**C. TABOR Amendment**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for allowable increases based upon inflation and local growth. Fiscal year spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenue. As discussed in Note III.A, the 2017 ballot measure approved by voters exempts the Authority from TABOR's revenue limits.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

**Yampa Valley Housing Authority  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**III. Stewardship, Compliance, and Accountability (continued)**

**C. TABOR Amendment (continued)**

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of fiscal year spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The Authority has reserved \$79,000 of the December 31, 2022 fund balance in the General Administrative Fund for this purpose. The Authority's management believes it is compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions may require judicial interpretation.

**IV. Detailed Notes on all Funds**

**A. Deposits and Investments**

Colorado's Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by State regulators. Amounts on deposit in excess of levels insured by the Federal Deposit Insurance Corporation (the "FDIC") must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. The FDIC insures the first \$250,000 of the Authority's interest-bearing deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by the PDPA. The Authority's deposits at December 31, 2022 are entirely covered by FDIC or by PDPA.

At December 31, 2022, the carrying value of the Authority's deposits was \$5,590,083 and the bank balance of these accounts was \$5,590,082. The difference between carrying and bank balances represents items that had not cleared the bank at year end.

The Authority held deposits and investments with the following ratings and maturities at December 31, 2022:

<u>Type</u>	<u>Standard &amp; Poor's Rating</u>	<u>Carrying Amount</u>	<u>Investment Maturities</u>	
			<u>Less Than One Year</u>	<u>One to Five Years</u>
<b>Deposits:</b>				
Checking	Not Rated	\$ 760,819	760,819	-
Savings	Not Rated	210,316	210,316	-
<b>Investments:</b>				
Investment pools	AAAm	4,618,948	4,618,948	-
<b>Totals</b>		<u>\$ 5,590,083</u>	<u>5,590,083</u>	<u>-</u>

At December 31, 2022, unrealized gains or (losses) were \$0.

**Yampa Valley Housing Authority  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**A. Deposits and Investments (continued)**

The Authority's cash and investments are presented on the Statement of Net Position at December 31, 2022 as follows:

Cash and investments - Unrestricted	\$ 5,197,155
Restricted cash and investments	<u>392,928</u>
<b>Total</b>	<b><u>\$ 5,590,083</u></b>

The Authority maintains restricted cash reserves in accordance with USDA loan requirements related to Hillside Village Apartments and Alpine Bank loan requirements related to Fish Creek Mobile Home Park. The Authority's restricted cash balances are as follows at December 31, 2022:

Hillside Village:	
Tenant security deposits	\$ 30,364
Tax and insurance reserves	10,186
Reserve for replacement	<u>172,378</u>
	212,928
Fish Creek Mobile Home Park:	
Loan reserves	<u>180,000</u>
<b>Total</b>	<b><u>\$ 392,928</u></b>

All USDA restricted cash balances are maintained in separate bank accounts from other cash deposits. Additions to the reserve for replacement are approved annually by the USDA. Withdrawals from the reserve for replacement are approved on an individual basis by the USDA.

*Fair Value of Investments:*

The Authority measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets
- Level 2: Observable inputs other than quoted market prices
- Level 3: Unobservable inputs.

At December 31, 2022 the Authority had the following recurring fair value measurements:

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
<b>Investments Measured at Net Asset Value:</b>				
COLOTRUST	<u>\$ 4,618,948</u>			

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**A. Deposits and Investments (continued)**

The Authority's holdings in government investment pools are comprised of balances with COLOTRUST, which is an investment vehicle established for local government entities in Colorado to pool surplus funds. It operates similarly to money market funds, whereby each share is equal in value to \$1. Investments of the trust consist of U.S. Treasury bills, notes and note strips, and repurchase agreements collateralized by U.S. Treasury securities. The Authority has no regulatory oversight for the pools.

**Interest Rate Risk:** As a means of limiting its exposure to interest rate risk, the Authority coordinates its investment maturities to closely match cash flow needs and restricts the maximum investments term to less than five years from the purchase date. As a result of the limited length of maturities, the Authority has limited its interest rate risk.

**Credit Risk:** State law limits investments to those authorized by State statutes, including U.S. agencies and 2a7-like pools. The Authority's general investment policy is to apply the prudent-investor rule: Investments are made as a prudent person would expect to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

**Concentration of Credit Risk:** The Authority diversifies its investments by security type and institution. Investments may only be made in those financial institutions which are insured by the FDIC, the Federal Home Mortgage Association, the Federal Savings and Loan Insurance Corporation, congressionally-authorized mortgage lenders and investments that are federally guaranteed. Financial institutions holding Authority funds must provide the Authority with a statement of collateral in the form of a listing of securities pledged, and a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

**B. Interfund Balances and Transfers**

The Authority had no interfund balances at December 31, 2022.

The Authority made the following interfund transfers – which represent allocations of resources based upon the Board's adopted budgetary policies – during 2022:

<u>Transfers From</u>	<u>Transfers To</u>	<u>Amount</u>
Development Fund	General Administrative Fund	\$ 943,393
Down Payment Loan Fund	General Administrative Fund	4,000

Transfers from the Development Fund were made to fund additional expenditures, while transfers from the Down Payment Loan Fund were made to transfer a portion of the interest earned on program loans.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**C. Loans, Notes, and Mortgages Receivables**

	<u>12/31/21</u> <u>Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>12/31/22</u> <u>Balance</u>	<u>Amounts Due</u> <u>in One Year</u>
<b>Program loans receivable:</b>					
Down payment assistance loans	\$ 289,331	157,500	(56,255)	390,576	1,496
Accrued interest	10,783	4,201	(350)	14,634	-
less: Allowance for doubtful accounts	(22,800)	-	-	(22,800)	-
<b>Total - Program loans</b>	<u>277,314</u>	<u>161,701</u>	<u>(56,605)</u>	<u>382,410</u>	<u>1,496</u>
<b>Notes receivable:</b>					
Promissory note - OPG Partners LLC	800,000	-	-	800,000	-
Accrued interest - OPG Partners LLC	212,087	32,000	(8,000)	236,087	8,000
Promissory note - OPG Alpenglow LLC	200,000	-	(30,908)	169,092	-
Accrued interest - OPG Alpenglow LLC	4,833	(4,833)	-	-	-
Promissory notes - OPG Anglers Four Hundred LLC	-	2,000,000	-	2,000,000	-
Accrued interest - OPG Anglers Four Hundred LLC	-	16,666	-	16,666	-
less: Allowance for doubtful accounts	-	-	-	-	-
<b>Total - Notes receivable</b>	<u>1,216,920</u>	<u>2,043,833</u>	<u>(38,908)</u>	<u>3,221,845</u>	<u>8,000</u>
<b>Mortgages receivable:</b>					
Mortgages outstanding	235,712	-	(13,139)	222,573	12,508
<b>Total - Mortgages receivable</b>	<u>235,712</u>	<u>-</u>	<u>(13,139)</u>	<u>222,573</u>	<u>12,508</u>
<b>Totals</b>	<u>\$ 1,729,946</u>	<u>2,205,534</u>	<u>(108,652)</u>	<u>3,826,828</u>	<u>22,004</u>

**1. Program Loans Receivable**

The Authority's program loans receivable consist of subordinatedly-secured down payment assistance notes due from homeowners, bearing interest at 0 – 5% per annum, and maturing between 2022 to 2040.

**2. Notes Receivable**

During 2016, the Authority executed a promissory note in the principal amount of \$800,000 with OPG Partners LLC to finance the development of The Reserves multi-family housing project. The note, which bears simple interest at 5% per annum, calls for annual payments of \$8,000 beginning 31 months after the issuance date, with the remaining principal and interest balance due in April 2046. The note is secured by a subordinated deed of trust on the project.

During 2019, the Authority executed a promissory note in the principal amount of \$200,000 with OPG Alpenglow LLC to finance the development of the Alpenglow Village multi-family housing project. The note, which bears simple interest at 1% per annum, calls for annual payments from 75% of cash flow in priority per OPG Alpenglow LLC's Operating Agreement, due March 1 each year following the first fiscal year, with the remaining principal and interest balance due in August 2059. The note is secured by a subordinated deed of trust on the project.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**C. Loans, Notes, and Mortgages Receivables (continued)**

**2. Notes Receivable (continued)**

During 2022, the Authority executed two promissory notes in the principal amounts of \$1,500,000 and \$500,000, respectively, with OPG Anglers Four Hundred LLC to finance the development of the Anglers Four Hundred multi-family housing project. The notes, which bear simple interest at 1% per annum, call for annual payments from 75% of cash flow in priority per OPG Anglers Four Hundred LLC's Operating Agreement, due March 1 each year following the first fiscal year, with the remaining principal and interest balance due in February 2062. The notes are secured by subordinated deeds of trust on the project.

**3. Mortgages Receivable**

Mortgage notes receivable consist of 30-year, non-interest-bearing mortgages, maturing between 2019 and 2044, which are collateralized by the underlying properties.

**D. Capital Assets**

The following are the changes in the Authority's capital assets for the year ended December 31, 2022:

	<u>12/31/21</u> <u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/22</u> <u>Balance</u>
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Land held for development	\$ 30,000,000	-	-	30,000,000
Total capital assets not being depreciated	<u>30,000,000</u>	<u>-</u>	<u>-</u>	<u>30,000,000</u>
Capital assets being depreciated:				
Computer software	20,991	-	(20,991)	-
Total capital assets being depreciated	<u>20,991</u>	<u>-</u>	<u>(20,991)</u>	<u>-</u>
Less accumulated depreciation for:				
Computer software	(20,991)	-	20,991	-
Total accumulated depreciation	<u>(20,991)</u>	<u>-</u>	<u>20,991</u>	<u>-</u>
Total capital assets being depreciated, net	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Governmental Activities Capital Assets, net</b>	<u><u>\$ 30,000,000</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>30,000,000</u></u>

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**D. Capital Assets (continued)**

	<u>12/31/21</u> <u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/22</u> <u>Balance</u>
<b><u>Business-type Activities:</u></b>				
Capital assets not being depreciated:				
Land	\$ 4,007,078	3,125,000	-	7,132,078
Total capital assets not being depreciated	<u>4,007,078</u>	<u>3,125,000</u>	<u>-</u>	<u>7,132,078</u>
Capital assets being depreciated:				
Buildings and improvements	2,955,635	-	-	2,955,635
Land improvements	194,711	-	-	194,711
Water and sewer systems	1,194,748	67,753	-	1,262,501
Roads	156,335	-	-	156,335
Furniture and equipment	13,899	-	-	13,899
Total capital assets, being depreciated	<u>4,515,328</u>	<u>67,753</u>	<u>-</u>	<u>4,583,081</u>
Less accumulated depreciation for:				
Buildings and improvements	(1,922,269)	(109,067)	-	(2,031,336)
Land improvements	(149,781)	(4,264)	-	(154,045)
Water and sewer systems	(143,223)	(25,250)	-	(168,473)
Roads	(47,554)	(7,817)	-	(55,371)
Furniture and equipment	(13,696)	(206)	-	(13,902)
Total accumulated depreciation	<u>(2,276,523)</u>	<u>(146,604)</u>	<u>-</u>	<u>(2,423,127)</u>
Total capital assets being depreciated, net	<u>2,238,805</u>	<u>(78,851)</u>	<u>-</u>	<u>2,159,954</u>
<b>Business-type Activities Capital Assets, net</b>	<u>\$ 6,245,883</u>	<u>3,046,149</u>	<u>-</u>	<u>9,292,032</u>

The Authority had capital outlay and depreciation expense during 2022 for the following functions:

	<u>Capital Outlay</u>	<u>Depreciation Expense</u>
Business-type activities:		
Housing	<u>\$ 3,192,753</u>	<u>146,604</u>

**E. Long-Term Debt – Governmental Activities**

Changes in the Authority's long-term debt for governmental activities during 2022 were as follows:

	<u>12/31/21</u> <u>Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/22</u> <u>Balance</u>	<u>Due Within</u> <u>One Year</u>
Participation Agreement note payable	<u>\$ 120,000</u>	<u>-</u>	<u>15,096</u>	<u>97,355</u>	<u>-</u>

**Yampa Valley Housing Authority  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**E. Long-Term Debt – Governmental Activities**

**1. Participation Agreement Note Payable**

During 2019, the Authority executed a Participation Agreement with Overland Property Group, LLC (“Overland”), under which the Authority agreed to sell a 60% interest (the “Participation Percentage”) in its \$200,000 promissory note receivable from OPG Alpenglow LLC (the “OPG Alpenglow LLC Promissory Note”, as described in Note IV.C.2.) to Overland for \$11,667 (the present value of the Participation Percentage in the cash flows from the OPG Alpenglow LLC Promissory Note). Under the terms of the Participation Agreement, the Authority will collect all scheduled payments for the OPG Alpenglow LLC Promissory Note and remit the Participation Percentage of each such payment to Overland. Consistent with the terms of the OPG Alpenglow LLC Promissory Note, the Participation Agreement note payable calls for annual payments equal to 60% of the 75% of cash flow from the Alpenglow Village project, in priority per the Operating Agreement, due March 1 each year following the first fiscal year, with the outstanding principal and interest balance due in August 2059.

**F. Long-Term Debt – Business-Type Activities**

Changes in the Authority’s long-term debt for business-type activities during 2022 were as follows:

	<u>12/31/21</u> <u>Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/22</u> <u>Balance</u>	<u>Due Within</u> <u>One Year</u>
USDA Rural Development	\$ 1,095,833	-	(8,808)	1,087,025	9,363
Alpine Bank	1,783,995	-	(69,437)	1,714,558	72,306
City of Steamboat Springs	604,445	-	(21,710)	582,735	22,036
CWRPDA - DWRF	156,264	-	(6,649)	149,615	6,650
CWRPDA - WPCRF	401,875	-	(29,767)	372,108	29,769
Whitehaven note payable	-	2,500,000	(4,617)	2,495,383	56,157
<b>Totals</b>	<u>\$ 4,042,412</u>	<u>2,500,000</u>	<u>(140,988)</u>	<u>6,401,424</u>	<u>196,281</u>

**1. USDA Rural Development Secured Promissory Note**

The Authority entered into a Multi-Family Housing Assumption Agreement with the USDA in August 2007 in the principal amount of \$1,177,107 to consolidate four existing USDA loans with Regional Affordable Living Foundation as the original borrower. The note, which bears interest at 6.125% per annum, is payable in blended monthly installments of \$6,307 (net of a \$3,810 monthly interest subsidy). The note, which is amortized over 50 years but matures in August 2037, is secured by a deed of trust on all rental property at Hillside Village Apartments.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**F. Long-Term Debt – Business-Type Activities (continued)**

**2. Alpine Bank Secured Promissory Note**

The Authority executed a secured promissory note with Alpine Bank in September 2014 in the principal amount of \$2,206,551 to pay off an existing loan obligation to Wells Fargo Bank, N.A. The note, which bears interest at 4% per annum, is payable in blended monthly installments of \$11,709 through maturity in October 2039. The note is secured by a deed of trust on land and improvements at the Fish Creek Mobile Home Park and a pledge of associated rental revenues. The note also requires the Authority to establish a \$100,000 reserve fund to be increased to \$180,000 by December 31, 2019.

**3. City of Steamboat Springs Secured Promissory Note**

In August 2007, the Authority entered into a secured promissory note agreement with the City for \$954,000 to acquire the Fish Creek Mobile Home Park. In January 2011, the principal balance was reduced by \$193,856 for remaining escrow funds paid to the City after completion of required railroad improvements. From January 2011 through December 2013, the note accrued interest at the lowest municipal bond rate then available plus one hundred basis points. Effective in September 2014, the note was amended with an outstanding principal and accrued interest balance of \$790,778. The note is non-interest-bearing through 2018, but bears interest at 1.5% per annum beginning in 2019. Terms of the amended note call for annual payments of \$30,777, and a final payment of \$44,155 at maturity in January 2044. The note is secured by a subordinated deed of trust on land and improvements at the Fish Creek Mobile Home Park.

**4. CWRPDA Drinking Water Revolving Fund (“DWRF”) Loan**

The Authority executed a \$729,891 loan agreement with Colorado Water Resources and Power Development Authority (“CWRPDA”) in June 2015. The loan agreement included principal forgiveness of \$486,750 by CWRPDA to a reduced principal amount of \$243,141 and a 0% interest rate. In March 2016, the principal balance was further reduced by the remaining unused project funds of \$42,928. Terms of the loan agreement require semi-annual payments of \$3,325 from May 2016 through maturity in May 2045. Proceeds were used to replace the water distribution system within the Fish Creek Mobile Home Park.

The loan agreement requires the Authority to maintain an operations and maintenance reserve fund equal to three months of operations and maintenance expenses. The Authority has reserved \$58,006 for this purpose as of December 31, 2022.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**F. Long-Term Debt – Business-Type Activities (continued)**

**5. CWRPDA Water Pollution Control Revolving Fund (“WPCRF”) Loan**

In June 2015, the Authority entered into a \$613,768 loan agreement with CWRPDA. In March 2016, the principal was reduced by the remaining unused project funds of \$17,937. Terms of the loan agreement include a 0% interest rate and semi-annual payments of \$14,884 from May 2016 through maturity in May 2035. Proceeds were used to replace the sewer collection system with new sewer mains under the drive aisle of the Fish Creek Mobile Home Park.

The loan agreement has the same requirement to maintain an operations and maintenance reserve fund as the CWRPDA - DWRF loan.

**6. CWRPDA Loans Rate Covenant**

The CWRPDA loan agreements include a rate covenant whereby the Authority’s Fish Creek Mobile Home Park rents, after meeting operation and maintenance expenses, is required to be sufficient to cover 110% of the aggregate debt service coming due. The following is the Authority’s calculation indicating compliance with the rate covenant for the year ended December 31, 2022:

Rents		\$	390,304
less:			
Operating expenses	\$		201,781
less: Depreciation			(37,509)
less: Capital improvements			(3,823)
			(160,449)
Net rents		\$	229,855
Aggregate debt service payments		\$	207,707
Net rents / aggregate debt service payments			111%

**7. Whitehaven Note Payable**

In November 2022, the Authority executed a \$2,500,000 promissory note to with the sellers in connection with the Authority’s acquisition of Whitehaven Mobile Home Park. The note, which bears interest at 2.57% per annum, calls for blended monthly payments through maturity in November 2052. The note is secured by the land and improvements at Whitehaven Mobile Home Park.

The sellers of Whitehaven Mobile Home Park also provided the Authority with a \$500,000 grant to assist with the acquisition, stabilization, and investment in infrastructure at Whitehaven Mobile Home Park.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**IV. Detailed Notes on all Funds (continued)**

**F. Long-Term Debt – Business-Type Activities (continued)**

**8. Annual Debt Service Requirements**

Aggregate debt service requirements to maturity at December 31, 2022 for the Authority's long-term business-type debt are as follows:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 196,281	206,739	403,020
2024	201,290	201,730	403,020
2025	207,384	195,636	403,020
2026	212,997	190,023	403,020
2027	219,004	184,016	403,020
2028 - 2032	1,193,195	821,906	2,015,101
2033 - 2037	2,172,108	632,617	2,804,725
2038 - 2042	863,111	185,540	1,048,651
2043 - 2047	584,066	105,645	689,711
2048 - 2052	551,988	36,177	588,165
	\$ 6,401,424	2,760,029	9,161,453

**V. Other Information**

**A. Risk Management**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees, and natural disasters. These risks are funded through participation in the Colorado Intergovernmental Risk Sharing Agency (CIRSA).

CIRSA is a member-owned self-insurance pool whose general objectives are to provide member municipalities' affordable defined property and liability and/or workers' compensation coverage and risk management services. CIRSA is financed by its members' annual contributions and interest earnings on those contributions. The contributions are used, in part, to establish loss funds from which member claims and associated costs are paid. Excess reinsurance coverage is also purchased. Certain surplus funds are used to the benefit of members and may include reductions in future contributions. Although none have occurred to date, additional member contributions may be required if necessary. The Authority's contribution to CIRSA for insurance coverage is reported as an expense. The Authority is unaware of any excess losses which may have been incurred by CIRSA and there have been no settled claims which exceed insurance coverage in any of the last three years.

**B. Related Party Transactions**

The County contributed \$50,000 to the Authority during 2022. The City also contributed \$50,000 to the Authority during 2022. The City and County are not required to make annual contributions to the Authority.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**V. Other Information (continued)**

**B. Related Party Transactions (continued)**

In 2010, the Authority entered into an intergovernmental agreement with the City with respect to down payment assistance funds. Under the terms of the agreement, the City is to provide up to \$100,000 for a down payment assistance revolving loan fund program. The City is required to pay 10% of all granted funds in the Authority's General Administrative Fund for administrative costs remitted on a transactional basis at the time loan funds are transmitted. The City's management has verbally increased the amount of available funds in the program to \$200,000.

**C. Retirement Plan**

The Authority's employees can participate in a section 457 deferred compensation plan administered by the ICMA Retirement Corporation. The Authority contributes 3% of employees' wages to the plan and the individual retirement accounts are self-directed and managed by the employees. All employees are fully vested immediately. The Authority's contributions to the plan totaled \$18,119 for the year ended December 31, 2022.

**D. Grant Funds**

The Authority participates in several grant arrangements. Expenses financed by grants are subject to audit and disallowance by granting authorities. Management of the Authority is unaware of any non-compliance issues and feels any potential questions or disallowed costs would not materially affect the presentation of the Authority's financial statements as of and for the year ended December 31, 2022.

**E. Alpenglow Village Project**

During 2019, Pine Grove LLC (a component unit of the Authority, as described in Note I.A.) contributed \$525,000 to OPG Alpenglow LLC for a 0.01% special member interest (as described in Note I.D.4.). Under the terms of various agreements between participants in the Alpenglow Village development, the Authority – either directly or through Pine Grove LLC – is to receive a Developer Fee, a Compliance Fee, and an Incentive Management Fee upon OPG Alpenglow LLC's achievement of specified milestones. The Authority and Pine Grove LLC have been granted a right of first refusal to acquire the Alpenglow Village project, on terms and conditions set forth in the agreements.

**F. Sunlight Crossing Project**

During 2020, Sunlight Enterprise LLC (a component unit of the Authority, as described in Note I.A.) contributed \$1,600,000 to Sunlight Crossing LLC for a 3.6885% special member interest (as described in Note I.D.4.). Under the terms of various agreements between participants in the Sunlight Crossing development, the Authority – either directly or through Sunlight Enterprise LLC – is to receive an Entitlement Fee of \$200,000 upon the closing of the project, as well as a monthly property management fees equal to 4% of the Gross Collected Income as defined in the agreements. The Authority and Sunlight Enterprise LLC have been granted a right of first refusal to acquire the Sunlight Crossing project, on terms and conditions set forth in the agreements.

**Yampa Valley Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**V. Other Information (continued)**

**G. Anglers Four Hundred Project**

In March 2022, Anglers Enterprise LLC (a component unit of the Authority, as described in Note I.A.) contributed \$100 to OPG Anglers Four Hundred LLC for a 0.01% special member interest. Under the terms of the various agreements between the participants in the Anglers Four Hundred development, the Authority – either directly or through Anglers Enterprise LLC – is to receive a Developer Fee, a Compliance Fee, and an Incentive Management Fee upon OPG Anglers Four Hundred LLC's achievement of specified milestones. The Authority and Anglers Enterprise LLC have been granted right of first refusal to acquire the Anglers Four Hundred project, on terms and conditions set forth in the agreements.



**YAMPA VALLEY  
HOUSING AUTHORITY**

**REQUIRED SUPPLEMENTARY INFORMATION**

**Yampa Valley Housing Authority**  
**Governmental Fund - General Administrative Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget (GAAP Basis) and Actual**  
**For the Year Ended December 31, 2022**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2021)**

	<u>2022</u>			<u>Final Budget Variance: Positive (Negative)</u>	<u>2021</u>
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>		<u>Actual</u>
<b>Revenues:</b>					
Contributions	100,000	100,000	116,500	16,500	108,000
Management fees	117,260	117,260	119,344	2,084	113,960
Mortgage income	12,508	12,508	13,139	631	160,507
Investment earnings	12	12	43	31	36
Other	-	-	816	816	3,359
<b>Total Revenues</b>	<u>229,780</u>	<u>229,780</u>	<u>249,842</u>	<u>20,062</u>	<u>385,862</u>
<b>Expenditures:</b>					
General government:					
Wages and benefits	376,142	398,251	396,098	2,153	309,482
Office expenses	7,900	7,900	10,736	(2,836)	6,238
Professional fees	3,150	3,150	768	2,382	2,142
General and administrative	65,600	65,600	71,170	(5,570)	36,486
Contract labor	3,600	3,600	3,312	288	39,692
Utilities	7,500	7,500	3,630	3,870	3,173
Other	500	500	787	(287)	614
<b>Total Expenditures</b>	<u>464,392</u>	<u>486,501</u>	<u>486,501</u>	<u>-</u>	<u>397,827</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	(234,612)	(256,721)	(236,659)	20,062	(11,965)
<b>Other Financing Sources (Uses):</b>					
Transfers in	204,000	204,000	204,000	-	174,000
<b>Total Other Financing Sources (Uses)</b>	<u>204,000</u>	<u>204,000</u>	<u>204,000</u>	<u>-</u>	<u>174,000</u>
<b>Net Change in Fund Balance</b>	<u>(30,612)</u>	<u>(52,721)</u>	<u>(32,659)</u>	<u>20,062</u>	162,035
<b>Fund Balance - Beginning</b>			212,841		50,806
<b>Fund Balance - Ending</b>			<u>180,182</u>		<u>212,841</u>

**Yampa Valley Housing Authority**  
**Governmental Fund - Development Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget (GAAP Basis) and Actual**  
**For the Year Ended December 31, 2022**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2021)**

	<b>2022</b>			<b>Final Budget Variance: Positive (Negative)</b>	<b>2021</b>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>					
Property taxes	1,070,935	1,070,936	1,068,464	(2,472)	971,516
Specific ownership tax	65,004	65,004	72,628	7,624	70,112
Grants and contributions	640,000	3,625,000	795,402	(2,829,598)	30,180,332
Developer fees	-	-	-	-	333,847
Investment earnings	600	600	68,676	68,076	2,202
Down payment loan principal repayments	-	-	37,741	37,741	-
Distributions from projects	36,000	36,000	52,327	16,327	20,614
<b>Total Revenues</b>	<u>1,812,539</u>	<u>4,797,540</u>	<u>2,095,238</u>	<u>(2,702,302)</u>	<u>31,578,623</u>
<b>Expenditures:</b>					
Development:					
Wages and benefits	228,060	84,834	87,287	(2,453)	-
Office expenses	18,000	-	-	-	-
Professional fees	20,000	20,000	20,257	(257)	54,979
General and administrative	10,000	-	4,256	(4,256)	4,709
Contract labor	-	-	-	-	26,767
Utilities	-	-	-	-	3,435
Treasurer fees	30,530	30,530	30,436	94	27,751
Capital contributions	1,000,000	6,125,000	2,000,000	4,125,000	-
Repairs and maintenance	-	-	-	-	13,880
Marketing	-	-	400	(400)	10,470
Other	-	-	5,883	(5,883)	479
Capital outlay	640,000	-	-	-	30,000,000
Debt service:					
Principal	-	-	22,645	(22,645)	-
<b>Total Expenditures</b>	<u>1,946,590</u>	<u>6,260,364</u>	<u>2,171,164</u>	<u>4,089,200</u>	<u>30,142,470</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	(134,051)	(1,462,824)	(75,926)	1,386,898	1,436,153
<b>Other Financing Sources (Uses):</b>					
Transfers (out)	(200,000)	(943,393)	(943,393)	-	(170,000)
<b>Total Other Financing Sources (Uses)</b>	<u>(200,000)</u>	<u>(943,393)</u>	<u>(943,393)</u>	<u>-</u>	<u>(170,000)</u>
<b>Net Change in Fund Balance</b>	<u>(334,051)</u>	<u>(2,406,217)</u>	(1,019,319)	<u>1,386,898</u>	1,266,153
<b>Fund Balance - Beginning</b>			2,478,253		1,212,100
<b>Fund Balance - Ending</b>			<u>1,458,934</u>		<u>2,478,253</u>

**Yampa Valley Housing Authority**  
**Governmental Fund - Down Payment Loan Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget (GAAP Basis) and Actual**  
**For the Year Ended December 31, 2022**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2021)**

	<u>2022</u>			<b>Final Budget Variance: Positive (Negative)</b>	<u>2021</u>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>					
Investment earnings	6,396	6,396	24,209	17,813	16,280
Down payment loan principal repayments	30,292	30,292	56,255	25,963	73,303
Other	-	-	89	89	-
<b>Total Revenues</b>	<u>36,688</u>	<u>36,688</u>	<u>80,553</u>	<u>43,865</u>	<u>89,583</u>
<b>Expenditures:</b>					
General government:					
General and administrative	2,604	2,604	2,585	19	2,500
Direct assistance	60,000	160,000	157,500	2,500	40,000
<b>Total Expenditures</b>	<u>62,604</u>	<u>162,604</u>	<u>160,085</u>	<u>2,519</u>	<u>42,500</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	(25,916)	(125,916)	(79,532)	46,384	47,083
<b>Other Financing Sources (Uses):</b>					
Transfers (out)	(4,000)	(4,000)	(4,000)	-	(4,000)
<b>Total Other Financing Sources (Uses)</b>	<u>(4,000)</u>	<u>(4,000)</u>	<u>(4,000)</u>	<u>-</u>	<u>(4,000)</u>
<b>Net Change in Fund Balance</b>	<u>(29,916)</u>	<u>(129,916)</u>	(83,532)	<u>46,384</u>	43,083
<b>Fund Balance - Beginning</b>			<u>250,529</u>		<u>207,446</u>
<b>Fund Balance - Ending</b>			<u>166,997</u>		<u>250,529</u>

**Yampa Valley Housing Authority**  
**Governmental Fund - Brown Ranch Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget (GAAP Basis) and Actual**  
**For the Year Ended December 31, 2022**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2021)**

	<u>2022</u>			<b>Final Budget Variance: Positive (Negative)</b>	<u>2021</u>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>					
Grants and contributions	-	901,833	731,833	(170,000)	-
<b>Total Revenues</b>	<u>-</u>	<u>901,833</u>	<u>731,833</u>	<u>(170,000)</u>	<u>-</u>
<b>Expenditures:</b>					
General government:					
Wages and benefits	-	207,880	207,852	28	-
Professional fees	-	1,048,610	987,347	61,263	-
General and administrative	-	126,392	83,420	42,972	-
Contract labor	-	215,830	118,763	97,067	-
Utilities	-	5,100	3,619	1,481	-
Repair and maintenance	-	35,414	48,373		-
Other	-	6,000	2,420	3,580	-
<b>Total Expenditures</b>	<u>-</u>	<u>1,645,226</u>	<u>1,451,794</u>	<u>206,391</u>	<u>-</u>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	-	(743,393)	(719,961)	23,432	-
<b>Other Financing Sources (Uses):</b>					
Transfers in	-	743,393	743,393	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>743,393</u>	<u>743,393</u>	<u>-</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	<u>-</u>	<u>-</u>	23,432	<u>23,432</u>	-
<b>Fund Balance - Beginning</b>			-		-
<b>Fund Balance - Ending</b>			<u>23,432</u>		<u>-</u>



**SUPPLEMENTARY INFORMATION**

**Yampa Valley Housing Authority**  
**Proprietary Fund - Hillside Village Apartments**  
**Schedule of Revenues, Expenses, and Changes in Net Position**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**For the Year Ended December 31, 2022**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2021)**

	<u>2022</u>			<u>Final Budget</u>	<u>2021</u>
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance: Positive (Negative)</u>	<u>Actual</u>
<b>Operating Revenues:</b>					
Tenant rents	427,126	427,126	305,705	(121,421)	297,306
Rent subsidy	-	-	146,837	146,837	139,550
Interest subsidy	-	-	45,719	45,719	45,719
Application fees	600	600	109	(491)	165
Laundry and vending	5,000	5,000	4,809	(191)	4,574
Other tenant charges	4,500	4,500	5,354	854	5,821
Other revenue	-	-	137	137	383
<b>Total Revenues</b>	<u>437,226</u>	<u>437,226</u>	<u>508,670</u>	<u>71,444</u>	<u>493,518</u>
<b>Operating Expenses:</b>					
Operating and maintenance:					
Wages and benefits	68,942	68,942	69,191	(249)	66,610
Contract labor	-	-	-	-	280
Office expenses	-	-	-	-	1,287
Repairs and maintenance	27,000	27,000	20,727	6,273	19,157
Snow removal	20,000	20,000	30,799	(10,799)	19,554
Other expenses	55,281	55,281	17,559	37,722	82,141
Administrative:					
Wages and benefits	103,067	103,067	100,174	2,893	96,528
Professional fees	8,000	8,000	7,015	985	9,032
Management fees	42,660	42,660	42,660	-	42,660
Manager unit rent	8,268	8,268	8,268	-	8,268
Other expenses	22,600	22,600	20,471	2,129	13,369
Insurance	13,000	13,000	11,102	1,898	13,000
Utilities	70,700	70,700	71,773	(1,073)	73,810
<b>Total Expenses</b>	<u>439,518</u>	<u>439,518</u>	<u>399,739</u>	<u>39,779</u>	<u>445,696</u>
<b>Operating Income (Loss) - Budget Basis</b>	(2,292)	(2,292)	108,931	111,223	47,822
<b>Non-operating Revenues (Expenses):</b>					
Investment earnings	60	60	69	9	34
Principal repayment	-	-	(9,363)	(9,363)	(8,286)
Interest expense	(29,964)	(36,459)	(66,875)	(30,416)	(67,397)
Transfers in	27,265	27,265	-	(27,265)	-
<b>Total Non-operating Revenues (Expenses)</b>	<u>(2,639)</u>	<u>(9,134)</u>	<u>(76,169)</u>	<u>(67,035)</u>	<u>(75,649)</u>
<b>Change in Net Position - Budget Basis</b>	<u>(4,931)</u>	<u>(11,426)</u>	32,762	<u>44,188</u>	(27,827)
<b>Reconciliation from Budget to GAAP Basis:</b>					
Loan principal repayment			9,363		8,286
Change in compensated absences			(1,276)		(266)
Depreciation			<u>(109,095)</u>		<u>(109,095)</u>
<b>Change in Net Position - GAAP Basis</b>			(68,246)		(128,902)
<b>Net Position - Beginning</b>			<u>612,145</u>		<u>741,047</u>
<b>Net Position - Ending</b>			<u>543,899</u>		<u>612,145</u>

**Yampa Valley Housing Authority**  
**Proprietary Fund - Fish Creek Mobile Home Park**  
**Schedule of Revenues, Expenses, and Changes in Net Position**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**For the Year Ended December 31, 2022**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2021)**

	<b>2022</b>			<b>Final Budget Variance: Positive (Negative)</b>	<b>2021</b>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Operating Revenues:</b>					
Tenant rents	390,360	390,360	390,304	(56)	390,386
Application fees	-	-	453	453	103
Other tenant charges	200	200	95	(105)	50
Other revenue	-	-	-	-	262
<b>Total Revenues</b>	<u>390,560</u>	<u>390,560</u>	<u>390,852</u>	<u>292</u>	<u>390,801</u>
<b>Operating Expenses:</b>					
Wages and benefits	10,776	10,776	12,026	(1,250)	10,589
Professional fees	9,000	9,000	3,303	5,697	5,212
Management fees	33,300	33,300	33,300	-	33,300
Utilities	50,500	50,500	62,862	(12,362)	52,615
Repairs and maintenance	8,000	8,000	8,960	(960)	8,225
Snow removal	15,000	15,000	23,905	(8,905)	7,961
Railroad licenses	9,300	9,300	8,215	1,085	7,936
Capital outlay	500,000	500,000	67,753	432,247	-
Other expenses	41,750	41,750	11,746	30,004	11,186
<b>Total Expenses</b>	<u>677,626</u>	<u>677,626</u>	<u>232,070</u>	<u>445,556</u>	<u>137,024</u>
<b>Operating Income (Loss) - Budget Basis</b>	(287,066)	(287,066)	158,782	445,848	253,777
<b>Non-operating Revenues (Expenses):</b>					
Investment earnings	250	250	4,076	3,826	128
Principal repayment	(125,976)	(125,976)	(130,760)	(4,784)	(124,490)
Interest expense	(83,185)	(83,185)	(79,900)	3,285	(83,217)
<b>Total Non-operating Revenues (Expenses)</b>	<u>(208,911)</u>	<u>(208,911)</u>	<u>(206,584)</u>	<u>2,327</u>	<u>(207,579)</u>
<b>Change in Net Position - Budget Basis</b>	<u>(495,977)</u>	<u>(495,977)</u>	(47,802)	<u>448,175</u>	46,198
<b>Reconciliation from Budget to GAAP Basis:</b>					
Loan principal repayment			130,760		124,490
Capitalized assets			67,753		-
Change in compensated absences			45		234
Depreciation			(37,509)		(36,154)
<b>Change in Net Position - GAAP Basis</b>			113,247		134,768
<b>Net Position - Beginning</b>			<u>2,324,435</u>		<u>2,189,667</u>
<b>Net Position - Ending</b>			<u>2,437,682</u>		<u>2,324,435</u>

**Yampa Valley Housing Authority**  
**Proprietary Fund - Whitehaven Mobile Home Park**  
**Schedule of Revenues, Expenses, and Changes in Net Position**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**For the Year Ended December 31, 2022**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2021)**

	<u>2022</u>			<b>Final Budget Variance: Positive (Negative)</b>	<u>2021</u>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Operating Revenues:</b>					
Tenant rents	-	-	17,750	17,750	-
<b>Total Revenues</b>	<u>-</u>	<u>-</u>	<u>17,750</u>	<u>17,750</u>	<u>-</u>
<b>Operating Expenses:</b>					
Professional fees	-	12,977	13,662	(685)	-
Utilities	-	1,475	1,475	-	-
Repairs and maintenance	-	12,335	12,335	-	-
Snow removal	-	1,446	1,446	-	-
Capital outlay	-	3,125,000	3,125,000	-	-
Other expenses	-	(101)	(101)	-	-
<b>Total Expenses</b>	<u>-</u>	<u>3,153,132</u>	<u>3,153,817</u>	<u>(685)</u>	<u>-</u>
<b>Operating Income (Loss) - Budget Basis</b>	-	(3,153,132)	(3,136,067)	17,065	-
<b>Non-operating Revenues (Expenses):</b>					
Grants	-	765,000	765,917	917	-
Investment earnings	-	-	5	5	-
Interest expense	-	(9,970)	(5,354)	4,616	-
<b>Total Non-operating Revenues (Expenses)</b>	<u>-</u>	<u>755,030</u>	<u>760,568</u>	<u>5,538</u>	<u>-</u>
<b>Change in Net Position - Budget Basis</b>	<u>-</u>	<u>(2,398,102)</u>	<u>(2,375,499)</u>	<u>22,603</u>	<u>-</u>
<b>Reconciliation from Budget to GAAP Basis:</b>					
Capitalized assets			3,125,000		-
<b>Change in Net Position - GAAP Basis</b>			749,501		-
<b>Net Position - Beginning</b>			-		-
<b>Net Position - Ending</b>			<u>749,501</u>		<u>-</u>



**OTHER COMPLIANCE INFORMATION**

Position 3  
**MULTI-FAMILY HOUSING  
BORROWER BALANCE SHEET**

**PART I - BALANCE SHEET**

<b>PROJECT NAME</b> Hillside Village Apartments	<b>BORROWER NAME</b> Yampa Valley Housing Authority	<b>BORROWER ID AND PROJECT NO.</b> 2 3267333 013
--	--	---

	<b>BEGINNING DATES&gt;</b> ( 01-01-2024 )	<b>PRIOR YEAR</b> ( 01-01-2024 )	<b>COMMENTS</b>
<u>ASSETS</u>	<b>ENDING DATES&gt;</b> ( 12-31-2024 )	<b>( 12-31-2024 )</b>	

**CURRENT ASSETS**

1. GENERAL OPERATING ACCOUNT .....	84,022.00	\$61,148.00	
2. R.E. TAX & INSURANCE ACCOUNT .....	10,185.00	10,184.00	
3. RESERVE ACCOUNT .....	172,378.00	154,563.00	
4. SECURITY DEPOSIT ACCOUNT .....	30,363.00	30,902.00	
5. OTHER CASH ( <i>identify</i> ) .....			
6. OTHER ( <i>identify</i> ) .....			
7. TOTAL ACCOUNTS RECEIVABLE ( <i>Attach list</i> ) .....	3,447.00	2,625.00	
..... ACCTS RCVBL 0-30 DAYS     \$     3,447.00		1,216.00	
ACCTS RCVBL 30-60 DAYS     \$           0.00		1,042.00	
ACCTS RCVBL 60-90 DAYS     \$           0.00		0.00	
ACCTS RCVBL OVER 90 DAYS   \$           0.00		367.00	
8. LESS: ALLOWANCE FOR DOUBTFUL ACCOUNTS .....	(1,000.00)	(\$1,000.00)	
9. INVENTORIES ( <i>supplies</i> ) .....	(            )	(            )	
10. PREPAYMENTS .....	1,774.00	1,351.00	
11. _____			
12. <b>TOTAL CURRENT ASSETS</b> ( <i>Add 1 thru 11</i> ) .....	301,169.00	259,773.00	

**FIXED ASSETS**

13. LAND .....	622,226.00	622,226.00	
14. BUILDINGS .....	2,917,981.00	2,917,981.00	
15. LESS: ACCUMULATED DEPRECIATION .....	( 2,150,732.00 )	( 2,041,843.00 )	
16. FURNITURE & EQUIPMENT .....	13,899.00	13,899.00	
17. LESS: ACCUMULATED DEPRECIATION .....	( 13,899.00 )	( 13,693.00 )	
18. _____			
19. <b>TOTAL FIXED ASSETS</b> ( <i>Add 13 thru 18</i> ) .....	\$1,389,475.00	\$1,498,570.00	

**OTHER ASSETS**

20. _____			
21. <b>TOTAL ASSETS</b> ( <i>Add 12, 19, and 20</i> ) .....	\$1,690,644.00	\$1,758,343.00	

**LIABILITIES AND OWNERS EQUITY**

**CURRENT LIABILITIES**

22. TOTAL ACCOUNTS PAYABLE ( <i>Attach list</i> ) .....	\$19,627.00	\$14,611.00	
..... ACCTS PAYABLE 0-30 DAYS     \$     19,627.00		14,611.00	
ACCTS PAYABLE 30-60 DAYS     \$           0.00			
ACCTS PAYABLE 60-90 DAYS     \$           0.00			
ACCTS PAYABLE OVER 90 DAYS   \$           0.00			
23. NOTES PAYABLE ( <i>Attach list</i> ) .....			
24. SECURITY DEPOSITS .....	30,362.00	27,318.00	
25. <b>TOTAL CURRENT LIABILITIES</b> ( <i>Add 22 thru 24</i> ) .....	\$49,989.00	\$41,929.00	

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 2 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

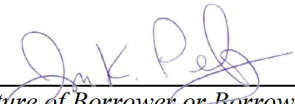
**LONG-TERM LIABILITIES**

26. NOTES PAYABLE RURAL DEVELOPMENT	\$1,087,025.00	\$1,095,833.00	
27. OTHER (Identify) <u>Accrued Compensated Absences and P.F.</u>	9,731.00	8,452.00	
28. <b>TOTAL LONG-TERM LIABILITIES</b> (Add 26 and 27)	1,096,756.00	1,104,285.00	
29. <b>TOTAL LIABILITIES</b> (Add 25 and 28) . . . . .	1,146,745.00	1,146,214.00	
30. OWNER'S EQUITY (Net Worth) (21 minus 29) . . . . .	( 543,899.00 )	( 612,129.00 )	
31. <b>TOTAL LIABILITIES AND OWNER'S EQUITY</b> (Add 29 and 30)	\$1,690,644.00	\$1,758,343.00	

**Warning: Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both."**

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

03-28-2023  
 \_\_\_\_\_  
 (Date)

  
 \_\_\_\_\_  
 (Signature of Borrower or Borrower' Representative)  
 Executive Director, YVHA  
 \_\_\_\_\_  
 (Title)

**PART II - VERIFICATION OF REVIEW**

I/We have reviewed the borrower's records. The accompanying balance sheet, and statement of actual budget and income on Form RD 1930-7, is a fair presentation of the borrower's records.

I/We certify that no identity of interest exists between me/us and any individual or organization doing business with the project or borrower.

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (Name and Title)

\_\_\_\_\_  
 (Address)

In lieu of the above verification and signature, a review completed, dated and signed by a person or firm qualified by I license or certification is attached.

Position 3  
**MULTIPLE FAMILY HOUSING PROJECT BUDGET/  
UTILITY ALLOWANCE**

PROJECT NAME Hillside Village Apartments		BORROWER NAME Yampa Valley Housing Authority		BORROWER ID AND PROJECT NO. 203267333 013	
Loan/Transfer Amount \$		Note Rate Payment \$		IC Payment \$	
Reporting Period <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly	Budget Type <input type="checkbox"/> Initial <input checked="" type="checkbox"/> Regular Report <input type="checkbox"/> Rent Change <input type="checkbox"/> SMR <input type="checkbox"/> Other Servicing	Project Rental Type <input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Congregate <input type="checkbox"/> Group Home <input type="checkbox"/> Mixed <input type="checkbox"/> LH	Profit Type <input type="checkbox"/> Full Profit <input type="checkbox"/> Limited Profit <input checked="" type="checkbox"/> Non-Profit	The following utilities are master metered: <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Trash <input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> I hereby request 0 units of RA. Current number of RA units <u>36</u>					Borrower Accounting Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual

**PART I-CASH FLOW STATEMENT**

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
BEGINNING DATES>	01-01-2022	01-01-2022	01-01-2022	
ENDING DATES>	12-31-2022	12-31-2022	12-31-2022	
<b>OPERATIONAL CASH SOURCES</b>				
1. RENTAL INCOME .....	443,496.00	305,705.00	443,496.00	
2. RHS RENTAL ASSISTANCE RECEIVED .....		146,837.00		
3. APPLICATION FEES RECEIVED .....		109.00		
4. LAUNDRY AND VENDING .....	5,000.00	4,809.00	5,000.00	
5. INTEREST INCOME .....	60.00	69.00	60.00	
6. TENANT CHARGES .....	4,500.00	5,354.00	6,500.00	
7. OTHER -PROJECT SOURCES .....	600.00	137.00	600.00	
8. LESS (Vacancy and Contingency Allowance) .....	( 8,870.00 )		( 8,870.00 )	
9. LESS (Agency Approved Incentive Allowance) .....	( 0.00 )		( 0.00 )	
10. SUB-TOTAL [(1 thru 7) - (8 & 9)] .....	444,786.00	463,020.00	446,786.00	
<b>NON-OPERATIONAL CASH SOURCES</b>				
11. CASH-NON PROJECT .....	0.00	0.00	0.00	
12. AUTHORIZED LOAN (Non-RHS) .....	0.00	0.00	0.00	
13. TRANSFER FROM RESERVE .....	27,265.00	0.00	27,265.00	
14. SUB-TOTAL (11 thru 13) .....	27,265.00	0.00	27,265.00	
15. <b>TOTAL CASH SOURCES (10+14) .....</b>	<b>472,051.00</b>	<b>463,020.00</b>	<b>474,051.00</b>	
<b>OPERATIONAL CASH USES</b>				
16. TOTAL O&M EXPENSES (From Part II) .....	424,237.00	401,013.00	424,237.00	
17. RHS DEBT PAYMENT .....	29,964.00	29,964.00	29,964.00	
18. RHS PAYMENT (Overage) .....		0.00		
19. RHS PAYMENT (Late Fee) .....		0.00		
20. REDUCTION IN PRIOR YEAR PAYABLES .....		0.00		
21. TENANT UTILITY PAYMENTS .....		0.00		
22. TRANSFER TO RESERVE .....	17,781.00	17,815.00	17,781.00	
23. RETURN TO OWNER/NP ASSET MANAGEMENT FEE....	0.00	0.00	0.00	
24. SUB-TOTAL (16 thru 23) .....	471,982.00	448,792.00	471,982.00	
<b>NON-OPERATIONAL CASH USES</b>				
25. AUTHORIZED DEBT PAYMENT (Non-RHS) .....				
26. ANNUAL CAPITAL BUDGET (From Part III, Lines 4-6) .....			20,000.00	
27. MISCELLANEOUS .....				
28. SUB-TOTAL (25 thru 27) .....	0.00	0.00	20,000.00	
29. <b>TOTAL CASH USES (24+28) .....</b>	<b>471,982.00</b>	<b>448,792.00</b>	<b>491,982.00</b>	
30. <b>NET CASH (DEFICIT) (15- 29) .....</b>	<b>69.00</b>	<b>14,228.00</b>	<b>(17,931.00)</b>	
<b>CASH BALANCE</b>				
31. BEGINNING CASH BALANCE .....	61,149.00	61,149.00	61,149.00	
32. ACCRUAL TO CASH ADJUSTMENT .....		8,645.00		
33. ENDING CASH BALANCE (30+31+32) .....	61,218.00	84,022.00	43,218.00	

*According to the Paperwork Reduction Act of 1995, an agency may not conduct sponsor and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 2 1/2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

**PART II-OPERATING AND MAINTENANCE EXPENSE SCHEDULE**

	<b>CURRENT BUDGET</b>	<b>ACTUAL</b>	<b>PROPOSED BUDGET</b>	<b>COMMENTS or (YTD)</b>
1. MAINTENANCE AND REPAIRS PAYROLL .....	66,610.00	69,191.00	78,051.00	
2. MAINTENANCE AND REPAIRS SUPPLY .....	15,000.00	11,622.00	15,000.00	
3. MAINTENANCE AND REPAIRS CONTRACT .....	12,000.00	9,104.00	12,000.00	
4. PAINTING .....	5,000.00	0.00	5,000.00	
5. SNOW REMOVAL .....	20,000.00	30,799.00	20,000.00	
6. ELEVATOR MAINTENANCE/CONTRACT .....	0.00	0.00	0.00	
7. GROUNDS .....	8,500.00	0.00	8,500.00	
8. SERVICES .....	4,000.00	0.00	4,000.00	
9. ANNUAL CAPITAL BUDGET (From Part V- Operating) .....	81,000.00	0.00	20,000.00	
10. OTHER OPERATING EXPENSES (Itemize) .....	0.00	0.00	0.00	
11. SUB-TOTAL MAINT. & OPERATING (1 thru 10) .....	212,110.00	120,716.00	162,551.00	
12. ELECTRICITY <input type="checkbox"/> If master metered .....	7,000.00	4,553.00	7,000.00	
13. WATER <input type="checkbox"/> check box on .....	24,000.00	27,295.00	24,000.00	
14. SEWER <input type="checkbox"/> front .....	24,700.00	24,486.00	24,700.00	
15. FUEL (Oil/Coal/Gas) .....	0.00	0.00	0.00	
16. GARBAGE & TRASH REMOVAL .....	15,000.00	15,439.00	15,000.00	
17. OTHER UTILITIES .....	0.00	0.00	0.00	
18. SUB-TOTAL UTILITIES (12 Thru 17) .....	70,700.00	71,773.00	70,700.00	
19. SITE MANAGEMENT PAYROLL .....	52,300.00	61,528.00	76,809.00	
20. MANAGEMENT FEE .....	42,660.00	42,660.00	42,660.00	
21. PROJECT AUDITING EXPENSE .....	7,000.00	6,930.00	7,000.00	
22. PROJECT BOOKKEEPING/ACCOUNTING .....	0.00	0.00	0.00	
23. LEGAL EXPENSES .....	1,000.00	85.00	1,000.00	
24. ADVERTISING .....	1,000.00	0.00	1,000.00	
25. TELEPHONE & ANSWERING SERVICE .....	3,000.00	0.00	1,000.00	
26. OFFICE SUPPLIES .....	1,500.00	0.00	1,500.00	
27. OFFICE FURNITURE & EQUIPMENT .....	500.00	0.00	500.00	
28. TRAINING EXPENSE .....	3,000.00	0.00	3,000.00	
29. HEALTH INS. & OTHER EMP. BENEFITS .....	30,000.00	28,844.00	24,139.00	
30. PAYROLL TAXES .....	11,500.00	11,077.00	11,397.00	
31. WORKMAN'S COMPENSATION .....	3,000.00	0.00	2,323.00	
32. OTHER ADMINISTRATIVE EXPENSES (Itemize) .....	21,368.00	46,298.00	18,268.00	
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32) .....	177,828.00	197,422.00	190,596.00	
34. REAL ESTATE TAXES .....	0.00	0.00	0.00	
35. SPECIAL ASSESSMENTS .....	0.00	0.00	0.00	
36. OTHER TAXES, LICENSES& PERMITS .....	0.00	0.00	0.00	
37. PROPERTY& LIABILITY INSURANCE .....	13,000.00	11,102.00	13,000.00	
38. FIDELITY COVERAGE INSURANCE .....	0.00	0.00	0.00	
39. OTHER INSURANCE .....	0.00	0.00	0.00	
40. SUB-TOTAL TAXES& INSURANCE (34 thru 39) .....	13,000.00	11,102.00	13,000.00	
41. TOTAL O&M EXPENSES (11 +18+33+40) .....	473,638.00	401,013.00	436,847.00	

**PART III-ACCOUNT BUDGETING/STATUS**

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
<b>RESERVE ACCOUNT:</b>				
1. BEGINNING BALANCE .....	136,768.00	154,563.00	154,563.00	
2. TRANSFER TO RESERVE .....	17,781.00	17,815.00	17,781.00	
TRANSFER FROM RESERVE .....				
3. OPERATING DEFICIT .....	0.00			
4. ANNUAL CAPITAL BUDGET (Part V - Reserve) .....	0.00			
5. BUILDING & EQUIPMENT REPAIR .....	0.00			
6. OTHER NON-OPERATING EXPENSES .....	(27,265.00)	0.00	(27,265.00)	
7. TOTAL (3 thru 6) .....	<b>( 27,265.00 )</b>	<b>( 0.00 )</b>	<b>( 27,265.00 )</b>	
8. ENDING BALANCE [(1 +2)-7] .....	181,814.00	172,378.00	199,609.00	

**GENERAL OPERATING ACCOUNT:\***

BEGINNING BALANCE .....	61,149.00	
ENDING BALANCE .....	84,022.00	

**REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:\***

BEGINNING BALANCE .....	10,184.00	
ENDING BALANCE .....	10,185.00	

**TENANT SECURITY DEPOSIT ACCOUNT:\***

BEGINNING BALANCE .....	30,902.00	
ENDING BALANCE .....	30,363.00	

(\*Complete upon submission of actual expenses.)

NUMBER OF APPLICANTS ON THE WAITING LIST .....	38	RESERVE ACCT. REQ. BALANCE .....	138,110.00
NUMBER OF APPLICANTS NEEDING RA .....	25	AMOUNT AHEAD/BEHIND .....	16,453.00

## Performance Standards Borrower Self-Certification Letter

Date March 28, 2023

USDA Rural Development Office

Address 690 Industrial Blvd

Address Delta, Colorado 81416

In accordance with the criteria specified in Section 5; Paragraph 4.32 C. of the USDA Rural Development Handbook (HB-2-3560) for the year ended 12/31/2022 the borrower must self-certify that Yampa Valley Housing Authority - Hillside Village Apartments is in compliance with the nine performance standards. The following is a summary of our compliance with the performance standards.

1. The required accounts  are  (are not) properly maintained and tracked separately. The accounts we maintain are marked below:  
 Operating Account(s)       Security Deposit Account  
 Tax & Insurance Account       Reserve Account  
 Other Accounts: \_\_\_\_\_
2. The payments from operating account(s)  are  (are not) disclosed and accurately represented.
3. The reserve account(s):
  - a.  is on  (not on) schedule with the Agency required minimum funding requirements;
  - b.  is  (is not) maintained in a supervised bank account that requires the Agency's countersignature on all withdrawals;
  - c.  is on  (not on) schedule with contributions to the reserve account for the current year with the Agency required minimum funding; and
  - d.  has no  (has) encumbrances on the reserve funds.
4. The tenant security deposits accounts  are  (are not) fully funded and  are  (are not) maintained in separate accounts.
5. The payment of owner return was:  
 paid in the amount of \$ 0 for 20 22 fiscal year and  was  (was not) in accordance with the Agency's requirements OR  
 not paid during the reporting year OR  
 not allowable due to our nonprofit status OR

not allowable due to our nonprofit status. However, an asset management fee in the amount of \$ \_\_\_\_\_ was paid for 20 \_\_\_\_\_ fiscal year.

6. The borrower  has  (*has not*) maintained proper insurance in accordance with the requirements in 7 CFR 3560.105. Coverage maintained for \_\_\_\_\_ Hillside Village Apartments is as follows:

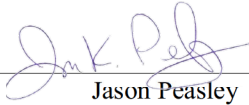
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Liability Insurance | <input type="checkbox"/> Flood Insurance      |
| <input checked="" type="checkbox"/> Property Insurance  | <input type="checkbox"/> Earthquake Insurance |
| <input type="checkbox"/> Fidelity Bond                  | <input type="checkbox"/> Other: _____         |

7. All financial records  are  (*are not*) adequate and suitable for examination.

8. There have been no changes in the ownership of \_\_\_\_\_ Hillside Village Apartments other than those approved by the Agency and identified in the certification. ***For non-profit borrowers:*** The Board of Directors  is  (*is not*) active and maintains oversight responsibilities for the project.

The real estate taxes (property taxes) are paid in accordance with state and/or local requirements. As of 12/31/2022, there are no delinquent real estate taxes (property taxes).

I certify that the above is true, accurate and is properly supported by documentation kept in our files.

  
\_\_\_\_\_  
Jason Peasley

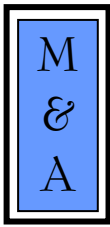
*Printed Signature*

Borrower Name: Yampa Valley Housing Authority

***NOTE TO BORROWER:*** *If the project is not in compliance with any of the above Performance Standards you must state that you are not in compliance with the standard and provide the Agency with a statement about the non-compliance and the methods taken to correct the non-compliance.*



**FEDERAL AWARDS COMPLIANCE**



# MCMAHAN AND ASSOCIATES, L.L.C.

*Certified Public Accountants and Consultants*

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## **INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

**To the Board of Directors  
Yampa Valley Housing Authority  
Steamboat Springs, Colorado**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Yampa Valley Housing Authority (the "Authority") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated March 28, 2023.

### ***Internal Control over Financial Reporting***

In planning and performing our audit on the financial statements, we considered the Authority's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

*Member: American Institute of Certified Public Accountants*

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**INDEPENDENT AUDITOR'S REPORT**  
**To the Board of Directors**  
**Yampa Valley Housing Authority**  
**Steamboat Springs, Colorado**

***Compliance and Other Matters***

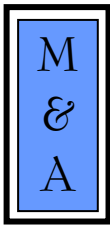
As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McMahan and Associates, L.L.C.*

**McMahan and Associates, L.L.C.**  
**Avon, Colorado**  
**March 28, 2023**



# McMAHAN AND ASSOCIATES, L.L.C.

*Certified Public Accountants and Consultants*

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## **INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

**To the Board of Directors  
Yampa Valley Housing Authority  
Steamboat Springs, Colorado**

### **Report on Compliance for Each Major Program**

#### ***Opinion on Each Major Federal Program***

We have audited the compliance of Yampa Valley Housing Authority (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Authority's major federal programs for the year ended December 31, 2022. The Authority's major federal programs are identified in the *Summary of Auditor's Results* section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

#### ***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the audit requirements of Title 2, U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

#### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

*Member: American Institute of Certified Public Accountants*

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## **INDEPENDENT AUDITOR'S REPORT**

**To the Board of Directors  
Yampa Valley Housing Authority  
Steamboat Springs, Colorado**

### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with U.S. GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

**INDEPENDENT AUDITOR'S REPORT**

**To the Board of Directors  
Yampa Valley Housing Authority  
Steamboat Springs, Colorado**

**Report on Internal Control Over Compliance (continued)**

Our consideration of internal control over compliance was for the limited purpose described in the *Auditor's Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*McMahan and Associates, L.L.C.*

**McMahan and Associates, L.L.C.  
Avon, Colorado  
March 28, 2023**

**Yampa Valley Housing Authority  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
For the Year Ended December 31, 2022**

**Part I – Summary of Auditor’s Results**

*Financial Statements:*

Type of auditor’s report issued	Unmodified
Internal control over financial reporting:	
Material weakness identified	None noted
Significant deficiency identified	None noted
Noncompliance material to financial statements noted	None noted

*Federal Awards:*

Internal control over major programs:	
Material weakness identified	None noted
Significant deficiency identified	None noted
Type of auditor’s report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Title 2, U.S. Code of Federal Regulations, Part 200	None noted

Major programs:

Rural Rental Housing Loan Program	ALN #10.415
Dollar threshold used to identify Type A from Type B programs	\$750,000
Identified as low-risk auditee	Yes

**Part II – Findings Related to Financial Statements**

Findings related to financial statements as required by <i>Government Auditing Standards</i>	None noted
Auditor-assigned reference number	Not applicable

**Part III – Findings Related to Federal Awards**

Internal control findings	None noted
Compliance findings	None noted
Questioned costs	None noted
Auditor-assigned reference number	Not applicable

**Yampa Valley Housing Authority**  
**SCHEDULE OF PRIOR AUDIT FINDINGS AND QUESTIONED COSTS**  
**For the Year Ended December 31, 2021**

The Authority had no findings for the year ended December 31, 2021.

**Yampa Valley Housing Authority  
Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2022**

<u>Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Pass-through Entity Identifying Number</u>	<u>Expenditures</u>
<b>U.S. Department of Agriculture:</b>			
<i>Direct programs:</i>			
Rural Rental Housing Loans	10.415	N/A	\$ 1,141,552
Rural Rental Assistance Payments	10.427	N/A	146,837
<b>Total - U.S. Department of Agriculture</b>			<u>1,288,389</u>
<b>Department of the Interior:</b>			
<i>Direct programs:</i>			
Energy & Mineral Impact Assistance Program (EIAF)	15.437	N/A	200,000
<b>Total - Department of the Interior</b>			<u>200,000</u>
<b>Total</b>			<u>\$ 1,488,389</u>

**Notes to the Schedule of Expenditures of Federal Awards for the Year Ended December 31, 2022**

**Note 1. Basis of Presentation**

The Schedule of Expenditures of Federal Awards includes the Federal grant activity of Yampa Valley Housing Authority (the "Authority") and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2, U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented or used in the preparation of the general purpose financial statements.

**Note 2. Indirect Facilities and Administration Costs**

The Authority has elected not to use the 10% de minimis cost rate allowed in §200.414, *Indirect (F&A) Costs*, of the Uniform Guidance.

**Note 3. Loans Outstanding**

The Authority participates in the Rural Housing Service loan program. The balance of such loans at December 31, 2022 is as follows:

<u>Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>Balance of Direct Loans</u>
Rural Rental Housing Loans	10.415	\$ 1,087,025

**Note 4 - Sub recipients:**

The Authority did not provide any federal funds listed in the Schedule of Expenditures of Federal Awards to sub-recipients.