

Agenda for The Regional Housing Alliance

Board of Director's Meeting October 16th, 2025, 2-4 pm

Durango Chamber of Commerce Conference Room

1. **Call Meeting to Order** (2:00 pm)
2. **Introductions and Roll Call**
3. **Public Comment**
4. **Approval of Agenda**
5. **Approval of Consent Agenda** (2:10 pm)
 - a. [July 2025 Minutes](#)
 - b. [July and August Financial Statements](#)
6. **Update on Prop 123 Projects** (2:15 pm)
 - a. Regional Housing Needs Assessment Update (Root Policy) – Pamela Flowers
 - b. Town of Ignacio and Town of Bayfield Fast Track (SEH) – Pamela Flowers
 - c. La Plata County Fast Track (Twelve, Inc) – Pamela Flowers
 - d. 2026 Projects – Pamela Flowers
7. **Discussion Items** (2:25 pm)
 - a. 2026 RHA IGA and Participation/Funding
 - b. 2026 RHA Structure and Operations
 - i. Catalyst Loan Management/Servicing
 - ii. Office Space
 - iii. RHA Director/Manager Contract
 - iv. Board Meeting Frequency
 - c. [2026 Draft Budget](#)
8. **Public Hearing** (3:20 pm)
 - a. Public Hearing for the proposed 2025 Budget Amendment
9. **Decision Items** (3:35 pm)
 - a. Catalyst Fund Management/Servicing in 2026
 - b. Catalyst Loans - Bayfield HAGA six-month extension on interest rate

10. Member Updates (3:50 pm)

- a. Member at Large
- b. Town of Ignacio
- c. Town of Bayfield
- d. City of Durango
- e. La Plata County

11. Adjournment (4:00 pm)



RESOLUTION NO. 2025-03

(Pursuant to 29-1-108, C.R.S.)

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY AMENDING THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY

Part I: Adoption

WHEREAS, the Board of Directors (Board) of the Regional Housing Alliance of La Plata County (RHA) has relied on officers and staff to prepare and submit a proposed budget to said governing body, and;

WHEREAS, the 2025 budget was adopted and appropriated by the Board on December 12, 2024, after being open for public review, and;

WHEREAS, unanticipated revenues, expenditures and scope of work changes have since transpired, prompting the Board to seek an amendment to the budget in October 2024, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the requirements of Colorado law, a public hearing was held on October 16th, 2025, and interested members of the public were given the opportunity to file or register any objections to said amended budget, and;

WHEREAS, corresponding increases have been made to the revenues, or plan to be expended from reserve/fund balances of the budget, for any increases made to the expenditures, so that they remain in balance, as required by law.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Regional Housing Alliance of La Plata County, Colorado:

SECTION 1. Approve and adopt the amended budget of the RHA for the 2025 calendar year, attached herein as Exhibit A.

SECTION 2. The budget hereby approved and adopted shall be signed by the Chair of the Board of Directors and made part of the public records of the Regional Housing Alliance.

Part II: Appropriation

WHEREAS, the Regional Housing Alliance of La Plata County (RHA) is adopting an amended annual budget in accordance with the local government budget law, and;

WHEREAS, the RHA has made provisions in the budget for revenues in an amount equal to or greater than the total proposed expenditures as set for in said budget, and;

WHEREAS, it is not only required by law but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, therefore establishing a limitation on expenditures for the operations of the RHA.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Regional Housing Alliance of La Plata County, Colorado:

SECTION 1. Amended revenues are as follows:

GENERAL FUND:

Beginning Fund Balance:	\$ 1,208,846
Member Contributions:	\$ 230,779
Donations:	\$ 43
Grants:	\$ 113,053
Other Income:	<u>\$ 42,397</u>
Total Revenue:	\$ 386,272

SECTION 2. Amended expenditures are as follows:

GENERAL FUND:

Program Grants & Contract Expenses:	\$ 273,129
RHA Administration:	\$ 63,243
Marketing/Outreach:	<u>\$ 31,000</u>
Total Expenditures:	\$ 367,372
Ending Fund Balance:	\$ 1,227,746

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 16th day of October, 2025.

ATTEST:

BOARD OF DIRECTORS
REGIONAL HOUSING ALLIANCE OF LA
PLATA COUNTY

X

Representative of La Plata Economic
Development Alliance, Secretary

X

Patrick Vaughn, President

EXHIBIT A

Regional Housing Alliance of La Plata County

last revised:

10/3/25

2026 Budget Draft

formula cells

<u>Budget Year</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	2025 Budget Approved 12/12/2024	2025 Budget Amended (and projected final)	2026 PROPOSED BUDGET	2026 Budget Notes
Beginning Fund Balance	\$ 223,055	\$ 228,841	\$ 1,208,846	1,208,846	1,208,846	
<u>Revenue</u>						
Member Contributions	\$ 225,000	\$ 261,600	\$ 230,850	230,779	230,779	budgeted level with 2025; pending official updates due in Oct.
Interest Income - RLF		\$ 4,692	\$ 16,625	12,860	14,000	
Interest Income (bank accounts)	\$ -	\$ 14,328	\$ 360	6,056	2,000	
Donations		\$ 960,343		43		
Sponsorships		\$ 21,000	\$ 21,000	16,500		
Fee Income		\$ 2,741	\$ 7,000	6,981		
Grants		\$ 78,187	\$ 144,500	113,053	144,800	DOLA Capacity grant \$44800, Housing Action Plan \$100,000
Grants - In Kind	\$ -	\$ -		0		
Total Revenue	\$ 225,000	1,342,891	\$ 420,335	386,272	391,579	
<u>Expenses</u>						
Project Costs - IGA Funded				0		
Project Cost - Grant Funded	\$ -	\$ 53,217	\$ 144,500	94,303	144,800	
Grant Matches	\$ -	\$ 13,304		0		within Housing Strategy expense
Loan Service Fees		\$ 670	\$ 2,375	2,000	2,000	confirm administration changes
Liability Insurance	\$ 1,692	\$ 1,537	\$ 1,600	1,215	1,500	prelim quote in Sept is \$1426
Marketing-Outreach,Ballot Initiative		\$ 14,863	\$ 26,000	31,000	75,000	
General Operating (rent, utilities, office)	\$ 5,546	\$ 7,229	\$ 6,840	10,368	9,500	rent, acctg software, mtg room fees, etc, Chamber lease requires 120 days notice to vacate
Audit Fees	\$ 5,200	\$ 9,008	\$ 9,200	10,500	12,000	
Legal Fees	\$ 4,445	\$ 5,524	\$ 5,000	7,500	5,000	
Web Maintenance	\$ -	\$ -	\$ 5,000	500	2,500	
Professional Services - Strategic Planning (Bd Retreat)				6,200		
Professional Services Housing Strategy	\$ 178,531	\$ 178,250	\$ 120,000	149,521	36,200	HAP
Professional Services RHA Director			\$ 40,000	18,055	100,000	RHA Dir, deed restriction mgmt, Prop 123 tracking, running RLF
Professional Services Admin & Accounting	\$ 22,800	\$ 25,320	\$ 23,920	23,920	25,116	contracted services
Professional Services - Housing Assessment		\$ 50,470		11,250		
Training		\$ 3,494	\$ 4,000	0	2,000	
Misc	\$ 1,000	\$ -	\$ 1,040	1,040	1,000	
Total Expenses	\$ 219,214	\$ 362,886	\$ 389,475	367,372	416,616	

Regional Housing Alliance of La Plata County

last revised:

10/3/25

2026 Budget Draft

formula cells

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Net	\$ 5,786	\$ 980,005	\$ 30,860	\$ 18,900	\$ -25,037	
Ending Fund Balance	\$ 228,841	\$ 1,208,846	\$ 1,239,706	\$ 1,227,746	\$ 1,183,809	
Fund Balance Reserve	\$ 6,576	\$ 10,887	\$ 11,684	\$ 11,021	\$ 12,498	TABOR requirement is 3% of total expenses for the year to be held in reserve
Fund Balance - Restricted	\$ -	\$ 125,343	\$ 225,343	\$ 375,000	\$ 100,000	this is estimated RLF funds at year end NOT in current loans out
Fund Balance - Unrestricted	\$ 222,264	\$ 1,072,616	\$ 1,002,679	\$ 841,725	\$ 1,071,311	

** Member contributions - Board recommended split

\$ 225,000

2025; pending official

County	\$ 137,250	\$ 173,850	\$ 140,819	\$ 140,819	\$ 140,819
City of Durango	\$ 72,000	\$ 72,000	\$ 73,800	\$ 73,800	\$ 73,800
Bayfield	\$ 11,250	\$ 11,250	\$ 11,543	\$ 11,543	\$ 11,543
Ignacio	\$ 4,500	\$ 4,500	\$ 4,617	\$ 4,617	\$ 4,617
	\$ 225,000	\$ 261,600	\$ 230,778	\$ 230,779	\$ 230,779

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Grants - In Kind	\$ -	\$ -		0		
Total Revenue	\$ 225,000	1,342,891	\$ 420,335	386,272	391,579	
Expenses						
Project Costs - IGA Funded				0		
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	\$ 225,000	\$ 261,600	\$ 230,778	\$ 230,779	\$ 230,779



Regional Housing Alliance of La Plata Co.

Stmnt of Assets, Liabilities & Net Assets

As of August 31, 2025

	TOTAL		
	AS OF AUG 31, 2025	AS OF AUG 31, 2024 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 TBK Operating Account	120,065	342,522	-222,458
1025 Bank of CO Money Market	443,750	250,374	193,376
1040 Funds in Trust - Region 9	50,000		50,000
Total Bank Accounts	\$613,815	\$592,896	\$20,918
Accounts Receivable			
1300 Accounts Receivable	0	0	0
Accounts Receivable - Other	0	25,505	-25,505
Total 1300 Accounts Receivable	0	25,505	-25,505
Total Accounts Receivable	\$0	\$25,505	\$ -25,505
Other Current Assets			
1400 Prepaid Expenses	0	0	0
1400.1 Prepaid Liability Insurance	404	514	-110
1400.4 Prepaid Office Expense	723	0	723
Total 1400 Prepaid Expenses	1,127	514	612
1510 Note Receivable - Bayfield Haga	450,000	700,000	-250,000
1511 Note Receivable - Ignacio HA	235,000		235,000
1514 Interest Receivable - Bayf Haga	10,799		10,799
1515 Interest Receivable - Ignacio HA	2,753		2,753
Total Other Current Assets	\$699,679	\$700,514	\$ -836
Total Current Assets	\$1,313,493	\$1,318,916	\$ -5,423
Other Assets			
1700 Lease Deposit	350	350	0
Total Other Assets	\$350	\$350	\$0
TOTAL ASSETS	\$1,313,843	\$1,319,266	\$ -5,423



Regional Housing Alliance of La Plata Co.

Stmnt of Assets, Liabilities & Net Assets

As of August 31, 2025

	TOTAL		
	AS OF AUG 31, 2025	AS OF AUG 31, 2024 (PY)	CHANGE
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	\$3,504	\$720	\$2,784
Other Current Liabilities			
2070 Accrued Expense - Office	1,500	0	1,500
2072 Accrued Expense - Loan Servicing	1,936		1,936
Total Other Current Liabilities	\$3,436	\$0	\$3,436
Total Current Liabilities	\$6,940	\$720	\$6,220
Total Liabilities	\$6,940	\$720	\$6,220
Equity			
2050 Beginning Net Assets	0	0	0
2053 Unrestricted Net Assets	922,574	222,265	700,309
2054 Reserved for Emergencies	10,886	6,576	4,310
2058 Restricted-Revolving Loan Fund	275,386		275,386
Net Income	98,057	1,089,704	-991,647
Total Equity	\$1,306,903	\$1,318,546	\$ -11,642
TOTAL LIABILITIES AND EQUITY	\$1,313,843	\$1,319,266	\$ -5,423

Note

Account 1040 Funds in Trust Region 9 is principal payments made on Notes Receivable held by Region 9 for quarterly transfer to RHA.
Account 2058 Restricted-RLF is the monthly reconciled balance of funds on hand restricted for RLF and available to loan.

Regional Housing Alliance of La Plata Co.
Budget Performance YTD
January - August, 2025

	Total YTD			Annual Budget (BOD approved Dec 2024)	Notes
	Actual	Budget	% of Budget		
Income					
3000 Unrestricted Revenues					
3100 IGA Member Contribution Revenue					
3101 City of Durango	73,800	73,872	100%	73,872	
3102 La Plata County	140,819	140,819	100%	140,819	
3103 Town of Ignacio	4,617	4,617	100%	4,617	
3104 Town of Bayfield	11,543	11,543	100%	11,543	
Total 3100 IGA Member Contribution Revenue	230,779	230,851	100%	\$ 230,851	
3118 Interest Income - RLF	8,860	11,080	80%	16,625	early principal payments have reduced accruing loan interest
3121 Interest Income - Bank Accounts	4,056	256	1584%	360	
3122 Sponsorship/Donation	16,500	21,000	79%	21,000	Summit income; variance offset by NPO grant below
3133 Fee For Service	6,981	7,000	100%	7,000	Summit admissions
Total 3000 Unrestricted Revenues	267,176	270,187	99%	\$ 275,836	
3001 Temp Restr Operating Revenues				0	
3090 Catalyst Revolving Loan Revenue	43			0	small final payout from closure of DIDF bank accounts
Total 3001 Temp Restr Operating Revenues	43	-		\$ 0	
3900 Grant Revenue					
3920 State & Local Grants	70,031	106,000	66%	\$ 144,500	DOLA Capacity grant revenue through LPEDA
3930 Foundation and NPO Grants	7,500				DAAR/NAR funding for Summit coordination
Total 3900 Grant Revenue	77,531	106,000	73%	\$ 144,500	
Total Income	344,749	376,187	92%	\$ 420,336	
Gross Profit	344,749	376,187	92%	\$ 420,336	
Expenses					
4002 Grants Distributed	70,031	106,000	66%	144,500	DOLA Capacity grant expense through LPEDA
4015 Client Loan Expenses	1,266	1,584	80%	2,375	early principal payments have reduced accruing loan fees
4080 Liability Insurance	808	1,064	76%	1,600	
4119 Marketing/Outreach	580	26,000	2%		
4121 Summit-Coordination	15,389				
4123 Summit-Facility	9,369				
4124 Summit-Speakers	3,000				
4125 Summit-Supplies	1,207				
Total 4119 Marketing/Outreach	29,544	26,000	114%	\$ 26,000	Summit overage covered by exceeding revenue budget goal

Regional Housing Alliance of La Plata Co.
Budget Performance YTD
January - August, 2025

	Total YTD			<i>Annual Budget (BOD approved Dec 2024)</i>	
	Actual	Budget	% of Budget		Notes
4140 Office Expense	3,213	1,732	186%	2,520	
4315 Professional Services					
4005 Prof Serv Audit Fees	9,700	9,200	105%	9,200	
4322 Prof'l Services- Legal Fees	5,069	3,336	152%	5,000	overage: Butler Snow ballot
4323 Prof'l Services- Website		3,336	0%	5,000	issue advising
4386 Prof'l Services- Strategic Plan	3,238				
					LPEDA prof services here
					overage is misc work by New
					Communities Law & Homes
					Fund related to Prop 123 as part
4394 Prof'l Services-Hsng Strategy	92,053	80,000	115%	120,000	of DOLA Capacity match here
4397 Prof'l Services - RHA Director	12,455	26,500	47%	40,000	20% as DOLA grant match for
4398 Prof'l Services - Admin Fee	15,947	15,944	100%	23,920	RHA Director role
Total 4315 Professional Services	138,461	138,316	100%	\$ 203,120	
4340 Rent	2,880	2,880	100%	4,320	
4379 Training		2,000	0%	4,000	
6240 Miscellaneous	489	696	70%	1,040	
Total Expenses	246,692	280,272	88%	\$ 389,475	
Net Operating Income	98,057	95,915	102%	\$ 30,861	
Other Income					
5020 Grants - Inkind	-	-		144,500	
Total Other Income	-	-		\$ 144,500	
Other Expenses					
6020 Grant Project Exp - In Kind	-	-		144,500	
Total Other Expenses	-	-		\$ 144,500	
Net Other Income	-	-		\$ 0	
Net Income	98,057	95,915	102%	\$ 30,861	

Friday, Oct 3, 2025 - Accrual Basis

Regional Housing Alliance of La Plata Co.

Revenue & Expenses by Project

January - August, 2025

	CATALYST RLF	DOLA GRANT	SUMMIT	UNRESTRICTED	TOTAL
Income					
3000 Unrestricted Revenues					\$0
3100 IGA Member Contribution Revenue				230,779	\$230,779
3118 Interest Income - RLF	0			8,860	\$8,860
3121 Interest Income - Bank Accounts	0			4,056	\$4,056
3122 Sponsorship/Donation			16,500		\$16,500
3133 Fee For Service			6,981		\$6,981
Total 3000 Unrestricted Revenues	0		23,481	243,695	\$267,176
3001 Temp Restr Operating Revenues					\$0
3090 Catalyst Revolving Loan Revenue	43				\$43
Total 3001 Temp Restr Operating Revenues	43				\$43
3900 Grant Revenue		70,031	7,500		\$77,531
Total Income	\$43	\$70,031	\$30,981	\$243,695	\$344,749
GROSS PROFIT	\$43	\$70,031	\$30,981	\$243,695	\$344,749
Expenses					
4002 Grants Distributed		70,031			\$70,031
4015 Client Loan Expenses	0			1,266	\$1,266
4080 Liability Insurance				808	\$808
4119 Marketing/Outreach			28,964	580	\$29,544
4140 Office Expense	0			3,213	\$3,213
4315 Professional Services					\$0
4005 Prof Serv Audit Fees				9,700	\$9,700
4322 Prof'l Services- Legal Fees				5,069	\$5,069
4386 Prof'l Services- Strategic Plan				3,238	\$3,238
4394 Prof'l Services-Hsng Strategy		5,053		87,000	\$92,053
4397 Prof'l Services - RHA Director		12,455			\$12,455
4398 Prof'l Services - Admin Fee				15,947	\$15,947
Total 4315 Professional Services		17,508		120,953	\$138,461
4340 Rent				2,880	\$2,880
6240 Miscellaneous				489	\$489
Total Expenses	\$0	\$87,539	\$28,964	\$130,189	\$246,692
NET OPERATING INCOME	\$43	\$ (17,508)	\$2,016	\$113,506	\$98,057
NET INCOME	\$43	\$ (17,508)	\$2,016	\$113,506	\$98,057

Regional Housing Alliance of La Plata Co.
Budget Performance YTD
July and August 2025

	Jul 2025			Aug 2025		
	Actual	Budget	% of Budget	Actual	Budget	% of Budget
Income						
3000 Unrestricted Revenues						
3100 IGA Member Contribution Revenue	-	-		-	-	
3118 Interest Income - RLF	1,035	1,385	75%	999	1,385	72%
3121 Interest Income - Bank Accounts	1,118	32	3494%	1,048	32	3275%
3122 Sponsorship/Donation		-			-	
3133 Fee For Service		-			-	
Total 3000 Unrestricted Revenues	2,153	1,417	152%	2,047	1,417	144%
3001 Temp Restr Operating Revenues	-	-		-	-	
3900 Grant Revenue						
3920 State & Local Grants	1,755	13,000	14%	6,815	13,000	52%
3930 Foundation and NPO Grants						
Total 3900 Grant Revenue	1,755	13,000	14%	6,815	13,000	52%
Total Income	3,908	14,417	27%	8,862	14,417	61%
Gross Profit	3,908	14,417	27%	8,862	14,417	61%
Expenses						
4002 Grants Distributed	1,755	13,000	14%	6,815	13,000	52%
4015 Client Loan Expenses	148	198	75%	143	198	72%
4080 Liability Insurance	101	133	76%	101	133	76%
4119 Marketing/Outreach		-			-	
4121 Summit-Coordination						
4123 Summit-Facility						
4124 Summit-Speakers						
4125 Summit-Supplies						
Total 4119 Marketing/Outreach	-	-		-	-	
4140 Office Expense	141	196	72%	299	196	153%
4315 Professional Services						
4005 Prof Serv Audit Fees	1,800	-			-	
4322 Prof'l Services- Legal Fees	1,202	417	288%		417	0%
4323 Prof'l Services- Website		417	0%		417	0%
4386 Prof'l Services- Strategic Plan				3,238		
4394 Prof'l Services-Hsng Strategy	17,439	10,000	174%	10,304	10,000	103%
4397 Prof'l Services - RHA Director		3,250	0%	1,400	3,250	43%
4398 Prof'l Services - Admin Fee	1,993	1,993	100%	1,993	1,993	100%
Total 4315 Professional Services	22,434	16,077	140%	16,935	16,077	105%
4340 Rent	360	360	100%	360	360	100%
4379 Training		-			-	
6240 Miscellaneous		87	0%		87	0%
Total Expenses	24,939	30,051	83%	24,653	30,051	82%
Net Operating Income	(21,030)	(15,634)	135%	(15,791)	(15,634)	101%
Other Income						
5020 Grants - Inkind		-			-	
Total Other Income	-	-		-	-	
Other Expenses						
6020 Grant Project Exp - In Kind		-			-	
Total Other Expenses	-	-		-	-	
Net Other Income	-	-		-	-	
Net Income	(21,030)	(15,634)	135%	(15,791)	(15,634)	101%

Regional Housing Alliance of La Plata Co.

Revenue & Expense Transaction Detail

July - August, 2025

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT
Ordinary Income/Expenses						
Income						
3000 Unrestricted Revenues						
3118 Interest Income - RLF						
07/31/2025	Journal Entry	25021		Unrestricted	mo interest accrued thru mo end Ignacio HA/Rock Creek loan	342.71
07/31/2025	Journal Entry	25021		Unrestricted	mo interest accrued thru mo end Bayfield Haga loan	692.71
08/31/2025	Journal Entry	25022		Unrestricted	mo interest accrued thru mo end Ignacio HA/Rock Creek loan	342.71
08/31/2025	Journal Entry	25022		Unrestricted	mo interest accrued thru mo end Bayfield Haga loan	656.25
Total for 3118 Interest Income - RLF						\$2,034.38
3121 Interest Income - Bank Accounts						
07/31/2025	Deposit			Unrestricted		1,117.63
08/31/2025	Deposit			Unrestricted		1,048.17
Total for 3121 Interest Income - Bank Accounts						\$2,165.80
Total for 3000 Unrestricted Revenues						\$4,200.18
3900 Grant Revenue						
3920 State & Local Grants						
07/31/2025	Bill	1950	LPEDA-Grant match	DOLA Grant	DOLA grant rev	1,755.00
08/31/2025	Bill		LPEDA-Grant match	DOLA Grant	DOLA grant rev	6,815.00
Total for 3920 State & Local Grants						\$8,570.00
Total for 3900 Grant Revenue						\$8,570.00
Total for Income						\$12,770.18
Expenses						
4002 Grants Distributed						
07/31/2025	Bill	1950	LPEDA-Grant match	DOLA Grant	DOLA grant exp	1,755.00
08/31/2025	Bill		LPEDA-Grant match	DOLA Grant	DOLA grant exp	6,815.00
Total for 4002 Grants Distributed						\$8,570.00

Regional Housing Alliance of La Plata Co.

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DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT
4015 Client Loan Expenses						
07/31/2025	Journal Entry	25021		Unrestricted	mo accrued loan servicing fee to Region 9 Ignacio HA/Rock Creek Loan	48.96
07/31/2025	Journal Entry	25021		Unrestricted	mo accrued loan servicing fee to Region 9 Bayfield Haga loan	98.96
08/31/2025	Journal Entry	25022		Unrestricted	mo accrued loan servicing fee to Region 9 Ignacio HA/Rock Creek Loan	48.96
08/31/2025	Journal Entry	25022		Unrestricted	mo accrued loan servicing fee to Region 9 Bayfield Haga loan	93.75
Total for 4015 Client Loan Expenses						\$290.63
4080 Liability Insurance						
07/31/2025	Journal Entry	25020		Unrestricted	monthly liab insurance expense	101.02
08/31/2025	Journal Entry	25023		Unrestricted	monthly liab insurance expense	101.02
Total for 4080 Liability Insurance						\$202.04
4140 Office Expense						
07/01/2025	Expense		Bank of Colorado	Unrestricted	wire fee (region 9 dep)	10.00
07/01/2025	Bill	1939	LPEDA	Unrestricted	Mailchimp Apr-June	61.40
07/01/2025	Bill	1939	LPEDA	Unrestricted	Zoom Apr-June	84.36
07/01/2025	Bill	1939	LPEDA	Unrestricted	Zeck mtg software June, July	250.00
07/01/2025	Bill	1939	LPEDA	Unrestricted	Zeck mtg software Apr & May	333.32
07/01/2025	Vendor Credit	tbd	LPEDA	Unrestricted	room use Q2 4 mtgs -reverse accrued exp	-315.00
07/01/2025	Check	bp	Durango Chamber of Commerce	Unrestricted	mo share triple net	85.00
07/01/2025	Vendor Credit	tbd	LPEDA	Unrestricted	Zeck board mtg software Apr, May - reverse accrued expense	-333.32
07/01/2025	Vendor Credit	tbd	LPEDA	Unrestricted	Mailchimp, Zoom phone/mtgs Q1-reverse accrued expense	-124.36
07/31/2025	Journal Entry	25020		Unrestricted	monthly acctg software	89.10
08/01/2025	Check	bp	Durango Chamber of Commerce	Unrestricted	mo share triple net	85.00
08/31/2025	Journal Entry	25023		Unrestricted	monthly zeck bd meeting software	125.00
08/31/2025	Journal Entry	25023		Unrestricted	monthly acctg software	89.10
Total for 4140 Office Expense						\$439.60
4315 Professional Services						
4005 Prof Serv Audit Fees						
07/01/2025	Bill	1721350	MBE CPAs	Unrestricted	Pmt 3 on 2024 audit - \$9700 invoiced thru current (quote total \$9200) included extra	1,800.00

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July - August, 2025

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT
costs for misc software processing						
Total for 4005 Prof Serv Audit Fees						\$1,800.00
4322 Prof'l Services- Legal Fees						
07/01/2025	Bill	10482901	Butler Snow LLP	Unrestricted	June advising on ballot. issues re: future public revenue	162.00
07/27/2025	Bill	4484	Law Office of David Liberman	Unrestricted	board mtg law & HRcontract advising	1,040.00
Total for 4322 Prof'l Services- Legal Fees						\$1,202.00
4386 Prof'l Services- Strategic Plan						
08/25/2025	Bill	00236	Sandhya Atkinson	Unrestricted	deposit for August/Sept retreat and preparation	3,237.50
Total for 4386 Prof'l Services- Strategic Plan						\$3,237.50
4394 Prof'l Services-Hsng Strategy						
07/01/2025	Bill		LPEDA	Unrestricted	mo contract for 2025	10,000.00
07/01/2025	Bill	112137	Hilltop Securities Inc	Unrestricted	ballot measure analysis - full contract amount for analysis/consulting	7,000.00
07/31/2025	Bill	1950	LPEDA-Grant match	DOLA Grant	DOLA capacity match-Homes Fund deed restriction & AML work	438.75
08/01/2025	Bill		LPEDA	Unrestricted	mo contract for 2025	10,000.00
08/31/2025	Bill		LPEDA-Grant match	DOLA Grant	DOLA capacity match-Homes Fund deed restriction & AML work	303.75
Total for 4394 Prof'l Services-Hsng Strategy						\$27,742.50
4397 Prof'l Services - RHA Director						
08/31/2025	Bill		LPEDA-Grant match	DOLA Grant	DOLA capacity match Aug P Flowers	1,400.00
Total for 4397 Prof'l Services - RHA Director						\$1,400.00
4398 Prof'l Services - Admin Fee						
07/01/2025	Bill		LPEDA	Unrestricted	mo admin 2025	1,993.33
08/01/2025	Bill		LPEDA	Unrestricted	mo admin 2025	1,993.33
Total for 4398 Prof'l Services - Admin Fee						\$3,986.66
Total for 4315 Professional Services						\$39,368.66
4340 Rent						
07/01/2025	Check	bp	Durango Chamber of	Unrestricted	mo rent	360.00

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08/01/2025	Check	bp	Commerce Durango Chamber of Commerce	Unrestricted	mo rent	360.00
Total for 4340 Rent						\$720.00
Total for Expenses						\$49,590.93
Net Income						\$ -
						36,820.75