

**Golden Eagle Elderly Housing Corporation  
(A Colorado Non-Profit Corporation and  
A Component Unit of Eagle County, Colorado)**

**Financial Statements**

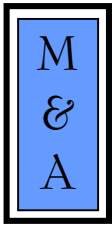
**December 31, 2015 and 2014**

**Golden Eagle Elderly Housing Corporation  
(A Colorado Non-Profit Corporation and  
A Component Unit of Eagle County, Colorado)**

**Financial Statements  
December 31, 2015 and 2014**

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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors  
Golden Eagle Elderly Housing Corporation  
Eagle, Colorado**

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of Golden Eagle Elderly Housing Corporation (the "Corporation"), a Colorado non-profit corporation and a component unit of Eagle County, Colorado, which comprise the statement of financial position as of December 31, 2015 and 2014, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; 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.

### ***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

*Member: American Institute of Certified Public Accountants*

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**INDEPENDENT AUDITOR'S REPORT**  
**To the Board of Directors**  
**Golden Eagle Elderly Housing Corporation**  
**Eagle, Colorado**

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Golden Eagle Elderly Housing Corporation as of December 31, 2015 and 2014, and the changes in net assets and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

***Other Matters***

Our audit was conducted for the purpose of forming an opinion on the Corporation's basic financial statements taken as a whole. The supplemental Schedule of Changes in Net Assets – Budget and Actual on page 11 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplemental schedules on page 12 are presented for the purpose of additional analysis, as required by the *United States Department of Agriculture RD Handbook HB-2-3560*, and is not a required part of the financial statements. Such supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The supplemental information on pages 11 – 12, except for that portion marked "unaudited", on which we express no opinion, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information on pages 11 – 12 is fairly stated in all material respects in relation to the financial statements as a whole.

**McMahan and Associates, L.L.C.**  
**February 26, 2016**

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Statement of Financial Position**  
**December 31, 2015 and 2014**

	<b>2015</b>	<b>2014</b>
<b>Assets:</b>		
<b>Current Assets:</b>		
Cash and cash equivalents - Unrestricted	3,596	15,021
Accounts receivable - Rentals	230	567
Accounts receivable - Other	10,127	15,061
Investment	100	100
<b>Total Current Assets</b>	<b>14,053</b>	<b>30,749</b>
<b>Restricted Assets:</b>		
Cash and cash equivalents - Restricted	104,672	98,033
<b>Fixed Assets, Net of Accumulated Depreciation</b>	<b>1,620,462</b>	<b>1,668,607</b>
<b>Total Assets</b>	<b>1,739,187</b>	<b>1,797,389</b>
<b>Liabilities and Net Assets:</b>		
<b>Liabilities:</b>		
<b>Current Liabilities:</b>		
Accounts payable	5,052	1,680
Due to Eagle County	106	591
Accrued interest payable on long-term debt	2,259	2,304
Tenant security deposits	16,930	16,360
Current portion of long term debt	9,533	8,982
<b>Total Current Liabilities</b>	<b>33,880</b>	<b>29,917</b>
<b>Long-term debt, net of current portion</b>	<b>1,338,609</b>	<b>1,348,142</b>
<b>Total Liabilities</b>	<b>1,372,489</b>	<b>1,378,059</b>
<b>Net Assets - Unrestricted</b>	<b>366,698</b>	<b>419,330</b>
<b>Total Liabilities and Net Assets</b>	<b>1,739,187</b>	<b>1,797,389</b>

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

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Statement of Activities**  
**For the Years Ended December 31, 2015 and 2014**

	<u>2015</u>	<u>2014</u>
<b>Revenues:</b>		
Tenant rents	111,981	110,195
Tenant assistance payments	129,607	125,597
<b>Total - Rental Revenues</b>	<u>241,588</u>	<u>235,792</u>
Miscellaneous	718	2,173
<b>Total Revenues</b>	<u>242,306</u>	<u>237,965</u>
<b>Expenses:</b>		
Repairs and maintenance	83,520	90,318
Utilities	44,855	35,322
General and administration	65,051	67,782
Management fees	8,076	8,074
Insurance	4,083	2,594
<b>Total Operating Expenses</b>	<u>205,585</u>	<u>204,090</u>
<b>Income (Loss) from Operations</b>	36,721	33,875
<b>Other Revenue (Expense):</b>		
Interest income	120	116
Grant awards and contributions	25,000	-
Depreciation	(82,068)	(80,518)
Interest subsidy	48,417	43,880
Interest expense	<u>(80,822)</u>	<u>(80,629)</u>
<b>Change in Net Assets</b>	(52,632)	(83,276)
<b>Unrestricted Net Assets - Beginning</b>	<u>419,330</u>	<u>502,606</u>
<b>Unrestricted Net Assets - Ending</b>	<u><u>366,698</u></u>	<u><u>419,330</u></u>

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

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2015 and 2014**

	<b>2015</b>	<b>2014</b>
<b>Cash Flows From Operating Activities:</b>		
Cash received for rent	242,497	236,960
Other cash receipts	718	2,173
Cash paid for staffing	(55,487)	(54,825)
Cash paid for goods and services	(142,277)	(151,609)
<b>Net Cash Provided (Used) By Operating Activities</b>	<b>45,451</b>	<b>32,699</b>
<b>Cash Flows From Financing Activities:</b>		
Cash received from grants and contributions	25,000	-
Cash received from interest subsidy	48,417	43,880
Principal repaid on long-term debt	(8,982)	(8,462)
Interest paid	(80,867)	(80,671)
<b>Net Cash Provided (Used) By Financing Activities</b>	<b>(16,432)</b>	<b>(45,253)</b>
<b>Cash Flows From Investing Activities:</b>		
Interest income received	118	116
Cash paid to purchase capital assets	(33,923)	(28,080)
<b>Net Cash Provided (Used) By Investing Activities</b>	<b>(33,805)</b>	<b>(27,964)</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(4,786)	(40,518)
<b>Cash and Cash Equivalents - Beginning</b>	113,054	153,572
<b>Cash and Cash Equivalents - Ending</b>	108,268	113,054
<b>Cash and Cash Equivalents - Ending is comprised of:</b>		
Cash and cash equivalents - Unrestricted	3,596	15,021
Cash and cash equivalents - Restricted	104,672	98,033
	108,268	113,054
<b>Reconciliation of Income (Loss) from Operations to Net Cash Provided (Used) by Operating Activities:</b>		
Income (loss) from operations	36,721	33,875
<b>Adjustments to reconcile:</b>		
(Increase) decrease in accounts receivable - Rentals	336	(367)
(Increase) decrease in accounts receivable - Other	4,934	(896)
Increase (decrease) in accounts payable	3,375	(2,038)
Increase (decrease) in due to Eagle County	(485)	591
Increase (decrease) in tenant security deposits	570	1,534
<b>Total Adjustments</b>	<b>8,730</b>	<b>(1,176)</b>
<b>Net Cash Provided (Used) By Operating Activities</b>	<b>45,451</b>	<b>32,699</b>

The accompanying notes are an integral part of these financial statements

**Golden Eagle Elderly Housing Corporation  
(A Colorado Non-Profit Corporation and  
A Component Unit of Eagle County, Colorado)  
Notes to the Financial Statements  
December 31, 2015 and 2014**

**1. Organization**

Golden Eagle Elderly Housing Corporation (the "Corporation") was incorporated on May 3, 2002 as a Colorado non-profit corporation for the operation, maintenance, and development of decent, safe and sanitary housing for the handicapped, aged, and individuals who meet certain living requirements in Eagle County, Colorado (the "County"). The Corporation owns and operates, exclusively on behalf of and for the benefit of the County, a 36-unit elderly housing project in Eagle, Colorado known as Golden Eagle Apartments (the "Project").

The formation of the Corporation was approved by the County, and its operations are governed by a Board of Directors (the "Board") appointed by the County's Board of County Commissioners. The Corporation is considered to be a component unit of the County, and its financial position, activities, and cash flow are included in the County's separate 2015 and 2014 financial statements.

The Corporation began operations in 2003. The acquisition of the Project was financed by a promissory note from Rural Housing Service ("RHS"); a division of the U.S. Department of Agriculture. The note is secured by a pledge of revenues and assets from the Project. The County has no financial obligation for the debt or the operations of the Corporation.

Rents of qualified tenants within the Project are subsidized by RHS, pursuant to a Rental Assistance Agreement.

**2. Summary of Significant Accounting Policies**

**A. Reporting Entity**

The Corporation was formed under the laws of the State of Colorado and operates under the direction of the Board. As required by generally accepted accounting principles, the financial statements of the reporting entity include those of Corporation. No additional separate governmental units, agencies, or non-profit corporations are included in the financial statements of the Corporation since none were discovered to fall within the oversight responsibility based upon the application of the following criteria: financial accountability, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency. The Corporation does not exercise oversight responsibility over any other entity. However, the Corporation is a component unit of the County.

**B. Basis of Accounting**

The Corporation utilizes the accrual basis of accounting, whereby revenues are recognized when earned and expenses are recognized when incurred.

**C. Cash Equivalents**

For the purposes of the Statement of Cash Flows, the Corporation defines cash equivalents as all cash, money market, and savings accounts, plus all investments with original maturities of three months or less.

**D. Restricted Assets**

Certain of the Corporation's assets are classified as restricted assets because their use is restricted to specific purposes by RHS or other legally binding commitments.



**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Notes to the Financial Statements**  
**December 31, 2015 and 2014**  
**(Continued)**

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

**E. Allowance for Uncollectible Accounts**

The Corporation uses the allowance method to recognize the potential uncollectibility of receivables. No allowance for uncollectible accounts was recorded at December 31, 2015 and 2014, since all such amounts were considered collectible.

**F. Fixed Assets**

Fixed assets are recorded at cost and are depreciated using the straight-line method over the following estimated useful lives of the underlying assets:

	<b>Years</b>
Buildings and improvements	20 - 30
Furniture and equipment	3 - 5

Land is reported at cost and is not subject to depreciation.

**G. Income Taxes**

The Corporation was formed in accordance with Internal Revenue Service Revenue Procedure 95-48, which provides that an "affiliate of a governmental unit" is exempt from federal income tax filing requirements. As a result, the Corporation is also exempt from Colorado state income tax.

**H. Subsequent Events**

Management has evaluated subsequent events through February 26, 2016; the date these financial statements were available to be issued.

**I. Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**3. Cash and Cash Equivalents**

	<b>2015</b>	<b>2014</b>
<b>Cash and Cash Equivalents - Unrestricted:</b>		
Cash in bank - Checking	\$ 3,596	\$ 15,021
<b>Cash and Cash Equivalents - Restricted:</b>		
Tenant security deposits - Checking	\$ 16,907	\$ 16,892
Reserve account - Checking	87,765	81,141
<b>Total - Cash and Cash Equivalents - Restricted</b>	<b>\$ 104,672</b>	<b>\$ 98,033</b>

Under the terms of the financing from RHS, the Corporation is required to make annual transfers to a Reserve account, until the account balance reaches \$142,647. Funds in the Reserve account may only be expended upon approval of RHS for specified purposes.

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Notes to the Financial Statements**  
**December 31, 2015 and 2014**  
**(Continued)**

**4. Investment**

The Corporation is the sole member of Seniors on Broadway LLC (the “LLC”), which is the general partner (0.01% interest) in Seniors on Broadway LP (the “LP”). The LP developed and operates a senior housing facility adjacent to the Project. The Corporation’s investment in the LLC is carried at cost, which approximates its consolidated value at year-end. The Corporation has provided an unconditional guaranty to the LP’s limited partners with respect to the LLC’s obligations under the LP’s Partnership Agreement, including guaranty of certain tax credits anticipated by the LP’s limited partners. However, the Corporation has no financial obligation for the debt of the LP.

**5. Capital Assets**

For 2015, the Corporation had the following activity related to capital assets:

	<u>Balance 12/31/14</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance 12/31/15</u>
Capital assets not being depreciated:				
Land	\$ 126,000	\$ -	\$ -	\$ 126,000
Total capital assets not being depreciated	<u>126,000</u>	<u>-</u>	<u>-</u>	<u>126,000</u>
Capital assets being depreciated:				
Buildings and improvements	2,310,482	33,923	-	2,344,405
Furniture and equipment	<u>21,765</u>	<u>-</u>	<u>-</u>	<u>21,765</u>
Total capital assets being depreciated	<u>2,332,247</u>	<u>33,923</u>	<u>-</u>	<u>2,366,170</u>
Less accumulated depreciation for:				
Buildings and improvements	(767,875)	(82,068)	-	(849,943)
Furniture and equipment	<u>(21,765)</u>	<u>-</u>	<u>-</u>	<u>(21,765)</u>
Total accumulated depreciation	<u>(789,640)</u>	<u>(82,068)</u>	<u>-</u>	<u>(871,708)</u>
Total capital assets being depreciated, net	<u>1,542,607</u>	<u>(48,145)</u>	<u>-</u>	<u>1,494,462</u>
<b>Total Capital Assets, Net</b>	<u>\$ 1,668,607</u>	<u>\$ (48,145)</u>	<u>\$ -</u>	<u>\$ 1,620,462</u>

**6. Long-term Debt**

In connection with the Corporation’s acquisition of the Project on March 14, 2003, the Corporation assumed \$1,063,478 of promissory notes payable to RHS (the “2003 Note”). The 2003 Note is secured by the Project, and other assets and revenues of the Corporation. The 2003 Note bears interest at 6% per annum and is due in monthly blended installments of \$5,600. The Corporation receives varying monthly interest subsidies from RHS. During 2015, these subsidies totaled \$35,079 (2014 – \$30,542). The 2003 Note is amortized over 50 years, with a balloon payment of unpaid principal and accrued interest due March 14, 2033. The outstanding principal balance on the 2003 Note at December 31, 2015 was \$999,443 (2014 – \$1,006,443).

On December 8, 2006, the Corporation executed another promissory note for \$362,870 with RHS (the “2006 Note”); the proceeds of which were used to fund capital improvements. The 2006 Note is secured by the Project, and other assets and revenues of the Corporation. The 2006 Note bears interest at 5.875% per annum and is due in monthly blended installments of \$773. The Corporation receives a monthly interest subsidy of \$1,111 from the RHS. During 2015, these subsidies totaled \$13,337 (2014 – \$13,337). Monthly payments are due beginning February 1, 2007, with a balloon payment of unpaid principal and accrued interest due January 1, 2037. The outstanding principal balance on the 2006 Note at December 31, 2015 was \$348,699 (2014 – \$350,681).

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Notes to the Financial Statements**  
**December 31, 2015 and 2014**  
**(Continued)**

**6. Long-term Debt (continued)**

For 2015, the Corporation had the following activity related to long-term debt:

	<u>Balance 12/31/14</u>	<u>Principal Payments</u>	<u>Balance 12/31/15</u>	<u>Due Within One Year</u>
2003 USDA promissory note	\$ 1,006,443	\$ (7,000)	\$ 999,443	\$ 7,431
2006 USDA promissory note	350,681	(1,982)	348,699	2,102
	<u>\$ 1,357,124</u>	<u>\$ (8,982)</u>	<u>\$ 1,348,142</u>	<u>\$ 9,533</u>

The following is a schedule of the Corporation's aggregate future debt service requirements at December 31, 2015 to maturity:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2016	\$ 9,533	\$ 66,934	\$ 76,467
2017	10,118	66,349	76,467
2018	10,739	65,728	76,467
2019	11,399	65,068	76,467
2020	12,098	64,369	76,467
2021 - 2025	72,587	309,746	382,333
2026 - 2030	97,776	284,557	382,333
2031 - 2035	852,778	126,367	979,145
2036 - 2038	271,114	2,672	273,786
	<u>\$ 1,348,142</u>	<u>\$ 1,051,790</u>	<u>\$ 2,399,932</u>

**7. Related Party Transactions**

Effective January 1, 2010, the Corporation entered into a three-year agreement with Eagle County Housing and Development Authority ("ECHDA"; a component unit of the County), pursuant to which ECHDA is to provide management of the day-to-day operations of the Project. This agreement was extended, by amendment, to June 30, 2015. A new three-year agreement was executed July 1, 2015 with ECHDA. As with the original agreement, ECHDA is to be reimbursed for all charges, including staffing, incurred on behalf of the Corporation in managing the Project. Additionally, ECHDA is to be paid an initial management fee of \$673 per unit, with annual increases as allowed.

Total expenses, including reimbursements to ECHDA and the County, incurred for management of the Project in 2015 and 2014 were as follows:

	<u>2015</u>	<u>2014</u>
Salaries and wages - Administration	\$ 55,487	\$ 54,825
Repairs and maintenance	1,445	2,798
Office and administrative	320	614
Management fees	8,076	8,074
Insurance	4,083	2,594
<b>Total</b>	<u>\$ 69,411</u>	<u>\$ 68,905</u>

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Notes to the Financial Statements**  
**December 31, 2015 and 2014**  
**(Continued)**

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

The Corporation had a balance of \$106 payable to ECHDA and the County at December 31, 2015 (2014 – \$591 payable to ECHDA and the County).

**8. Grants**

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Corporation expects such amounts, if any, to be immaterial.

**9. Rental Assistance Agreement**

Effective April 1, 2003, the Corporation entered into a Rental Assistance Agreement with RHS that provides subsidy payments for rent on 33 of the 36 units in the Project. The subsidized rent totaled \$129,607 for 2015 (2014 – \$125,597) and represented 53% of the Corporation's operating revenues for the year (2014 – 53%).

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Schedule of Changes in Net Assets - Budget and Actual**  
**For the Year Ended December 31, 2015**  
**(With Comparative Actual Amounts for 2014)**

	<u>2015</u>		<u>Variance Positive (Negative)</u>	<u>2014</u>
	<u>Budget (Unaudited)</u>	<u>Actual</u>		<u>Actual</u>
<b>Revenues:</b>				
Tenant rents	117,739	111,981	(5,758)	110,195
Tenant assistance payments	131,400	129,607	(1,793)	125,597
<b>Total - Rental revenues</b>	<u>249,139</u>	<u>241,588</u>	<u>(7,551)</u>	<u>235,792</u>
Miscellaneous	26,125	718	(25,407)	2,173
<b>Total Revenues</b>	<u>275,264</u>	<u>242,306</u>	<u>(32,958)</u>	<u>237,965</u>
<b>Expenses:</b>				
<b>Repairs and maintenance:</b>				
Repairs	127,575	58,375	69,200	60,743
Grounds and landscaping	28,707	25,145	3,562	29,575
<b>Total repairs and maintenance</b>	<u>156,282</u>	<u>83,520</u>	<u>72,762</u>	<u>90,318</u>
<b>Utilities:</b>				
Utilities	41,456	44,855	(3,399)	35,322
<b>General and administration:</b>				
Salaries and wages	55,380	55,487	(107)	54,825
Professional services	6,800	6,800	-	9,250
Travel and training	240	218	22	1,017
Office expense	2,569	2,545	24	2,690
Other	100	1	99	-
<b>Total general and administration</b>	<u>65,089</u>	<u>65,051</u>	<u>38</u>	<u>67,782</u>
<b>Management fees:</b>				
Management fees	8,074	8,076	(2)	8,074
<b>Insurance:</b>				
Insurance	4,083	4,083	-	2,594
<b>Total Operating Expenses</b>	<u>274,984</u>	<u>205,585</u>	<u>69,399</u>	<u>204,090</u>
<b>Income (Loss) from Operations</b>	280	36,721	36,441	33,875
<b>Other Income (Expenses):</b>				
Interest income	100	120	20	116
Grant awards and contributions	-	25,000	25,000	-
Depreciation	(79,817)	(82,068)	2,251	(80,518)
Interest subsidy	-	48,417	48,417	43,880
Interest expense	(34,861)	(80,822)	(45,961)	(80,629)
<b>Change in Net Assets</b>	<u>(114,298)</u>	<u>(52,632)</u>	<u>61,666</u>	<u>(83,276)</u>

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

**Golden Eagle Elderly Housing Corporation**  
**(A Colorado Non-Profit Corporation and**  
**A Component Unit of Eagle County, Colorado)**  
**Schedule of Additional Disclosures**  
**For the Year Ended December 31, 2015**

**Management Fee Calculation**

	Total Qualified Units:	<u>36</u>	@ 12 months	432
	Less: Rent-free unit vacancies			<u>-</u>
	Total Occupied Units			<u><u>432</u></u>
	Fee per unit	effective	July 1, 2015	<u><u>\$18.69</u></u>
	<b>Total Management Fee</b>			<u><u>\$8,076</u></u>

**Insurance Disclosure**

	<u>Deductible</u>	<u>Coverage</u>
Property Coverage on Buildings	\$500	\$150,000 / occurrence
Comprehensive Building Liability	\$500	\$250,000 / occurrence
Crime	\$500	\$150,000 / occurrence

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