

**Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016**

**Financial Statements
and
Supplementary Information**

December 31, 2021 and 2020

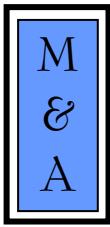


Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016

December 31, 2021 and 2020

TABLE OF CONTENTS

	Page(s)
Independent Auditor's Report	1 – 3
Financial Statements:	
Balance Sheets	4
Statements of Operations and Changes in Member's Capital	5
Statements of Cash Flows	6
Notes to the Financial Statements	7 – 13
Supplementary Information:	
Balance Sheet – HUD Basis – 2021	14
Statement of Profit and Loss – HUD Basis – 2021	15
Statement of Changes in Member's Capital – HUD Basis – 2021	16
Statement of Cash Flows – HUD Basis – 2021	17
Schedule of Reserve for Replacement and Computation of Surplus Cash, Distributions, and Residual Receipts – 2021	18
Schedule of Changes in Fixed Asset Accounts – 2021	19
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 <i>Government Auditing Standards</i> – 2021	20 – 21
Independent Auditor's Report on Compliance for Each Major HUD Program and Report on Internal Control Over Compliance Required by the <i>Consolidated Audit Guide for Audits of HUD Programs</i> – 2021	22 – 24
Schedule of Findings and Questioned Costs – 2021	25
Auditor's Comments on Audit Resolution of Matters Relating to HUD Programs – 2021	26
Certification of Officers – 2021	27
Managing Agent's Certification – 2021	28



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INDEPENDENT AUDITOR'S REPORT

**To the Member
Lake Creek Village LLC
Eagle County, Colorado**

Opinion

We have audited the accompanying financial statements of Lake Creek Village LLC (HUD Project No. 101-11153 and No. 101-10016), a Colorado limited liability company, which comprise the balance sheets as December 31, 2021 and 2020, and the related statements of operations, changes in member's capital, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of Lake Creek Village LLC as of December 31, 2021 and 2020, and the results of its operations, the changes in member's capital, and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinion

We conducted our audits 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 Lake Creek Village LLC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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, and for 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 Lake Creek Village LLC's ability to continue as a going concern for one year after the date that the financial statements are issued.

Member: American Institute of Certified Public Accountants

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INDEPENDENT AUDITOR'S REPORT

**To the Member
Lake Creek Village LLC
Eagle County, Colorado**

Auditor's Responsibility 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 opinion. 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 Lake Creek Village LLC'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 Lake Creek Village LLC'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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on Lake Creek Village LLC's financial statements as a whole. The accompanying supplementary information shown on pages 14 – 28 is presented for purposes of additional analysis as required by the *Consolidated Audit Guide for Audits of HUD Programs* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and is not a required part of the financial statements. Such 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 supplementary information on pages 14 – 28 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the supplementary information on pages 14 – 28 is fairly stated, in all material respects, in relation to the financial statements as a whole.

INDEPENDENT AUDITOR'S REPORT

To the Member
Lake Creek Village LLC
Eagle County, Colorado

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 30, 2022 on our consideration of Lake Creek Village LLC's internal control over financial reporting and 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 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 Lake Creek Village LLC's internal control over financial reporting and compliance.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
March 30, 2022

Lake Creek Village LLC
HUD Project No. 101-11153 and No. 101-10016
Balance Sheets
December 31, 2021 and 2020

	2021	2020
ASSETS		
Cash and cash equivalents - Unrestricted	\$ 438,129	\$ 1,222,034
Cash and cash equivalents - Restricted	1,662,347	1,512,838
Investments	750,042	-
Accounts receivable - Tenants, net	99,910	107,807
Accounts receivable - Others	8,092	146,545
Deposits and prepaid expenses	146,996	135,154
Fixed assets, net	29,643,378	29,859,884
Total Assets	\$ 32,748,894	\$ 32,984,262
 LIABILITIES AND MEMBER'S CAPITAL		
Liabilities:		
Accounts payable and accrued expenses	\$ 125,553	\$ 29,014
Accrued interest payable	74,212	76,059
Due to Eagle County	160,077	191,535
Deferred revenue	22,356	26,475
Tenant security deposits	327,677	327,782
Mortgage notes payable, net of unamortized debt issuance costs	30,557,937	31,331,598
Total Liabilities	31,267,812	31,982,463
MEMBER'S CAPITAL	1,481,082	1,001,799
Total Liabilities and Member's Capital	\$ 32,748,894	\$ 32,984,262

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

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Statements of Operations and Changes in Member's Capital
For the years ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
REVENUES		
Tenant rents	\$ 4,670,313	\$ 4,109,275
Tenant assistance payments	79,692	82,585
Commercial rents	15,000	-
Other income	106,162	134,002
	<u>4,871,167</u>	<u>4,325,862</u>
Total Revenues		
OPERATING EXPENSES		
Repairs and maintenance	710,068	677,633
Utilities	825,116	780,044
General and administration	510,692	453,381
Management fees	167,505	158,843
	<u>2,213,381</u>	<u>2,069,901</u>
Total Operating Expenses		
INCOME (LOSS) from OPERATIONS	2,657,786	2,255,961
OTHER INCOME (EXPENSES)		
Investment earnings	2,283	2,219
Capital grants and contributions	-	100,000
Loss on asset disposal	-	(17,409)
Depreciation	(999,644)	(983,997)
Amortization	-	(11,295)
Interest expense	(917,692)	(939,562)
Non-operating professional fees	(13,450)	-
	<u>(1,928,503)</u>	<u>(1,850,044)</u>
Net Other Income (Expenses)		
NET INCOME (LOSS)	729,283	405,917
Member's Capital - Beginning of the year	1,001,799	1,095,882
Capital distributions	<u>(250,000)</u>	<u>(500,000)</u>
Member's Capital - End of the year	<u>\$ 1,481,082</u>	<u>\$ 1,001,799</u>

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

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Statements of Cash Flows
For the years ended December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
Cash Flows From Operating Activities:		
Cash received for rents and other services	\$ 4,866,974	4,254,803
Investment income received	2,283	2,219
Net change in tenant security deposits	(105)	(474)
Interest paid	(916,059)	(924,423)
Cash paid for goods and services	<u>(2,207,117)</u>	<u>(2,081,941)</u>
Net Cash Provided (Used) By Operating Activities	<u>1,745,976</u>	<u>1,250,184</u>
Cash Flows From Financing Activities:		
Repayment of long-term debt	(790,591)	(768,781)
Cash paid as capital distributions	(250,000)	(500,000)
Cash received from capital grants and contributions	146,424	163,488
Debt issuance costs paid	-	(13,450)
Net Cash Provided (Used) By Financing Activities	<u>(894,167)</u>	<u>(1,118,743)</u>
Cash Flows From Investing Activities:		
Cash paid to purchase capital assets	(736,163)	(377,053)
Cash paid to purchase investments	(750,042)	-
Cash received for investments	-	146,428
Net Cash Provided (Used) By Investing Activities	<u>(1,486,205)</u>	<u>(230,625)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(634,396)	(99,184)
Cash and Cash Equivalents - Beginning	<u>2,734,872</u>	<u>2,834,056</u>
Cash and Cash Equivalents - Ending	<u>\$ 2,100,476</u>	<u>\$ 2,734,872</u>
Cash and Cash Equivalents - Ending is comprised of:		
Cash and cash equivalents - Unrestricted	\$ 438,129	\$ 1,222,034
Cash and cash equivalents - Restricted	1,662,347	1,512,838
Total	<u>\$ 2,100,476</u>	<u>\$ 2,734,872</u>
Reconciliation of Income (Loss) from Operations to Net Cash Provided (Used) by Operating Activities:		
Income (loss) from operations	<u>\$ 2,657,786</u>	<u>\$ 2,255,961</u>
Adjustments to reconcile:		
Interest income	2,283	2,219
Interest expense, net of amortization of debt issue costs	(914,212)	(922,629)
Prepaid debt issuance costs	-	13,450
(Increase) decrease in accounts receivable - tenant, net	7,897	(95,364)
(Increase) decrease in accounts receivable - others	(7,971)	497
(Increase) decrease in prepaid expenses	(11,841)	(24,714)
Increase (decrease) in accounts payable and accrued liabilities	47,716	(21,654)
Increase (decrease) in deferred revenue	(4,119)	17,150
Increase (decrease) in due to Eagle County and related entities	(31,458)	25,742
Increase (decrease) in tenant security deposits, net	(105)	(474)
Total Adjustments	<u>(911,810)</u>	<u>(1,005,777)</u>
Net Cash Provided (Used) By Operating Activities	<u>\$ 1,745,976</u>	<u>\$ 1,250,184</u>

The accompanying notes are an integral part of these financial statements

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Notes to the Financial Statements
December 31, 2021 and 2020

1. Organization

Lake Creek Village LLC (the "Company") is a Colorado limited liability company formed pursuant to Articles of Organization filed September 7, 2010. The Company's purpose is to acquire, develop, and operate a 272-unit affordable housing project known as Lake Creek Apartments (the "Project") located in unincorporated Eagle County, Colorado. The Company began operations December 21, 2012 with the acquisition of the Project, financed through a mortgage loan insured by the U.S. Department of Housing and Urban Development ("HUD") under section 223(f) of the National Housing Act, as amended. Effective August 1, 2016, and subsequently amended, the Company entered into a contract for the subsidization by HUD through a Section 8 Housing Assistance Payments contract ("HAP Contract") of eight units located in the Project. The contract terminates fifteen years from the effective date.

The sole member of the Company is Eagle County Housing and Development Authority ("ECHDA"), which is a component unit of Eagle County, Colorado. ECHDA's financial position, activities, and cash flow are included in the County's separate 2021 and 2020 financial statements.

2. Summary of Significant Accounting Policies

A. Basis of Accounting

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

B. Cash Equivalents

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

C. Restricted Assets

Certain of the Company's assets are classified as restricted assets because their use is restricted to specific purposes by legally binding commitments. As of December 31, 2021 and 2020, the Company held restricted cash balances related to security deposits and funding established by the HUD Commitment of Insurance of Advances (the "Commitment").

D. Investments

At December 31, 2021, the Company had invested \$750,042 (2020 – \$0) in the Colorado Government Liquid Asset Trust ("COLOTRUST"); a pooled local government investment vehicle established by Colorado statute. COLOTRUST is registered with the State Securities Commissioner, and operates similarly to money market funds with each share equal in value to \$1. A designated custodial bank provides safekeeping / depository services for the direct investment / withdrawal functions of each pooled investment. The majority of securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify investments owned by COLOTRUST. COLOTRUST's investments consist of U.S. Treasury and U.S. agency securities, and repurchase agreements collateralized by such securities. COLOTRUST is measured at net asset value and is rated AAAM by Standard and Poors; all investments have maturities of less than one year. These investments are not categorized because the underlying securities cannot be determined.

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Notes to the Financial Statements
December 31, 2021 and 2020
(Continued)

2. Summary of Significant Accounting Policies (continued)

E. Tenant Security Deposits

Tenant security deposits are placed into an interest-bearing account and are generally held until termination of the underlying tenant lease, at which time some or all deposits may be returned to lessee.

F. Allowance for Uncollectible Accounts

The Company uses the allowance method to recognize the potential uncollectibility of receivables, including amounts due from tenants. At December 31, 2021, the Company has recorded an allowance of \$48,262 to provide for amounts which management determined may not be collectible (\$8,351 at December 31, 2020).

G. Fixed Assets

Fixed assets with an initial cost in excess of \$5,000 are recorded at cost and depreciated using the straight-line method over the following estimated useful lives of the underlying assets:

Buildings and improvements	35 years
Furniture	5 - 7 years
Equipment	5 - 7 years

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

H. Debt Issuance Costs

Debt issuance costs incurred in connection with obtaining long-term financing for the Company are amortized to interest expense over the term to maturity of the HUD-insured Mortgages using the straight-line method, which approximates the effective interest method. The unamortized amount is presented as a reduction of long-term debt on the balance sheet.

I. Revenues and Revenue Recognition

The Company's primary source of revenue is rent charges for residential units under leases with a duration of one year or less. The Company records revenue for such leases at gross potential rent, then reduced by the rental value of vacancies and other concessions to present net rental income on the accrual basis. Tenant assistance payments represent subsidy revenue for qualified low-income tenants, provided under a HAP Contract with HUD, which requires tenants to contribute a portion of the contract rent based on HUD-prescribed formulas, with the difference between the tenant portion and the contract rent paid by HUD. Tenant assistance payments are considered to be part of the underlying lease arrangements and are not a contribution under generally accepted accounting principles. The Company believes that rental and subsidy revenues are exempted from generally accepted accounting principles with respect to contracts with customers, due to their inclusion under current and future lease standards.

The Company also recognizes revenues from laundry and vending, as well as parking, pet, and damage fees; all of which are ancillary to the lease process and are earned as revenue at the point in time such fees are levied.

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Notes to the Financial Statements
December 31, 2021 and 2020
(Continued)

2. Summary of Significant Accounting Policies (continued)

J. Income Taxes

The Company 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 Company is also exempt from Colorado state income tax.

K. Subsequent Events

Management has evaluated subsequent events through March 30, 2022; the date these financial statements were available to be issued.

L. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that may 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. Restricted Cash

The Company's restricted cash balance is comprised of the following at December 31, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Tenant security deposits	\$ 326,249	\$ 334,164
Replacement Reserve	1,074,899	939,798
Escrow deposits:		
Insurance escrow	32,073	12,914
Mortgage Insurance Premium escrow	178,323	175,159
Other Reserves:		
Insurance Recovery escrow	<u>50,803</u>	<u>50,803</u>
Total - Restricted Cash	<u><u>\$ 1,662,347</u></u>	<u><u>\$ 1,512,838</u></u>

The Commitment required the Company to establish a Replacement Reserve in the initial amount of \$675,000 and to make monthly deposits of \$11,250 commencing January 2013 to be used to make capital improvements and repairs to the Project. As a condition of securing HUD's commitment to insure certain mortgage indebtedness of the Company in connection with the re-siding project (the “Re-siding Project Commitment”) completed in 2018, the Company is only required to make monthly deposits of \$10,463 to the Replacement Reserve, commencing January 2019. All such required contributions had been made at December 31, 2021 and 2020.

The Re-siding Project Commitment also mandated that the Company establish a Working Capital and Construction Contingency escrow of \$156,452 for identified costs as outlined in the Escrow Agreement for Working Capital. During 2020, \$156,452 was released from restriction.

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Notes to the Financial Statements
December 31, 2021 and 2020
(Continued)

4. Fixed Assets

The following are the changes in the Company's fixed assets during the year ended December 31, 2021:

	<u>Balance</u> <u>12/31/20</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance</u> <u>12/31/21</u>
Fixed assets not being depreciated:				
Land	\$ 1,350,100	\$ -	\$ -	\$ 1,350,100
Construction in progress	103,598	648,641	752,239	-
Total Fixed assets not being depreciated	<u>1,453,698</u>	<u>648,641</u>	<u>752,239</u>	<u>1,350,100</u>
Fixed assets being depreciated:				
Buildings and improvements	34,505,337	886,736	-	35,392,073
Furniture	2,305	-	-	2,305
Equipment	10,522	-	-	10,522
Total Fixed assets being depreciated	<u>34,518,164</u>	<u>886,736</u>	<u>-</u>	<u>35,404,900</u>
Accumulated depreciation	<u>(6,111,978)</u>	<u>(999,644)</u>	<u>-</u>	<u>(7,111,622)</u>
Total Fixed assets being depreciated, net	<u>28,406,186</u>	<u>(112,908)</u>	<u>-</u>	<u>28,293,278</u>
Total Fixed Assets, Net	<u><u>\$ 29,859,884</u></u>	<u><u>\$ 535,733</u></u>	<u><u>\$ 752,239</u></u>	<u><u>\$ 29,643,378</u></u>

5. HUD-Insured Mortgage Notes Payable

A Project No. 101-11153

In December 2012 and in connection with the acquisition of the Project, the Company entered into a mortgage note agreement (the "HUD-insured Mortgage") with Wells Fargo Bank, National Association ("Wells Fargo") in the principal amount of \$29,360,000. The HUD-insured Mortgage is insured by HUD under section 223(f) of the National Housing Act of 1934, as amended, and is secured by a first deed of trust on the Project. Interest accrues on the principal amount outstanding at 2.5% per annum, with one interest-only payment due January 1, 2013 and blended monthly payments of \$104,961 beginning February 1, 2013 until maturity on January 1, 2048. Unless otherwise directed by HUD, the HUD-insured Mortgage may not be repaid prior to February 2014, and any prepayment between February 2014 and January 2023 requires the Company to pay Wells Fargo a prepayment penalty of between 9% and 1% of the prepayment amount, depending on the prepayment date.

During 2021, the Company incurred interest on the HUD-insured Mortgage totaling \$610,376 (2020 – \$626,387). At December 31, 2021, the principal balance of the HUD-insured Mortgage was \$24,116,780 (2020 – \$24,764,582) and accrued interest was \$50,243 (2020 – \$51,593). The HUD-insured Mortgage is reported on the December 31, 2021 balance sheet net of unamortized debt issuance costs of \$268,486 (2020 – \$278,822).

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Notes to the Financial Statements
December 31, 2021 and 2020
(Continued)

5. HUD-Insured Mortgage Notes Payable (continued)

B. Project No. 101-10016

In August 2017 and in connection with the re-siding project, the Company entered into a mortgage note agreement (the "Re-siding Project Mortgage") with Wells Fargo in the principal amount of \$7,822,600. Proceeds of the loan were disbursed by Wells Fargo as the re-siding project progressed. Savings realized during the re-siding project reduced the final principal amount of the Re-siding Project Mortgage to \$7,292,200. The Re-siding Project Mortgage is insured by HUD under section 241(a) of the National Housing Act of 1934, as amended, and is secured by a second deed of trust on the Project. Interest accrues on the principal amount outstanding at 4.18% per annum, with interest-only payments beginning September 1, 2017 and blended monthly payments of \$36,139 beginning January 1, 2019 until maturity on January 1, 2048. Unless otherwise directed by HUD, the Re-siding Project Mortgage may not be repaid prior to January 2019, and any prepayment between January 2019 and December 2028 requires the Company to pay Wells Fargo a prepayment penalty of between 10% and 1% of the prepayment amount, depending on the prepayment date.

During 2021, the Company incurred interest expense of \$290,386 on the Re-siding Project Mortgage (2020 – \$296,242). While the project was ongoing in 2018, the Company capitalized as renovation costs 2018 interest on the Re-siding Project Mortgage totaling \$139,063. At December 31, 2021, the principal balance of the Re-siding Project Mortgage was \$6,881,100 (2020 – \$7,023,889) and accrued interest was \$23,969 (2020 – \$24,467). The Re-siding Project Mortgage is reported on the December 31, 2021 balance sheet net of unamortized debt issuance costs of \$171,457 (2020 – \$178,051).

C. Schedule of Future Payments

Future minimum principal payments in each of the next five years following December 31, 2021 and in five-year increments thereafter are as follows:

	Project No.	Project No.	Total
	101-11153	101-10016	
2022	\$ 664,184	\$ 148,874	\$ 813,058
2023	680,980	155,217	836,197
2024	698,201	161,831	860,032
2025	715,857	168,727	884,584
2026	733,960	175,916	909,876
2027 - 2031	3,957,780	998,615	4,956,395
2032 - 2036	4,484,169	1,230,291	5,714,460
2037 - 2041	5,080,568	1,515,716	6,596,284
2042 - 2046	5,756,289	1,867,358	7,623,647
2047 - 2048	1,344,792	458,555	1,803,347
Total	\$ 24,116,780	\$ 6,881,100	\$ 30,997,880

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Notes to the Financial Statements
December 31, 2021 and 2020
(Continued)

6. Related Party Transactions

A. Eagle County Housing and Development Authority (“ECHDA”)

Effective July 1, 2015, the Company entered into an agreement with ECHDA, whereby ECHDA is to provide management of the day-to-day operations of the Project, and to ensure operational compliance with all the terms and conditions of the HUD-insured Mortgage. The term of the agreement ran through June 30, 2018, unless otherwise terminated. Pursuant to the agreement, ECHDA is to be reimbursed for all costs, including staffing, incurred on behalf of the Company in managing the Project. The agreement also provides for ECHDA to be paid a management fee equal to 3.45% of all residential and miscellaneous income generated by the Project. During 2018, the Company and ECHDA executed an amendment to the agreement, extending the term through June 30, 2021. In 2021, the Company and ECHDA entered into an informal agreement to continue the terms of the preceding management agreement.

During 2021, the Company incurred management fee expense of \$167,505 (2020 – \$158,843) in accordance with the agreement. At December 31, 2021, \$0 was due to ECHDA for such fees (2020 – \$0).

B. Eagle County

During 2021 and 2020, Eagle County provided certain services to, and incurred expenses on behalf of the Company, including administrative and maintenance personnel. For 2021 and 2020, the following services were provided by Eagle County:

	<u>2021</u>	<u>2020</u>
Repairs and maintenance:		
Wages - Maintenance	\$ 348,431	\$ 359,437
Repairs	7,992	149
Replacement reserves	-	3,600
Utilities:		
Electric	189,978	182,454
Water and sewer	423,958	391,075
Trash removal	-	22,771
General and administration:		
Travel and meals	1,867	325
Office expenses	1,263	844
Other expense	3,927	3,215
Telecommunications	2,121	2,270
Wages - Administration	113,333	120,055
Total	<u>\$ 1,092,870</u>	<u>\$ 1,086,195</u>

At December 31, 2021 the Company had a balance of \$160,076 payable to Eagle County in respect of services provided and other reimbursements (2020 – \$191,535).

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Notes to the Financial Statements
December 31, 2021 and 2020
(Continued)

7. HAP Contract

Effective August 1, 2016, the Company entered into a HAP Contract with HUD to subsidize rent for one tenant, and subsequently amended in 2017 to subsidize rents for eight tenants. Based on the resources and income of each qualifying tenant, HUD determines the HAP subsidy to be provided to the Company. The HAP Contract has a 15-year term, expiring July 31, 2031. During the year ended December 31, 2021, the Company earned HAP subsidies totaling \$79,692 (2020 – \$82,585).

8. Concentration – Geographical

The Company operates a single property located in unincorporated Eagle County, Colorado. Future operations could be affected by economic changes or other conditions in that geographical area.

9. Purchase and Sale Agreement

In December 2021, the Company entered into a purchase and sale agreement with Tralee Affordable Mountain LLC to sell the Lake Creek Village Apartments for \$81,850,000. The sale was completed in January 2022, at which time the HUD-insured Mortgage and the Re-siding Project Mortgage were paid off in full.

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Balance Sheet - HUD Basis
December 31, 2021

ASSETS

Current assets:

1120	Cash - Operations	438,129
1130	Tenant/member accounts receivable	148,172
1131	Allowance for doubtful accounts	<u>(48,262)</u>
	1130N Net tenant accounts receivable	<u>99,910</u>
1140	Accounts and notes receivable - Operations	8,092
1170	Short term investments - Operations	750,042
1200	Prepaid expenses	<u>146,996</u>
	1100T Total current assets	<u>1,443,169</u>

Deposits held in trust:

1191	Tenant/patient deposits held in trust	326,248
------	---------------------------------------	---------

Restricted deposits and funded reserves:

1310	Escrow deposits	210,397
1320	Replacement Reserve	1,074,899
1330	Other reserves	<u>50,803</u>
	1300T Total deposits	<u>1,336,099</u>

Fixed assets:

1410	Land	1,350,100
1420	Buildings	35,392,073
1440	Building equipment (portable)	10,522
1460	Furnishings	<u>2,305</u>
	1400T Total fixed assets	36,755,000
1495	Accumulated depreciation	<u>(7,111,622)</u>
	1400N Net fixed assets	<u>29,643,378</u>
	1000T Total Assets	<u><u>\$ 32,748,894</u></u>

LIABILITIES

Current liabilities:

2110	Accounts payable - Operations	\$ 285,630
2131	Accrued interest payable - First mortgage (or bonds)	50,243
2132	Accrued interest payable - Other mortgages	23,969
2210	Prepaid revenue	<u>22,356</u>
	2122T Total current liabilities	<u>382,198</u>

Other liabilities:

2191	Tenant/patient deposits held in trust (contra)	327,677
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Long-term liabilities:

2320	Mortgage (or bonds) payable - First mortgage (bonds)	23,848,294
2322	Other mortgages payable (long term)	<u>6,709,643</u>
	2300T Total long-term liabilities	<u>30,557,937</u>
	2000T Total Liabilities	<u>31,267,812</u>

MEMBERS' CAPITAL

3130	Total Equity	<u>1,481,082</u>
	2033T Total Liabilities and Equity	<u><u>\$ 32,748,894</u></u>

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

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Statement of Profit and Loss - HUD Basis
For the year ended December 31, 2021

REVENUE

Rent revenue:		
5120	Rent revenue - Gross potential	\$ 4,774,203
5121	Tenant assistance payments	79,692
5140	Rent revenue - Stores and commercial	<u>15,000</u>
	5100T Total rent revenue	<u>4,868,895</u>
Vacancies:		
5220	Vacancies - Apartments	<u>(103,890)</u>
	5200T Total vacancies	<u>(103,890)</u>
	5152N Net rental revenue (rent revenue less vacancies)	<u>4,765,005</u>
Financial revenue:		
5410	Financial revenue - Project operations	<u>2,283</u>
	5400T Total financial revenue	<u>2,283</u>
Other revenue:		
5910	Laundry and vending revenue	78,228
5920	Tenant charges	27,921
5990	Miscellaneous revenue	<u>13</u>
	5900T Total other revenue	<u>106,162</u>
	5000T Total Revenue	<u>4,873,450</u>

EXPENSES

Administrative expenses:		
6210	Advertising and marketing	3,917
6311	Office expenses	18,993
6320	Management fee	167,505
6330	Manager or superintendent salaries	82,940
6350	Audit expense	26,289
6370	Bad debts	47,382
6390	Miscellaneous administrative expenses	<u>1,218</u>
	6263T Total administrative expenses	<u>348,244</u>
Utilities expenses:		
6450	Electricity	192,304
6451	Water	260,482
6452	Gas	135,888
6453	Sewer	<u>163,476</u>
	6400T Total utilities expenses	<u>752,150</u>
Operating and maintenance expenses:		
6515	Supplies	280,704
6520	Contracts	308,183
6525	Garbage and trash removal	72,965
6548	Snow removal	<u>20,000</u>
	6500T Total operating and maintenance expenses	<u>681,852</u>
Taxes and insurance:		
6711	Payroll taxes - Project's share	23,992
6720	Property and liability insurance - Hazard	121,441
6722	Workmen's Compensation	5,704
6723	Health insurance and other employee benefits	<u>104,136</u>
	6700T Total taxes and insurance	<u>255,273</u>
Financial expenses:		
6820	Interest on first mortgage (or bonds) payable	610,376
6825	Interest on other mortgages	307,316
6850	Mortgage insurance premium/service charge	175,862
6890	Miscellaneous financial expenses	<u>13,450</u>
	6800T Total financial expenses	<u>1,107,004</u>
	6000T Total Cost of Operations before Depreciation	<u>3,144,523</u>
	5060T Profit (Loss) before Depreciation	<u>1,728,927</u>
6600	Depreciation expense	<u>999,644</u>
	3250 Net Income (Loss)	<u>\$ 729,283</u>

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

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Statement of Changes in Member's Capital - HUD Basis
For the year ended December 31, 2021

MEMBER'S CAPITAL - BEGINNING OF YEAR:

S1100-010	Beginning of Year Balance	\$ 1,001,799
3250	Net Income (Loss)	729,283
S1200-420	Distributions	(250,000)

MEMBER'S CAPITAL - END OF YEAR:

3130	End of Year	<u>\$ 1,481,082</u>
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The accompanying notes are an integral part of these financial statements.

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Statement of Cash Flows - HUD Basis
For the year ended December 31, 2021

CASH FLOW FROM OPERATING ACTIVITIES:

Receipts:		
S1200-010	Rental receipts	\$ 4,728,925
S1200-020	Interest received	2,283
S1200-030	Other operating receipts	244,561
	S1200-040 Total receipts	<u>4,975,769</u>
Disbursements:		
S1200-050	Administrative	(57,760)
S1200-070	Management fee	(167,505)
S1200-090	Utilities	(720,750)
S1200-100	Salaries and wages	(82,940)
S1200-110	Operating and maintenance	(711,637)
S1200-140	Property insurance	(117,161)
S1200-150	Miscellaneous taxes and insurance	(133,832)
S1200-160	Tenant security deposits	7,810
S1200-180	Interest on first mortgage	(601,387)
S1200-181	Interest on second mortgage	(301,222)
S1200-210	Mortgage interest premium	(175,621)
S1200-220	Miscellaneous financial	(13,450)
	S1200-230 Total disbursements	<u>(3,075,455)</u>
	S1200-240 Net cash provided by (used in) operating activities	<u>1,900,314</u>

CASH FLOW FROM INVESTING ACTIVITIES:

S1200-245	Net deposits to Mortgage Escrow account	(22,323)
S1200-250	Net deposits to Replacement Reserve account	(135,101)
S1200-330	Net purchase of fixed assets	(736,162)
	S1200-350 Net cash provided by (used in) investing activities	<u>(893,586)</u>

CASH FLOW FROM FINANCING ACTIVITIES:

S1200-360	Principal payments - First mortgage (or bonds)	(647,805)
S1200-361	Principal payments - Second mortgage	(142,786)
S1200-420	Distributions	(250,000)
	S1200-460 Net cash provided by (used in) financing activities	<u>(1,040,591)</u>
	S1200-470 Net increase (decrease) in cash and cash equivalents	(33,863)
	S1200-480 Beginning of period cash	<u>1,222,034</u>
	S1200T End of period cash	<u>\$ 1,188,171</u>

**RECONCILIATION OF NET PROFIT (LOSS) TO
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:**

3250	Net income (loss)	<u>\$ 729,283</u>
Adjustments to reconcile net profit (loss) to net cash provided by (used in) operating activities:		
6600	Depreciation expense	999,644
S1200-486	Amortization of debt issuance costs	16,930
S1200-490	Decrease (increase) in tenant/member accounts receivable	7,897
S1200-500	Decrease (increase) in accounts receivable - Other	138,453
S1200-520	Decrease (increase) in prepaid expenses	(11,842)
S1200-530	Decrease (increase) in cash restricted for tenant security deposits	7,915
S1200-540	Increase (decrease) in accounts payable	18,105
S1200-570	Increase (decrease) in accrued interest payable	(1,847)
S1200-580	Increase (decrease) in tenant security deposits held in trust	(105)
S1200-590	Increase (decrease) in prepaid revenue	(4,119)
	S1200-610 Net cash provided by (used in) operating activities	<u>\$ 1,900,314</u>

The accompanying notes are an integral part of these financial statements

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Schedule of Reserve for Replacement and
Computation of Surplus Cash, Distributions, and Residual Receipts
For the year ended December 31, 2021

SCHEDULE OF RESERVE FOR REPLACEMENT:

1320P	Balance at beginning of year	\$ 939,798
1320DT	Total monthly deposits	135,000
1320INT	Interest on Replacement Reserve accounts	<u>101</u>
1320	Balance at end of year (confirmed by Mortgagee)	<u><u>\$ 1,074,899</u></u>

COMPUTATION OF SURPLUS CASH:

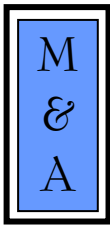
Cash:		
S1300-010	Cash (<i>Accounts 1120, 1170, 1191</i>)	<u>\$ 1,514,419</u>
S1300-040	Total cash	<u>1,514,419</u>
Current obligations:		
S1300-050	Accrued mortgage (or bond) interest payable	74,212
S1300-075	Accounts payable (<i>due within 30 days</i>)	285,631
S1300-080	Loans and notes payable (<i>due within 30 days</i>)	66,887
2210	Prepaid revenue	22,356
2191	Tenant/patient deposits held in trust (contra)	327,677
S1300-110	Other current obligations (<i>Describe</i>)	<u>36,545</u>
S1300-140	Total current obligations	<u>813,308</u>
S1300-150	Surplus Cash (Deficiency)	<u><u>\$ 701,111</u></u>
S1300-200	Amount Available for Distribution During Next Fiscal Period	<u><u>\$ 701,111</u></u>

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

Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
Schedule of Changes in Fixed Asset Accounts
For the year ended December 31, 2021

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deductions</u>	<u>Ending Balance</u>
1410 Land	\$ 1,350,100	\$ -	\$ -	\$ 1,350,100
1420 Buildings	34,608,935	783,138	-	35,392,073
1440 Building equipment (portable)	10,522	-	-	10,522
1460 Furnishings	2,305	-	-	2,305
1400T Total fixed assets	35,971,862	783,138	-	36,755,000
1495 Accumulated depreciation	<u>(6,111,978)</u>	<u>(999,644)</u>	-	<u>(7,111,622)</u>
1400N Total - net book value	<u><u>\$ 29,859,884</u></u>	<u><u>\$ (216,506)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 29,643,378</u></u>

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



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 Member
Lake Creek Village LLC
Eagle County, 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 Lake Creek Village LLC (HUD Project No. 101-11153 and No. 101-10016), a Colorado limited liability company, which comprise the balance sheet as of December 31, 2021, and related statements operations, changes in member's capital and cash flows for the year then ended and the related notes to the financial statements, and have issued our report thereon dated March 30, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Lake Creek Village LLC's internal control over financial reporting ("internal control") as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on financial statements, but not for the purpose of expressing an opinion on the effectiveness of Lake Creek Village LLC's internal control. Accordingly, we do not express an opinion on the effectiveness of Lake Creek Village LLC'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 entity'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

PAUL J. BACKES, CPA, CGMA
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INDEPENDENT AUDITOR'S REPORT

**To the Member
Lake Creek Village LLC
Eagle County, Colorado**

Compliance and Other Matters

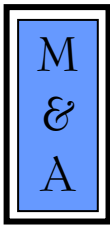
As part of obtaining reasonable assurance about whether Lake Creek Village LLC's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 Lake Creek Village LLC's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Lake Creek Village LLC's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in blue ink that reads "McMahan and Associates, L.L.C." in a cursive script.

**McMahan and Associates, L.L.C.
Avon, Colorado
March 30, 2022**



MCMAHAN AND ASSOCIATES, L.L.C.

Certified Public Accountants and Consultants

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR HUD PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE CONSOLIDATED AUDIT GUIDE FOR AUDITS OF HUD PROGRAMS

**To the Member
Lake Creek Village LLC
Eagle County, Colorado**

Report on Compliance for Each Major HUD Program

Opinion on Each Major HUD Program

We have audited the compliance of Lake Creek Village LLC (HUD Project No. 101-11153 and No. 101-10016), a Colorado limited liability company, with the compliance requirements described in the *Consolidated Audit Guide for Audits of HUD Programs* (the "Guide") that could have a direct and material effect on each of Lake Creek Village LLC's major U.S. Department of Housing and Urban Development ("HUD") programs for the year ended December 31, 2021.

Lake Creek Village LLC's major HUD program and the related direct and material compliance requirements are as follows:

Name of Major HUD Program	Direct and Material Compliance Requirements
HUD Insured Loan Program Section 223(f)	Federal Financial Reports; Fair Housing and Nondiscrimination ;Mortgage Status; Replacement Reserve; Distribution to Owners; Equity Skimming; Cash Receipts; Cash Disbursements; Tenant Security Deposits; Management Functions; Unauthorized Change of Ownership/Acquisition of Liabilities; Unauthorized Loans of Project Funds

In our opinion, Lake Creek Village LLC 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 HUD programs for the year ended December 31, 2021.

Basis for Opinion

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 Guide. Our responsibilities under those standards and the Guide are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

Member: American Institute of Certified Public Accountants

PAUL J. BACKES, CPA, CGMA
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MATTHEW D. MILLER, CPA

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INDEPENDENT AUDITOR'S REPORT

To the Member
Lake Creek Village LLC
Eagle County, Colorado

Basis for Opinion (continued)

We are required to be independent of Lake Creek Village LLC 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 opinion. Our audit does not provide a legal determination of Lake Creek Village LLC'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 Lake Creek Village LLC's government programs.

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 to express an opinion on Lake Creek Village LLC'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 Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than that for 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 Lake Creek Village LLC's compliance with the requirements of the government program as a whole

In performing an audit in accordance with U.S. GAAS, *Government Auditing Standards*, and the Guide, 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 Lake Creek Village LLC's compliance with the compliance requirements referred to above and performing such other procedures as we consider necessary in the circumstances.
- Obtain an understanding of Lake Creek Village LLC'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 Guide, but not for the purpose of expressing an opinion on the effectiveness of Lake Creek Village LLC's internal control. 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.

Other Matter

We noted certain matters that we are required to report to management of Lake Creek Village LLC in a separate written communication. These matters are described in our Letter to the Member dated March 30, 2022.

INDEPENDENT AUDITOR'S REPORT

To the Member
Lake Creek Village LLC
Eagle County, Colorado

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 compliance requirement of a HUD program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement of a HUD 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 compliance requirement of a HUD 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.

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 have not been identified.

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

Purpose of This Report

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 Guide. Accordingly, this report is not suitable for any other purpose.



McMahan and Associates, L.L.C.
Avon, Colorado
March 30, 2022

**Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended December 31, 2021**

Our audit disclosed no findings that are required to be reported herein under the HUD *Consolidated Audit Guide for Audits of HUD Programs* for the year ended December 31, 2021.

**Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
AUDITOR'S COMMENTS ON AUDIT RESOLUTION OF MATTERS RELATING TO HUD PROGRAMS
December 31, 2021**

There were no findings or questioned costs noted for the year ended December 31, 2020.

**Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
CERTIFICATION OF OFFICERS
December 31, 2021**

I hereby certify that I have examined the accompanying financial statements and supplemental data of Lake Creek Village LLC and, to the best of my knowledge and belief, the same is complete and accurate.

BY: Eagle County Housing and Development Authority; Lake Creek Village LLC's sole member

Kimberly Bell Williams
Signature

March 30, 2022
Date

Name of Signatory:

Kim Williams

Title of Certifying Official:

Executive Director – Eagle County Housing
and Development Authority

Auditee Telephone Number:

(970) 328-8773

**Lake Creek Village LLC
(A Colorado Limited Liability Company)
HUD Project No. 101-11153 and No. 101-10016
MANAGING AGENT'S CERTIFICATION
December 31, 2021**

I hereby certify that I have examined the accompanying financial statements and supplemental data of Lake Creek Village LLC and, to the best of my knowledge and belief, the same is complete and accurate.

Eagle County Housing and Development Authority
Managing Agent for Lake Creek Village LLC
BY:

Kimberly Bell Williams
Signature

March 30, 2022
Date

Name of Signatory:

Kim Williams

Title of Certifying Official:

Executive Director – Eagle County Housing
and Development Authority

Auditee Telephone Number:

(970) 328-8773