

# Missoula Housing Authority Regular Board Meeting Wednesday April 19, 2023

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    - Valor House Update
    - National Museum of Forest Service History
    - Close out of Public Housing
    - Villagio Update
    - Trinity Update
    - Speedway & 819 Stoddard
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**The regular Board Meeting of  
the Missoula Housing Authority will be  
Wednesday, April 19, 2023 at 5:30pm at  
Missoula Housing Authority  
1235 34<sup>th</sup> Street, Missoula, MT 59801  
with an option to attend virtually via  
zoom.**

**Please contact Adam Ragsdale at  
[aragsdale@missoulahousing.org](mailto:aragsdale@missoulahousing.org) or  
406-549-4113 x105 for Zoom information.**

**Tab 1**  
**Agenda**  
**Agenda Notes**

MISSOULA HOUSING AUTHORITY  
REGULAR BOARD MEETING  
April 19, 2023  
1235 34<sup>th</sup> STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
  - a. March 15, 2023
4. Commissioner Comments/Conflict of Interest Disclosure
5. Public Comments on Items not on the Agenda (limited to 3 minutes apiece.)
6. Action Items:

None
7. Staff Reports
  - a. Introduction of New Staff Members, Evan Hauser and Sara Stout
  - b. Discussion of Draft Resolutioin Defining Procurement Limits for Executive Director
  - c. Valor House Update
  - d. National Museum of Forest Service History
  - e. Close out of Public Housing program
  - f. Villagio update
  - g. Trinity update
  - h. Speedway and 819 Stoddard
  - i. Strategic planning – Continuing Succession and Measuring Success Discussion
8. Other Matters

Adjournment

The Missoula Housing Authority makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing assistance should provide advanced notice to allow adequate time to make needed arrangements. Please call 549-4113 or write to the Missoula Housing Authority, at 1235 – 34<sup>th</sup> Street, Missoula, MT 59801, to make your request known.

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**MEMORANDUM**

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**TO:** MHA BOARD OF COMMISSIONERS  
**FROM:** SAM OLIVER, EXECUTIVE DIRECTOR  
**SUBJECT:** AGENDA NOTES BOARD MEETING APRIL 19, 2023  
**DATE:** **APRIL 19, 2023**

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**7. Staff Reports:**

- a. We are happy to introduce two new Leadership Team- level employees. Evan Hauser joins MHA as our Construction Project Manager. Sara Stout joins our team as MHA's new Outreach Coordinator/Grant Writer.
- b. MHA has decided not to pursue the renewal of the Grant and Per Diem (GPD) program at Valor house. The current GPD grant will expire at the end of September 2023. MHA has informed key partners (Poverello, City Staff, and VA Advocates) of our intent to pursue a model of permanent Veterans Housing at Valor House. All parties stand in support and agreement on the idea to transition to a permanent housing model. Jim McGrath will update the Board on recent discussions with the State and the VA.
- c. Bristlecone Development signed a contract with NMFSh to provide Owner's Representative Services on 1/9/2023. Swank Enterprises was chosen as the most responsive bidder and is working with the design team as we work towards permit drawings in the next month. Anticipated to break ground in Fall of '23.
- d. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan.
- e. Villagio is following critical path scheduling to complete Building A by the end of April. Interior Punchlist for Building A was just finished! Site improvements and exterior punchlist are being completed around building A and in the public right-of-way along Otis Street. Building B continues with critical path scheduling. Everything is on schedule to turn Building B over by the end of August '23.
- f. Leasing has begun and MHA/Blueline have been processing applicants from the waitlist! The first twenty-two families have moved into the Cooley Building. Leasing will continue at Cooley, with the Stoddard Building becoming available at the end of this week. Work Force housing at Mullan will be ready to lease at the end of May. PSH wing will be available to lease in early June. The Nav Center is going to be ready by late June.
- g. Both of these projects follow the closeout of PH. When HUD has processed close-out, MHA will re-visit the status/direction of both projects. We look forward to introducing the projects and some of our ideas to Sara, as grants will be a likely/potential funding source for future development.
- f. Strategic planning is still on the agenda as we continue with Measuring Success Discussions as time allows. This month, I have included a short list of priorities that the Board identified last month as items to circle back to for further discussion.

**Tab 2**  
**Minutes**

## ***Missoula Housing Authority Board***

Regular Board Meeting  
Wednesday, March 15<sup>th</sup>, 2023

-  
MINUTES-

Members Present: Sam Oliver, Jack Richards, Kaia Peterson, Sheena Comer Winterer, Tiegan Avery  
Via ZOOM: Kila Shields

Members Absent: Colin Bangs

Staff Present: Debbie Hibbitts, Jim McGrath

- I. Call to Order: The meeting was called to order at 5:41 pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – February 15, 2023  
Richards: Moves  
Comer Winterer: 2<sup>nd</sup>  
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure:  
Comer Winterer: Today at the Missoula Housing Report meeting Jim did a great job of presenting MHA projects. I thought it was very successful. Good job on that.  
McGrath: It was very nice that the realtors wanted to celebrate our projects. I think it lasered in on our work for an otherwise dismal report.  
Oliver: It was interesting to look back over the family housing additions through the years and you could see how much MHA has added to the market. It was a cool spotlight for us. There were a lot of folks that really recognize the work we are doing.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items: None
- VII. Staff Reports:
  - a. Introduction of new staff members  
Oliver: It was our intention to introduce you to two new staff members. Our outreach coordinator, Sarah Stout, had a childcare conflict and Evan Hauser, our new Project

Manager, is out sick. They both have proved to be really good hires who have hit the ground running.

b. Garden District Lawsuit Closeout

Oliver: We have settled. We have received payment and it was a successful outcome for us after a long process. We had fantastic legal representation. Ryan pitched in and helped during many parts of that process.

Peterson: I think they did a phenomenal job and kept the board informed. They explained things well and navigated our role in it very thoughtfully. I really thought it was outstanding.

c. Valor House

Oliver: We addressed it last meeting. Not much of an update there. We have a meeting with the VA tomorrow.

McGrath: We will go over how the closeout will go. Hopefully, it will be a very straight forward process.

d. National Museum of Forest Service History

Oliver: We are in the selection process. We had very striated bids. The unique part of this job is a lot of the materials have been donated so once that is subtracted from the budget, hopefully, that will decrease those initial bids and get us on budget. They put in for a permit to get concrete placed this fall and begin building over the winter. It is expected to open beginning 2025. They need 6 months for the exhibit builders to get in and do their work.

e. Closeout of Public Housing

Oliver: I was all excited because we submitted everything, but it is going to be a hurry up and wait situation. We are cautiously optimistic.

Peterson: It will be nice to get this off the deck.

f. Villagio

Oliver: Villagio continues to move along really well. They are punching out the 4<sup>th</sup> floor of building A. Dick Anderson has done a really amazing job and is very efficient.

They have an app that facilitates punch lists. If you find a defect you snap a picture through the app and it drops a pin on the floor plan. Really impressed with that at Villagio and it is really helping things move along.

Comer Winterer: What is the sequence for punch out?

Oliver: The 4<sup>th</sup> floor is the final floor to be punch listed so we are almost done.

g. Trinity:

Oliver: It is suffering a little bit due to manpower issues. Cooley has opened up and Stoddard has been punched. Ash will walk through with Headwaters and double check the punch list has been taken care of. The Architects will verify again following. We are waiting on the Temporary Cert. of Occupancy from the City. They have been really great



in allowing us those TCOs to get some folks moved in despite some typical requirements not being fulfilled yet. They know we are not far behind.

h. Speedway & Stoddard

Oliver: 819 Stoddard we can address once we are officially closed out of Public Housing and Speedway will be a project for our new Outreach Coordinator. We will familiarize her with the property and she can start looking at grants and thinking about what we want to do there. Previously we had a 12 unit building proposed for that sight.

i. Strategic Planning

Oliver: We created spreadsheets to track our goals, point of contact, and projected deadlines. I simply started to go back through these goals and give a brief description on progress. The good news is a lot of these are closed out or well underway. We have made some pretty good strides over the past year.

Peterson: It is amazing this was one year ago. Hopefully, one of the takeaways is the incredible amount of work, progress and success that has been achieved in the past year. There is a lot to celebrate.

Oliver: At the end of the packet, I included some of our strategic measurables. Our general balance sheet we are quite proud of and Adam put a report together of our current staff and years served. All together there is 298 combined years with MHA. 50% of these positions are in the double digits now. We can and should be very proud.

*\*\*Please see Board and Staff Strategic Planning Documents for details; pgs. 13-20 of March 15, 2023 MHA Board Packet\*\**

VIII. Other Matters: None

Meeting adjourned at 6:37 pm

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Sam Oliver, Executive Director

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Kaia Peterson, Board Chair

**Tab 3**  
**Action Items**

**Tab 4**  
**Staff Reports**

## Resolution Number

A resolution establishing certain purchasing policies and authorizing the Executive Director to approve agreements with no fiscal impact or that convey budgeted revenue to the Housing Authority, and/or purchases of certain budgeted supplies, materials, services, vehicles, machinery, equipment, appliances, apparatus, construction, repair, and maintenance, and accept easements of benefit to the Housing Authority.

WHEREAS, the Missoula Housing Authority wishes to provide for fair and equitable treatment of all vendors who are interested in and capable of providing supplies, materials, services, vehicles, machinery, equipment, appliances, apparatus, construction, repair, and maintenance to the Housing Authority for its purchase and use;

WHEREAS, the Missoula Housing Authority wishes to maximize the purchasing value of its public funds by establishing sensible procurement policies and procedures;

WHEREAS, the Missoula Housing Authority's portfolio continues to grow and the number of purchases of supplies, materials, services, vehicles, machinery, equipment, appliances, apparatus, construction, repair and maintenance required for operations continue to increase, and it is prudent and desirable for the Housing Authority to become more efficient by streamlining organizational processes;

WHEREAS, the Missoula Housing Authority wishes to streamline handling and review of purchase contracts, afford the Housing Authority more opportunity and time to address more important housing issues, improve the economy and effectiveness of the Housing Authorities purchasing efforts, and avoid unnecessary delays in purchases of routine supplies, materials, services, vehicles, machinery, equipment, appliances, apparatus, construction, repair, and maintenance necessary to provide public services to its residents by streamlining its procurement procedures; and

WHEREAS, the Missoula Housing Authority desires to implement a procurement program which encourages recycling, reduces solid waste, conserves energy and natural resources, and protects environmental quality; and

WHEREAS, the State of Montana has established a comprehensive system of laws governing the procurement of real property, personal property, goods and services by municipalities, including the requirement that contracts for the purchase of any automobile, truck, other vehicles, road machinery, other machinery, apparatus, appliance, equipment or materials or supplies for construction, repair, or maintenance in excess of \$80,000 must be given to the lowest responsible bidder; and

WHEREAS, the Missoula Housing Authority wishes to implement a procurement system of quality and integrity by establishing purchasing policies and procedures which contain internal controls and safeguards by which the Housing Authority may ensure that proposed purchase contract awards to vendors comply with all state and local legal requirements and verify that appropriations are budgeted and sufficient unexpended moneys remain before a commitment of public funds is made.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MISSOULA HOUSING AUTHORITY, that the Board of Commissioners approves establishment of the following purchasing policies and procedures:

1. The Executive Director is authorized to sign agreements with no fiscal impact or that convey budgeted revenue to the Housing Authority, and/or purchase contracts or purchase orders less than \$80,000 provided that such supplies, materials, services, vehicles, machinery, equipment, appliances, apparatus, construction, repair and maintenance are contemplated in the final adopted budget or if the final budget has not been adopted, the Executive Director's budget.
2. The Executive Director is further empowered and authorized by this resolution to approve vehicle, machinery, and equipment purchases which have been approved in the current year's budget and community investment program or if the final budget and community investment program has not been adopted, the Executive Director's executive budget.
3. The Executive Director shall provide a monthly report to Board of Commissioners listing the purchase contracts and purchase orders that have been administratively approved since the last report.
4. When departments submit proposed purchase contracts or purchase orders of \$80,000 or more for approval, they shall prepare recapitulations of the quotations and bids along with written justification for their recommendations.
5. The Executive Director is further empowered and authorized by this resolution to approve change orders to contracts, if the change orders are (1) within the scope and approved budget of the original contract and consistent with the initial public bidding process, (2) the aggregate total of the purchase contract, if administratively approved, and change order(s) are less than \$80,000, (3) the aggregate total of change orders to a purchase contract, having already been approved by the Housing Authority, are less than \$80,000, and (4) sufficient moneys are budgeted and remain unexpended to cover the additional cost. However, the Board of Commissioners may, upon recommendation of the Executive Director, extend the aggregate limits on administrative authority to approve change orders on specific contracts whenever the size of the contract and submitting change orders to the Board of Commissioners for approval would delay delivery of goods or services pursuant to the contract or cause unnecessary administrative work. For public works contracts, change orders may be approved by the Executive Director if the amount of the change order is within the amount of the remaining contract contingency budget in a Board approved contract.
6. Under very limited circumstances, the Executive Director and the Procurement Officer may need the flexibility to make an emergency purchase. Such purchases are typically made outside of the normal purchasing procedures due to the sudden and unexpected situation that requires immediate action. The Board of Commissioners shall be notified as soon as possible about the need for emergency purchases and/or contracts.
7. Whenever any vendor or resident shall have a grievance, complaint or concern about any

purchasing policy, procedure, practice, purchase or contract, award of purchase or contract, specification used to obtain quotations, bids or proposals, or any other matter related to the Housing Authorities purchasing activities, such vendor or resident should communicate such to the Procurement Officer designated by the Executive Director of the Housing Authority. If such vendor or resident is dissatisfied with the Procurement Officer's decision or action, if any, the vendor or resident may make an appeal to the Board of Commissioners. Such appeal should be made in writing and presented to the Operations Director who will refer it to the Board of Commissioners and notify the Executive Director, the Procurement Officer, and the department of the Housing Authority against whom the appeal is being asserted. The Board of Commissioners shall review the appeal, consider any information that is provided by the vendor or resident, make a determination and recommend action if necessary. This procedure is intended only to provide an orderly process by which vendors or residents may express their grievances, complaints or concerns about administrative purchases so as to ensure Board oversight and does not prevent any vendors or residents from expressing their grievances, complaints, concerns or opinions about purchases or contracts to be awarded by the Housing Authority or any other matters that such vendors or residents wish to express directly to Board of Commissioners as already provided during the course of their public meetings;

## Strategic Planning Goals – April 2023

At the March '23 MHA Board Meeting, we revisited a lengthy list of goals set during last year's strategic planning sessions. As an organization and Board of Directors, we made fantastic progress on this list of objectives. Below is a short list of goals that we decided that we would like to revisit/develop in 2023.

**-Agency-wide succession planning at Department Head-level.** We have an incredible amount of combined experience at MHA, but our data shows that we have several management employees approaching retirement age. Strategizing for these eventualities will allow us to be proactive in our planning and decisions.

**-Rebranding Discussion.** There has been ongoing discussion about rebranding at MHA. Many feel that the word "authority" is harsh and polarizing. Others feel that it identifies us as the housing agency that utilizes Federal Funds. Both Board and Staff have shown interest in re-visiting this discussion.

**-Annual Formal Presentation to City of Missoula.** Board and staff felt that the presentation given to the City last summer went over really well. There appears to be interest in formalizing this presentation into a formal annual event for MHA. Having a designated time and place to discuss current projects, review our cooperation agreement, and discuss new developments could be valuable to the agency.

**Missoula Housing Authority HCV Family Self-Sufficiency Program:  
March 2023 Board Report**

Current Caseload Total: 134

YTD Caseload Total: 149

Total Graduates: 3

Total Escrow Balance to Date: \$365,648.84

Total Forfeit/HELP Account Balance: \$8,195.57

There were no graduates this month. Coordinators are continuing to participate in committee work with our community partners. Coordinators are collaborating with MHA Marketing Coordinator to feature The Family Self Sufficiency Program, participants, and graduates.

Ongoing committee work:

Tamara- Winter Rental Assistance Program

Rebecca- Veteran Support Network, NAMI & ARHC

Sierra- Co-Facilitator of AHRC General and Community Management Team

Partnerships and Referrals: Blue Line PM, MERA, 211, 549-HOPE, JOB Corps, Families First, MT Small Business Development Center, Adult Basic Education, MCPS, Salvation Army, LIEAP, IDA (Homeward), Habitat for Humanity, Montana Legal Services, NMCDC, MHA Homes and properties, Missoula College, Missoula Job Service Special Programs, Homeward, Inc., Missoula College, Social Security Administration, OPI, Foodbank, VA, HUDVASH, HAN, CCR, WMMHC, Area Property Management Companies, Voc Rehab, Rural Dynamics, Human Resource Council, Clearwater Credit Union, Summit ILC, VITA

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred  
FSS Department 4/07/2023



## **Board report April 2023**

### **Waiting list report**

Total number of unduplicated households on our waiting list: as of 4/12/2023 1780

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1316	3/29/23
MHA Homes	194	1310	4/7/23
Shelter Plus Care	98	--*	3/8/23
Uptown	14	389	11/22/22
Valor House	17	0*	12/1/22
YWCA	6	0*	10/5/22
Silvertip PBRA	8	1085	3/1/23
811	64	1*	3/31/22
Cornerstone	12	0*	1/11/23
EHV	16	0*	3/28/22

### New applicants

Since Mar 1, 2023 through Mar 31, 2023 191

\*Note: our waiting lists for these programs understate the number because they are referred by other agencies.

The Mainstream vouchers come from our HCV waitlist, but they do not count in our leasing totals.

HUD VASH vouchers do not come from our waitlist but are directly referred. They do tally in our leasing count.

Note: new vouchers	leased	award	issued
FYI	5	8	1
Mainstream	69	66	0
VASH	25	32	0
EHV	16	16	0

**Tenant-based assistance**

HCV Voucher Utilization FY 2023

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	873	14	9	7	138	26	674	5
November	876	14	9	7	136	27	679	4
December	864	13	8	7	133	26	674	3
January	858	14	7	7	131	27	670	2
February	866	14	5	7	130	26	680	4
March	866	13	5	7	128	25	682	6
April	864	13	5	7	127	25	683	4

Total FY23	6067							
Full utilization	7006							
Under	939	87%				w/o VASH	89%	
Percent new admissions <30% AMI			72%					
Annual percentage required			75%					

HCV Voucher Utilization CY 2023

Jan	858		
Feb	866		
Mar	866		
April	864		
Total CY 23	3454		3350
Full Utilization	3998	w/o VASH	3872
	86%		87%

NOTE: new voucher total is 967, with 178 new TPVs from conversion, 8 FYI vouchers. Mainstream (66) is tabulated separately and VASH (32) doesn't count on SEMAP. The total number is varying each month as the number of FYI vouchers change. We also received 7 new HCV vouchers starting 10-1-22.

Current outgoing portables	Total HAP
7	\$8319

Shelter Plus care:

Shelter Plus Care 98 unit grant	total to be served: 126
Total units actually leased: 84	total # served: 142

Vouchers "on the street" (issued but not leased)

HCV	22
SPC	6

## Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=03/2023-03/2023 AND All Checks=Yes AND Include Voids=All Checks

Vendor	Check Date	Post Month	Total Amount	Date Reconciled
v0000021 - ADEA PROPERTY MANAGEMENT	3/1/2023	03-2023	27,113.00	3/31/2023
v0000021 - ADEA PROPERTY MANAGEMENT	3/8/2023	03-2023	1,121.00	3/31/2023
v0000074 - BBF ENTERPRISES	3/1/2023	03-2023	597.00	3/31/2023
v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	3/1/2023	03-2023	4,966.00	3/31/2023
v0000115 - BOUNTY REAL ESTATE LLC	3/1/2023	03-2023	835.00	3/31/2023
v0000116 - BOURKE ROBINSON MANAGEMENT	3/1/2023	03-2023	849.00	3/31/2023
v0000135 - RIVER RIDGE	3/1/2023	03-2023	12,927.00	3/31/2023
v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	3/1/2023	03-2023	7,661.00	3/31/2023
v0000161 - CEDAR VILLAS LLP	3/1/2023	03-2023	1,464.00	3/31/2023
v0000169 - CHILCOTE	3/1/2023	03-2023	115.00	3/31/2023
v0000173 - CHINIKAYLO	3/1/2023	03-2023	1,579.00	3/31/2023
v0000174 - CHINIKAYLO	3/1/2023	03-2023	874.00	3/31/2023
v0000187 - CLARK FORK REALTY INC	3/1/2023	03-2023	5,192.00	3/31/2023
v0000245 - DESCHAMPS INVESTMENTS	3/1/2023	03-2023	616.00	3/31/2023
v0000253 - DISCHNER	3/1/2023	03-2023	932.00	3/31/2023
v0000254 - HUMAN RESOURCE COUNCIL	3/16/2023	03-2023	550.00	3/31/2023
v0000315 - FANGSRUD	3/1/2023	03-2023	708.00	3/31/2023
v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	3/1/2023	03-2023	42,335.00	3/31/2023
v0000370 - GREAT PLACES INC	3/1/2023	03-2023	658.00	3/31/2023
v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	3/1/2023	03-2023	14,623.00	3/31/2023
v0000395 - HARRINGTON	3/1/2023	03-2023	669.00	3/31/2023
v0000404 - HEIDRICK	3/1/2023	03-2023	666.00	3/31/2023
v0000424 - HOLY	3/1/2023	03-2023	609.00	3/31/2023
v0000426 - HD SUPPLY FACILITIES MAINTENANCE	3/31/2023	03-2023	125.88	
v0000479 - JOHNSON	3/1/2023	03-2023	1,826.00	3/31/2023
v0000497 - KALLEMEYN	3/1/2023	03-2023	1,459.00	3/31/2023
v0000504 - KELLEY	3/1/2023	03-2023	635.00	3/31/2023
v0000554 - MACLAY COMMONS LLP	3/1/2023	03-2023	16,069.00	3/31/2023
v0000554 - MACLAY COMMONS LLP	3/8/2023	03-2023	1,435.00	3/31/2023
v0000567 - MATELICH	3/1/2023	03-2023	1,343.00	3/31/2023
v0000583 - MEYER	3/1/2023	03-2023	696.00	3/31/2023
v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	3/1/2023	03-2023	33,552.00	3/31/2023
v0000673 - MOTOWN INVESTMENTS LLP	3/1/2023	03-2023	2,427.00	3/31/2023
v0000677 - TWITE FAMILY PARTNERSHIP	3/1/2023	03-2023	3,207.00	3/31/2023
v0000715 - NKSJB RENTALS	3/1/2023	03-2023	1,151.00	3/31/2023
v0000730 - OFFICE CITY	3/2/2023	03-2023	167.88	3/31/2023
v0000736 - OLSON	3/1/2023	03-2023	502.00	3/31/2023
v0000738 - OPPORTUNITY RESOURCES INC	3/1/2023	03-2023	964.00	3/31/2023
v0000752 - PARKSIDE VILLAGE	3/1/2023	03-2023	15,303.00	3/31/2023
v0000783 - PORCH	3/1/2023	03-2023	1,024.00	3/31/2023
v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	3/1/2023	03-2023	20,214.00	3/31/2023
v0000807 - QUINN STOBIE	3/1/2023	03-2023	813.00	3/31/2023
v0000837 - REYNOLDS	3/1/2023	03-2023	456.00	3/31/2023
v0000852 - RUSSELL PROPERTIES LP	3/1/2023	03-2023	396.00	3/31/2023
v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	3/1/2023	03-2023	15,868.00	3/31/2023
v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	3/1/2023	03-2023	599.89	3/31/2023
v0000857 - S A T FAMILY LIMITED PARTNERSHIP	3/1/2023	03-2023	3,103.00	3/31/2023
v0000872 - SCHLEGEL	3/1/2023	03-2023	468.00	
v0000906 - SHERWOOD	3/1/2023	03-2023	992.00	3/31/2023
v0000954 - STREAM AREA RENTALS	3/1/2023	03-2023	1,071.00	3/31/2023
v0000962 - SUMMIT PROPERTY MANAGEMENT INC	3/1/2023	03-2023	14,436.00	3/31/2023
v0000962 - SUMMIT PROPERTY MANAGEMENT INC	3/8/2023	03-2023	752.00	3/31/2023
v0000962 - SUMMIT PROPERTY MANAGEMENT INC	3/23/2023	03-2023	675.00	3/31/2023
v0000967 - T AND T DEVELOPMENT	3/1/2023	03-2023	695.00	3/31/2023
v0000974 - TARGET RANGE TRAILER COURT	3/1/2023	03-2023	3,071.00	3/31/2023
v0001012 - TWO RIVERS MOBILE HOME PARK	3/1/2023	03-2023	597.00	3/31/2023
v0001075 - WESTERN MT MENTAL HEALTH CENTER	3/1/2023	03-2023	1,069.00	3/31/2023
v0001085 - WILKINS	3/1/2023	03-2023	788.00	3/31/2023
v0001108 - YWCA OF MISSOULA	3/1/2023	03-2023	3,487.00	3/31/2023

## Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=03/2023-03/2023 AND All Checks=Yes AND Include Voids=All Checks

v0001109 - ZAVARELLI ENT.	3/1/2023	03-2023	280.00	3/31/2023
v0001111 - MISSOULA HOUSING AUTHORITY	3/1/2023	03-2023	10,749.00	3/31/2023
v0001113 - CHINIKAILO	3/1/2023	03-2023	1,115.00	3/31/2023
v0001116 - HAUGE	3/1/2023	03-2023	431.00	3/31/2023
v0001129 - MHA HOLDINGS LLC	3/1/2023	03-2023	20,455.00	3/31/2023
v0001157 - MATELICH	3/1/2023	03-2023	191.00	3/31/2023
v0001256 - UNION SQUARE APARTMENTS	3/1/2023	03-2023	1,357.00	3/31/2023
v0001275 - TSAKARESTOS	3/1/2023	03-2023	1,500.00	
v0001402 - MONTANA INTERACTIVE	3/8/2023	03-2023	200.00	3/31/2023
v0001432 - UNRUH	3/1/2023	03-2023	916.00	3/31/2023
v0001460 - LMB RENTALS LLC	3/1/2023	03-2023	1,140.00	3/31/2023
v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	3/1/2023	03-2023	743.00	3/31/2023
v0001501 - HALVERSON	3/1/2023	03-2023	584.00	3/31/2023
v0001536 - CHINIKAILO	3/1/2023	03-2023	637.00	3/31/2023
v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	3/1/2023	03-2023	2,507.00	3/31/2023
v0001573 - GOLD DUST LIMITED PARTNERSHIP	3/1/2023	03-2023	1,619.00	3/31/2023
v0001574 - LENOX FLATS LIMITED PARTNERSHIP	3/1/2023	03-2023	2,444.00	3/31/2023
v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	3/1/2023	03-2023	4,971.00	3/31/2023
v0001630 - MVE RENTALS	3/1/2023	03-2023	287.00	3/31/2023
v0001631 - PETERSON	3/1/2023	03-2023	602.00	3/31/2023
v0001642 - CLARK	3/1/2023	03-2023	787.00	3/31/2023
v0001646 - FREY	3/1/2023	03-2023	375.00	3/31/2023
v0001677 - GARDEN DISTRICT I L P	3/1/2023	03-2023	10,226.00	3/31/2023
v0001774 - EQUINOX DEVELOPMENT LP	3/1/2023	03-2023	6,550.00	3/31/2023
v0001797 - CLEARFLY COMMUNICATIONS	3/8/2023	03-2023	43.81	3/31/2023
v0001806 - SOUCIE	3/1/2023	03-2023	1,337.00	3/31/2023
v0001832 - VERIZON WIRELESS	3/23/2023	03-2023	43.33	3/31/2023
v0001889 - IRELAND	3/1/2023	03-2023	793.00	3/31/2023
v0001930 - YARMOLICH	3/1/2023	03-2023	731.00	3/31/2023
v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	3/1/2023	03-2023	271.00	3/31/2023
v0001948 - GRAY	3/1/2023	03-2023	133.00	3/31/2023
v0001988 - CHILCOTE ORCHARD HOMES OHLP	3/1/2023	03-2023	1,334.00	3/31/2023
v0001989 - CHILCOTE HILLVIEW CHLP	3/1/2023	03-2023	1,114.00	3/31/2023
v0001994 - TUCKER	3/1/2023	03-2023	700.00	3/31/2023
v0002001 - METICULOUS MANAGEMENT LLC	3/1/2023	03-2023	1,050.00	3/31/2023
v0002007 - HOWELL	3/1/2023	03-2023	611.00	3/31/2023
v0002011 - VERITAS PROPERTY MANAGEMENT	3/1/2023	03-2023	1,825.00	3/31/2023
v0002035 - FRANCIS	3/1/2023	03-2023	762.00	3/31/2023
v0002046 - BURGESS	3/1/2023	03-2023	590.00	3/31/2023
v0002073 - LOLO VISTA APARTMENTS LP	3/1/2023	03-2023	2,971.00	3/31/2023
v0002082 - SOLSTICE DEVELOPMENT LP	3/1/2023	03-2023	7,749.00	3/31/2023
v0002096 - KING COUNTY HOUSING AUTHORITY	3/1/2023	03-2023	4,539.69	3/31/2023
v0002143 - PLUM PROPERTY MANAGEMENT LLC	3/1/2023	03-2023	5,301.00	3/31/2023
v0002182 - GRC LLC	3/1/2023	03-2023	1,527.00	3/31/2023
v0002195 - SILVERTIP APARTMENTS	3/1/2023	03-2023	32,578.00	3/31/2023
v0002195 - SILVERTIP APARTMENTS	3/8/2023	03-2023	1,029.00	3/31/2023
v0002198 - PALACE APARTMENTS LP	3/1/2023	03-2023	16,745.00	3/31/2023
v0002207 - CHINSKE	3/1/2023	03-2023	436.00	3/31/2023
v0002210 - MARTINS PROPERTY MANAGEMENT LLC	3/1/2023	03-2023	1,760.00	3/31/2023
v0002232 - BONNER HOMES LLC	3/1/2023	03-2023	1,102.00	3/31/2023
v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	3/1/2023	03-2023	300.00	3/31/2023
v0002319 - HIGHLAND PROPERTY MANAGEMENT	3/1/2023	03-2023	803.00	3/31/2023
v0002340 - PM RENTALS	3/1/2023	03-2023	1,721.00	3/31/2023
v0002346 - TSuber	3/1/2023	03-2023	1,132.00	3/31/2023
v0002366 - HW PHILLIPS STREET LLC	3/1/2023	03-2023	76.00	3/31/2023
v0002385 - HOMEFORWARD	3/1/2023	03-2023	675.23	3/31/2023
v0002386 - MCLAIN TWITE	3/1/2023	03-2023	1,124.00	3/31/2023
v0002446 - JK ENTERPRISES	3/1/2023	03-2023	665.00	3/31/2023
v0002510 - MARTINS PROPERTY MANAGMENT LLC	3/1/2023	03-2023	536.00	3/31/2023
v0002546 - ASPEN PLACE APARTMENTS	3/1/2023	03-2023	5,729.00	3/31/2023
v0002551 - 4 RENT LLC	3/1/2023	03-2023	3,373.00	3/31/2023

## Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=03/2023-03/2023 AND All Checks=Yes AND Include Voids=All Checks

v0002561 - WESTVIEW MOBILE HOME PARK	3/1/2023	03-2023	712.00	3/31/2023
v0002571 - SIMONOVICH	3/1/2023	03-2023	72.00	3/31/2023
v0002576 - HAUBRICH	3/1/2023	03-2023	381.00	3/31/2023
v0002587 - BURT	3/1/2023	03-2023	3,190.00	3/31/2023
v0002660 - KATHRYN R FLYNN FAMILY LP	3/1/2023	03-2023	582.00	3/31/2023
v0002681 - TABISH	3/1/2023	03-2023	421.00	3/31/2023
v0002700 - MISSION PROPERTIES MISSOULA LLC	3/1/2023	03-2023	712.00	3/31/2023
v0002714 - TWITE	3/1/2023	03-2023	4,607.00	3/31/2023
v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	3/1/2023	03-2023	637.00	3/31/2023
v0002740 - M AND L GENERAL CONTRACTOR INC	3/1/2023	03-2023	554.00	3/31/2023
v0002807 - FIDELITY	3/1/2023	03-2023	251.00	3/31/2023
v0002815 - BAIR CLARK PROPERTIES LLC	3/1/2023	03-2023	1,932.00	3/31/2023
v0002819 - DENMAN	3/23/2023	03-2023	58.58	3/31/2023
v0002860 - JUSTIN BRADLEY	3/1/2023	03-2023	449.00	3/31/2023
v0002862 - SWEETGRASS COMMONS LLLP	3/1/2023	03-2023	3,260.00	3/31/2023
v0002884 - MASTERCARD	3/2/2023	03-2023	2,650.00	3/31/2023
v0002917 - CALIFORNIA STREET	3/1/2023	03-2023	1,482.00	3/31/2023
v0002922 - SHAW	3/1/2023	03-2023	650.00	3/31/2023
v0002927 - DONNA STIERS	3/1/2023	03-2023	129.00	3/31/2023
v0002945 - AFFORDABLE HOUSING NETWORK LLC	3/2/2023	03-2023	750.00	3/31/2023
v0002950 - CREEKSIDE APARTMENTS LLC	3/1/2023	03-2023	35,696.00	3/31/2023
v0002950 - CREEKSIDE APARTMENTS LLC	3/24/2023	03-2023	624.00	3/31/2023
v0002951 - SEARS	3/1/2023	03-2023	1,486.00	3/31/2023
v0002967 - MINNEAPOLIS PUBLIC HA	3/1/2023	03-2023	922.23	3/31/2023
v0002969 - PALMER	3/1/2023	03-2023	134.00	3/31/2023
v0002979 - AMBELANG	3/1/2023	03-2023	1,492.00	3/31/2023
v0002984 - 11TH STREET EXTRAVAGANZA LLC	3/1/2023	03-2023	319.00	3/31/2023
v0003006 - T AND E LOWE RENTALS LLC	3/1/2023	03-2023	760.00	3/31/2023
v0003070 - COAD I LP	3/1/2023	03-2023	1,952.00	3/31/2023
v0003071 - COAD II LP	3/1/2023	03-2023	1,226.00	3/31/2023
v0003072 - COAD III LP	3/1/2023	03-2023	605.00	3/31/2023
v0003084 - JEFF MOLTZEN	3/1/2023	03-2023	1,568.00	3/31/2023
v0003088 - MARTHA RIPLEY	3/1/2023	03-2023	326.00	3/31/2023
v0003098 - COMBINED HA CITY OF VANCOUVER	3/1/2023	03-2023	2,579.28	3/31/2023
v0003139 - GREG MCCUE	3/1/2023	03-2023	667.00	3/31/2023
v0003142 - 4RENT LLC	3/1/2023	03-2023	2,253.00	3/31/2023
v0003160 - C.K Risher LLC	3/1/2023	03-2023	275.00	3/31/2023
v0003190 - JAMES R IMAN	3/1/2023	03-2023	143.00	3/31/2023
v0003204 - MHA MANAGEMENT LLC	3/1/2023	03-2023	8,700.00	3/31/2023
v0003205 - GMA INC	3/1/2023	03-2023	172.00	3/31/2023
v0003209 - MT PROPERTIES GROUP LLC	3/1/2023	03-2023	5,993.00	3/31/2023
v0003209 - MT PROPERTIES GROUP LLC	3/16/2023	03-2023	831.00	3/31/2023
v0003210 - GARY FLATOW	3/1/2023	03-2023	805.00	3/31/2023
v0003226 - MATTHEW OLIVER	3/1/2023	03-2023	754.00	3/31/2023
v0003231 - JAMES E. WILSON	3/1/2023	03-2023	268.00	3/31/2023
v0003248 - DANA CREVAR	3/1/2023	03-2023	2,067.00	3/31/2023
v0003249 - WHITAKER PARK TERRACES LLC	3/1/2023	03-2023	868.00	3/31/2023
v0003298 - RYAN A WETHERALL	3/1/2023	03-2023	1,100.00	3/31/2023
v0003330 - MHA MANAGEMENT LLC	3/1/2023	03-2023	116,914.00	3/31/2023
v0003330 - MHA MANAGEMENT LLC	3/8/2023	03-2023	1,952.00	3/31/2023
v0003330 - MHA MANAGEMENT LLC	3/16/2023	03-2023	2,639.00	3/31/2023
v0003335 - PATRICK EUGENE HAYS	3/1/2023	03-2023	398.00	3/31/2023
v0003339 - BURLINGTON GARDENS LLC	3/1/2023	03-2023	7,049.00	3/31/2023
v0003357 - VICTORIA DAILEY	3/1/2023	03-2023	404.00	3/31/2023
v0003361 - IVAN LEMEZA	3/1/2023	03-2023	365.00	3/31/2023
v0003369 - RIVER RUN FLATS LLC	3/1/2023	03-2023	6,367.00	3/31/2023
v0003369 - RIVER RUN FLATS LLC	3/16/2023	03-2023	389.00	3/31/2023
v0003381 - CLARK FORK VENTURES	3/1/2023	03-2023	214.00	3/31/2023
v0003383 - JENNIFER VANENGELENBURG	3/1/2023	03-2023	1,564.00	3/31/2023
v0003397 - 3BS LLC	3/1/2023	03-2023	656.00	3/31/2023
v0003399 - CORIE M. FRITZ	3/1/2023	03-2023	319.00	3/31/2023

### Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=03/2023-03/2023 AND All Checks=Yes AND Include Voids=All Checks

v0003405 - PETERSON PROPERTIES	3/1/2023	03-2023	787.00	3/31/2023
v0003406 - MS01 LLC	3/1/2023	03-2023	1,722.00	3/31/2023
v0003408 - CHARLOTTE PERRY	3/8/2023	03-2023	13.76	
v0003414 - HEAHTER H. LEIPHAM	3/1/2023	03-2023	1,472.00	3/31/2023
v0003417 - SAVAGE RENTALS	3/1/2023	03-2023	151.00	3/31/2023
v0003422 - SKYVIEW LLLP	3/1/2023	03-2023	4,998.00	3/31/2023
v0003423 - DARLENE DAVIS	3/1/2023	03-2023	559.00	
v0003425 - BEST PROPERTY MANAGEMENT	3/1/2023	03-2023	1,257.00	3/31/2023
v0003441 - IVV PROPERTIES LLC	3/1/2023	03-2023	716.00	
v0003445 - KATHY SCHAFF	3/1/2023	03-2023	436.00	3/31/2023
v0003447 - RIVERSIDE VILLAGE	3/1/2023	03-2023	2,086.00	3/31/2023
v0003458 - DANIEL J BOURASSA	3/1/2023	03-2023	109.00	3/31/2023
v0003481 - REBECCA TUCKER GARY TUCKER	3/1/2023	03-2023	1,106.00	3/31/2023
v0003489 - JEFFREY A HARLOW	3/1/2023	03-2023	822.00	3/31/2023
v0003492 - C. JOANNE WINTER	3/1/2023	03-2023	0.00	
v0003492 - C. JOANNE WINTER	3/1/2023	03-2023	505.00	3/31/2023
v0003496 - UNION PLACE I	3/1/2023	03-2023	3,583.00	3/31/2023
v0003497 - UNION PLACE II	3/1/2023	03-2023	5,852.00	3/31/2023
v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	3/1/2023	03-2023	1,944.00	3/31/2023
v0003501 - GEOFF CURTIS	3/1/2023	03-2023	1,740.00	3/31/2023
v0003503 - KATHRYN ANNE SCHMIDT	3/1/2023	03-2023	785.00	3/31/2023
v0003504 - REDWOOD FLATTS LLC	3/1/2023	03-2023	837.00	3/31/2023
v0003506 - CAMAS DANISON-FIELDHOUSE	3/1/2023	03-2023	1,730.00	3/31/2023
v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	3/1/2023	03-2023	606.00	3/31/2023
v0003514 - CROESUS LLC	3/1/2023	03-2023	455.00	3/31/2023
v0003517 - MT PROPERTIES GROUP LLC	3/1/2023	03-2023	977.00	3/31/2023
v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	3/1/2023	03-2023	7,423.00	3/31/2023
v0003520 - CRUACHAN INVESTORS STD LLC	3/1/2023	03-2023	1,501.00	3/31/2023
v0003521 - MEADOWLARK VENTURES	3/1/2023	03-2023	962.00	3/31/2023
v0003537 - BRITTNI BISHOP DBA	3/1/2023	03-2023	413.00	3/31/2023
v0003540 - JC PROPERTY HOLDINGS LLC	3/1/2023	03-2023	1,267.00	3/31/2023
v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	3/1/2023	03-2023	1,503.00	3/31/2023
v0003544 - SPEEDWAY	3/1/2023	03-2023	594.00	3/31/2023
v0003546 - MHA-TRINITY APARTMENTS LLC	3/1/2023	03-2023	4,136.00	3/31/2023
v0003553 - LODGING INVESTORS LLC	3/8/2023	03-2023	506.00	3/31/2023
v0003559 - WRENCH WORKS	3/8/2023	03-2023	2,147.00	3/31/2023
			<b>745,968.56</b>	

Property = rsa mca palace garden river parkside silveraf wild

**Balance Sheet**

Period = Mar 2023

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	3,229,150.69
1111-60	Cash_Replacement Reserve	1,412,708.14
1111-65	Cash_Replace Reserve_RMDG	37,656.00
1111-70	Cash_Debt Service Reserve	93,061.20
1111-80	Cash_ PH Operating Reserve	592,523.51
1111-90	Cash_Savings	23,427.38
1114-00	Cash_tenant security deposits	343,114.20
1117-00	Cash_Petty cash	80.00
1119-00	TOTAL CASH	5,731,721.12
1120-00	ACCOUNTS RECEIVABLE	
1122-00	A/R_dwelling rent	87,909.39
1122-12	Allow doubt accts_rent	-19,480.38
1122-14	A/R Ten HAP	5,126.00
1122-16	A/R PRA HAP	1,767.00
1122-20	A/R tenants_other	10,241.06
1122-50	A/R Tenant based HAP suspense	-4,641.00
1122-55	A/R PRA HAP suspense	22.00
1135-20	A/R_miscellaneous	-4,761.47
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	76,182.60
1170-00	DEFERRED CHARGES	
1175-00	Accum Amortization	-198,233.99
1211-00	Prepaid expenses	147,178.75
1213-00	Prepaid Prop Ins	34,164.18
1215-00	Prepaid_MIP	922.18
1290-10	Tax escrow	58,430.82
1290-20	Insurance escrow	42,412.53
1290-30	MIP escrow	37,062.62
1300-00	TOTAL DEFERRED CHARGES	121,937.09
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-14,562,425.61
1400-57	Accum deprec current year	-6,866,383.55
1400-60	Land	8,469,999.62
1400-65	Land Improvements	48,666.00
1400-70	Buildings	43,531,849.96
1400-75	Building Improvements	326,491.56
1400-80	Dwelling furniture_fixtures equip	907,541.00

Property = rsa mca palace garden river parkside silveraf wild

**Balance Sheet**

Period = Mar 2023

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
1400-90	Admin furniture_fixtures equip	90,312.50
1400-92	Dwelling furn_fixtures equip_Flooring	474,975.64
1400-93	Leasehold improvements	1,700,302.04
1420-00	Other assets	234,490.47
1500-00	TOTAL FIXED ASSETS NET OF DEPR	<u>34,355,819.63</u>
1900-00	TOTAL ASSETS	<u>40,285,660.44</u>
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	135,689.67
2110-20	Accounts payable_Accrued Prop Txes_related party	78,909.41
2110-30	Management Fee Payable	10,441.00
2114-00	Tenant security deposit	318,827.65
2114-40	Tenant pet deposit	11,832.00
2114-50	Garage deposit	644.00
2128-00	TOTAL CURRENT LIABILITIES	<u>556,343.73</u>
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgrm	185,941.25
2130-09	LT Debt-Def Developer Fee	73,276.00
2130-10	Long term debt net current_cap prgm	13,223,500.14
2130-11	Long term CDBG Loan	337,371.63
2130-17	Long term HOME	306,530.00
2130-30	Long term net current_operating	1,480,904.31
2130-50	Non-current liabilities_other	433,529.16
2130-60	Loan Liability_non-current	6,584,531.72
2130-65	Debt Issuance Costs Contra	-155,744.11
2130-66	Accum Amort of Debt Issuance	6,490.00
2130-70	TOTAL NOTES PAYABLE	<u>22,476,330.10</u>
2130-80	ACCRUED LIABILITIES	
2131-00	Accrued interest payable	243,953.15
2131-10	Accrued interest AHP	8,958.72
2134-00	Accrued liabilities_other	681.00
2135-20	Accrued comp absences_current	11,807.93
2135-30	Accrued comp absences_non-current	47,231.74
2140-00	TOTAL ACCRUED LIABILITIES	<u>312,632.54</u>



Property = rsa mca palace garden river parkside silveraf wild

**Balance Sheet**

Period = Mar 2023

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
2160-00	TRUST DEPOSITS	
2185-00	Retention	7,554.09
2190-00	TOTAL TRUST DEPOSITS	7,554.09
2190-05	Current Portion of Cable Revenue contra	-1,342.00
2190-10	Cable Services Revenue-LT	1,342.00
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	136,530.64
2240-10	PRA HAP Repayment	674.00
2240-15	Prepaid Revenue - Commercial	2,492.00
2240-30	Ten_hap suspense clearing	-504.00
2240-40	PRA HAP suspense clearing	22.00
2700-00	TOTAL DEFERRED CREDITS	139,214.64
2750-00	TOTAL LIABILITIES	23,492,075.10
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Debt	-662,532.53
2804-10	Ltd. Partner Cap Contributions	19,128,523.26
2804-20	Gen Partner Cap Contributions	6,293,334.70
2806-00	Curr yr unrestricted net assets	-3,666,662.42
2809-00	Restricted Net Assets	144,161.81
2810-00	Unrestricted Net Assets	-4,443,239.48
2900-00	TOTAL EQUITY & FUND BALANCE	16,793,585.34
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	40,285,660.44

Property = rsa mca palace garden river parkside silveraf wild

**Statement (12 months)**

Period = Jan 2023-Mar 2023

Book = Accrual ; Tree = ysi\_is

	Jan 2023	Feb 2023	Mar 2023	Total	
3000-00	INCOME				
3100-00	RENTAL INCOME				
3105-00	Gross Potential Rent	437,959.00	442,397.00	435,415.00	1,315,771.00
3110-00	Tenant rental revenue	2,949.40	16,040.00	0.00	18,989.40
3110-05	Pet Rental Revenue	100.00	100.00	100.00	300.00
3110-20	Tenant subsidy	-360.00	-445.00	0.00	-805.00
3110-25	PRA Subsidy	0.00	0.00	1,536.00	1,536.00
3110-30	Tenant revenue_other	608.47	4,793.44	6,651.33	12,053.24
3110-35	Garage rental	5,135.00	5,480.00	5,605.00	16,220.00
3110-45	Late payments	1,525.00	1,088.30	1,600.00	4,213.30
3110-54	Loss/Gain to Lease	0.00	0.00	29,508.00	29,508.00
3110-55	Less Vacancy	-16,606.00	-14,578.00	-17,219.00	-48,403.00
3130-00	Utility Reimbursement	-133.00	-133.00	0.00	-266.00
3190-00	Commercial rent	3,753.96	3,753.96	3,753.96	11,261.88
3200-00	NET RENTAL INCOME	434,931.83	458,496.70	466,950.29	1,360,378.82
3420-00	OTHER INCOME				
3430-00	Investment income_unrestricted	114.26	400.69	809.21	1,324.16
3451-00	Fraud Recovery_Admin	7.50	15.00	0.00	22.50
3480-00	Laundry & vending income	1,242.26	2,516.75	1,156.88	4,915.89
3480-40	Insurance reimbursement_dividends	37,021.63	9,152.85	152.00	46,326.48
3610-00	Interest Income	385.65	360.96	2,136.26	2,882.87
3610-30	Repl Reserve Interest	0.00	0.00	609.88	609.88
3690-00	Other Income	140.71	39.60	536.05	716.36
3700-00	TOTAL OTHER INCOME	38,912.01	12,485.85	5,400.28	56,798.14
<b>3900-00</b>	<b>TOTAL INCOME</b>	<b>473,843.84</b>	<b>470,982.55</b>	<b>472,350.57</b>	<b>1,417,176.96</b>
4000-00	EXPENSES				
4100-00	ADMINISTRATION				
4111-00	Salaries administrative	30,089.45	29,501.71	29,424.12	89,015.28
4111-10	Payroll taxes_administrative	2,398.35	2,393.69	2,351.14	7,143.18
4111-20	Employee benefit contributions_administration	5,159.03	5,256.93	5,237.44	15,653.40
4130-30	Technical admin support	4,783.82	4,811.12	4,873.76	14,468.70
4140-00	Training	300.00	1,926.68	125.00	2,351.68
4150-00	Travel	0.00	0.00	714.28	714.28
4171-00	Auditing fees	6,515.00	15,000.00	22,250.00	43,765.00
4175-20	Asset management fee expense	4,941.00	0.00	7,739.00	12,680.00
4175-30	Management fees-Non-PH	25,730.06	27,151.69	27,327.86	80,209.61
4180-00	Rent_office space	438.46	438.46	438.46	1,315.38
4190-00	Sundry_administrative	233.67	350.48	322.11	906.26
4190-11	Office expense	1,858.36	1,515.45	1,747.28	5,121.09
4190-12	Postage	199.78	216.18	256.20	672.16
4190-13	Communications	2,095.64	1,787.50	2,535.54	6,418.68
4190-15	Marketing and leasing	810.53	283.50	189.00	1,283.03
4200-00	TOTAL ADMINISTRATION	85,553.15	90,633.39	105,531.19	281,717.73
4211-00	TENANT SERVICES				
4231-00	Tenant services_other	599.75	552.86	692.91	1,845.52
4245-00	Relocation costs	5,005.00	0.00	0.00	5,005.00
4250-00	TOTAL TENANT SERVICES	5,604.75	552.86	692.91	6,850.52
4300-00	UTILITIES				
4310-00	Water	8,114.70	8,044.47	7,708.30	23,867.47
4315-00	Sewer	7,551.32	7,514.30	6,866.98	21,932.60
4320-00	Electricity	16,365.23	14,810.82	14,439.41	45,615.46
4330-00	Gas	18,534.49	16,784.19	16,908.93	52,227.61
4395-00	TOTAL UTILITIES	50,565.74	47,153.78	45,923.62	143,643.14
4400-00	MAINTENANCE & REPAIR				
4415-00	Salaries maintenance	21,428.75	23,140.16	25,117.02	69,685.93
4415-10	Payroll taxes_maintenance	1,511.96	1,652.22	1,802.33	4,966.51
4415-20	Employee benefit contributions_maint	5,786.76	5,922.56	6,064.92	17,774.24
4420-00	Materials	5,028.63	5,161.07	6,237.26	16,426.96
4420-10	Small tools & equipment	65.82	412.27	111.01	589.10
4420-11	Gasoline & oil	333.73	412.76	446.02	1,192.51
4420-12	Paint and coatings	992.50	500.28	1,052.37	2,545.15

Property = rsa mca palace garden river parkside silveraf wild

**Statement (12 months)**

Period = Jan 2023-Mar 2023

Book = Accrual ; Tree = ysi\_is

		<b>Jan 2023</b>	<b>Feb 2023</b>	<b>Mar 2023</b>	<b>Total</b>
4420-13	Doors	4,472.00	163.61	47.58	4,683.19
4420-15	Janitorial supplies	236.35	76.16	361.51	674.02
4420-16	Window coverings	624.89	100.00	1,453.12	2,178.01
4420-17	Flooring	11,168.00	4,411.00	10,606.50	26,185.50
4420-18	Appliances-Dwelling	3,204.39	1,850.94	7,287.06	12,342.39
4420-19	Maintenance cost paid to tenants	100.00	0.00	0.00	100.00
4420-20	Lighting - fixtures	701.03	415.40	1,503.43	2,619.86
4420-21	Uniforms	857.13	0.00	154.25	1,011.38
4430-00	Fees for Service	79.71	427.71	162.71	670.13
4430-10	Window cleaning	89.00	75.00	75.00	239.00
4430-11	Maintenance contracting	4,576.46	8,910.24	20,705.96	34,192.66
4430-13	Appliance repair	365.00	702.00	490.00	1,557.00
4430-14	Auto service and repair	466.40	0.00	0.00	466.40
4430-15	Carpet cleaning	220.00	0.00	240.00	460.00
4430-16	Electrical contractor	1,147.40	0.00	0.00	1,147.40
4430-18	Glass/screen repairs	0.00	0.00	480.00	480.00
4430-19	Heating/Cooling	921.92	0.00	294.58	1,216.50
4430-21	Plumbing contractor	2,678.07	1,148.21	1,784.65	5,610.93
4430-22	Sewer service	0.00	0.00	275.00	275.00
4430-25	Snow removal	17,824.22	15,457.74	14,799.18	48,081.14
4430-27	Elevator maintenance	1,110.78	3,813.80	0.00	4,924.58
4430-28	Exterminating	0.00	1,950.00	4,045.00	5,995.00
4430-30	Janitorial cleaning	2,775.20	1,648.00	2,370.00	6,793.20
4430-31	Garage doors	0.00	0.00	200.00	200.00
4430-32	Dry/Blind cleaning	100.00	445.00	85.00	630.00
4431-00	Garbage removal	7,989.75	8,245.66	9,297.09	25,532.50
4440-00	TOTAL MAINTENANCE & REPAIR	96,855.85	87,041.79	117,548.55	301,446.19
4450-00	PROTECTIVE SERVICES				
4480-00	Protective services_other contract costs	565.00	0.00	0.00	565.00
4490-00	TOTAL PROTECTIVE SERVICES	565.00	0.00	0.00	565.00
4500-00	GENERAL EXPENSES				
4510-10	Insurance premiums_liability	7,406.97	6,462.23	7,147.98	21,017.18
4510-20	Insurance premiums_property	15,852.70	18,539.72	20,284.88	54,677.30
4510-30	Insurance premiums_auto	587.87	530.88	1,954.76	3,073.51
4510-40	Insurance premiums_bond	68.52	61.88	68.51	198.91
4510-70	MIP-Mortgage Insurance	2,838.19	2,520.46	2,705.36	8,064.01
4580-10	Interest expense_perm debt	60,330.62	71,361.81	84,980.65	216,673.08
4590-00	Other general expenses	19,951.38	0.00	0.00	19,951.38
4590-10	Property Tax_SIDs	8,989.11	8,176.17	9,046.08	26,211.36
4650-00	TOTAL GENERAL EXPENSES	116,025.36	107,653.15	126,188.22	349,866.73
<b>8000-00</b>	<b>TOTAL EXPENSES</b>	<b>355,169.85</b>	<b>333,034.97</b>	<b>395,884.49</b>	<b>1,084,089.31</b>
<b>9000-00</b>	<b>NET INCOME (LOSS)</b>	<b>118,673.99</b>	<b>137,947.58</b>	<b>76,466.08</b>	<b>333,087.65</b>

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold  
rapid eap 110\_cali mhahome corner ehv ms5

## Balance Sheet

Period = Mar 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	4,100,968.55
1111-50	Cash - Restricted	1,277,529.23
1111-60	Cash_Replacement Reserve	244,993.38
1114-00	Cash_tenant security deposits	75,209.83
1117-00	Cash_Petty cash	210.00
1119-00	TOTAL CASH	5,698,910.99
1120-00	ACCOUNTS RECEIVABLE	
1121-00	Fraud recovery	13,651.50
1121-10	Allow doubtful accts_fraud	-1,419.51
1122-00	A/R_dwelling rent	44,355.96
1122-12	Allow doubt accts_rent	-3,391.96
1122-14	A/R Ten HAP	-750.00
1122-20	A/R tenants_other	1,848.01
1122-30	A/R EAP loans	10,617.98
1122-50	A/R Tenant based HAP suspense	-4,105.00
1125-00	A/R_HUD	20,546.54
1131-00	Notes & mortgages receivable_current	29,714.42
1135-10	A/R_other government	9,738.16
1135-20	A/R_miscellaneous	6,305.61
1140-23	Due from_TRINITY	2,332,804.36
1140-24	Due from_VILLAGIO	-302.64
1145-00	Accrued interest receivable	245,310.52
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	2,704,923.95
1150-00	OTHER ASSETS	
1158-00	Notes & mortgages rec_non-current	840,663.28
1158-10	Notes Receivable Villagio HOME loan	3,176,000.00
1158-11	Notes receivable Maclay Commons	491,402.34
1159-50	Other assets	300.00
1160-00	TOTAL OTHER ASSETS	4,508,365.62
1161-00	INVESTMENTS	
1165-00	Investments restricted	375,000.00
1165-10	FSS escrow	354,841.93
1165-20	FSS Forfeits	8,195.57
1169-00	TOTAL INVESTMENTS	738,037.50
1170-00	DEFERRED CHARGES	
1211-00	Prepaid expenses	130,369.55
1260-00	Consumable inventory	8,575.21

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold  
rapid eap 110\_cali mhahome corner ehv ms5

## Balance Sheet

Period = Mar 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance
1295-11 Interprogram due_dev	2,700.00
1295-25 Interprogram due_GCN	131,622.26
1295-28 Interprogram due_IDC/MHA loan	441,187.14
1295-29 Interprogram due_IDC/Accrued Interest	90,377.66
1295-33 Interprogram due_dev/GCN accrued int	117,190.31
1300-00 TOTAL DEFERRED CHARGES	922,022.13
1400-00 FIXED ASSETS	
1400-55 Accum depreciation	-12,044,255.87
1400-57 Accum deprec current year	-1,244,622.61
1400-60 Land	1,462,434.40
1400-70 Buildings	19,885,712.96
1400-75 Building Improvements	33,323.29
1400-80 Dwelling furniture_fixtures equip	173,891.02
1400-90 Admin furniture_fixtures equip	541,015.46
1400-92 Dwelling furn_fixtures equip_Flooring	108,041.99
1400-93 Leasehold improvements	3,868,665.11
1400-95 Infrastructure	1,750.00
1410-50 Work in progress-Other	191,737.91
1499-00 Investments in joint ventures	2,837,694.97
1500-00 TOTAL FIXED ASSETS NET OF DEPR	15,815,388.63
1900-00 TOTAL ASSETS	30,387,648.82
2000-00 LIABILITIES & EQUITY	
2010-00 LIABILITIES	
2100-00 CURRENT LIABILITIES	
2110-10 Accounts payable < 90 days	51,953.42
2114-00 Tenant security deposit	74,131.00
2114-40 Tenant pet deposit	993.00
2120-13 FICA_Medicare Tax	9,966.60
2120-14 1st Non-profit unemployment ins	3,812.25
2120-15 Workers Comp Payable	-37,966.06
2120-16 Health Insurance (Pacsources)Co pay	-36,638.83
2120-17 AFLAC Premium	606.30
2120-18 Medical/childcare flex	4,291.03
2125-00 Other current liabilities	2,047.53
2128-00 TOTAL CURRENT LIABILITIES	73,196.24
2129-00 NOTES PAYABLE	
2130-00 Current long term debt_capital prgrm	228,365.43
2130-11 Long term CDBG Loan	235,000.00

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold  
rapid eap 110\_cali mhahome corner ehv ms5

## Balance Sheet

Period = Mar 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance
2130-16	MBOH loan	268,356.66
2130-18	EPC - 1ST SECURITY loan	1,649,602.17
2130-50	Non-current liabilities_other	6,000.00
2130-60	Loan Liability_non-current	<u>5,981,000.00</u>
2130-70	TOTAL NOTES PAYABLE	8,368,324.26
2130-80	ACCRUED LIABILITIES	
2135-20	Accrued comp absences_current	71,703.48
2135-30	Accrued comp absences_non-current	<u>109,962.65</u>
2140-00	TOTAL ACCRUED LIABILITIES	181,666.13
2160-00	TRUST DEPOSITS	
2180-00	FSS Escrow Liability	354,841.93
2185-00	Retention	<u>17,920.39</u>
2190-00	TOTAL TRUST DEPOSITS	372,762.32
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	34,986.69
2240-30	Ten_hap suspense clearing	<u>273.00</u>
2700-00	TOTAL DEFERRED CREDITS	35,259.69
2750-00	TOTAL LIABILITIES	<u>9,031,208.64</u>
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Debt	9,932,849.96
2806-00	Curr yr unrestricted net assets	-244,744.20
2809-00	Restricted Net Assets	533,229.40
2809-10	EAP Fund_Restricted	3,070.00
2810-00	Unrestricted Net Assets	<u>11,132,035.02</u>
2900-00	TOTAL EQUITY & FUND BALANCE	21,356,440.18
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>30,387,648.82</u>

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold rapid eap 110\_cali mhahome corner  
ehv ms5

**Income Statement**

Period = Mar 2023

Book = Accrual ; Tree = ysi\_is

		Period to Date	Year to Date
3000-00	INCOME		
3100-00	RENTAL INCOME		
3105-00	Gross Potential Rent	4,057.00	20,109.00
3110-00	Tenant rental revenue	92,583.00	503,612.00
3110-15	PRA tenant rent	0.00	-700.00
3110-20	Tenant subsidy	145,370.00	858,782.00
3110-25	PRA Subsidy	0.00	1,498.00
3110-30	Tenant revenue_other	0.00	2,649.50
3110-45	Late payments	275.00	1,050.00
3110-54	Loss/Gain to Lease	-515.00	-515.00
3110-55	Less Vacancy	-275.00	-405.00
3200-00	NET RENTAL INCOME	241,495.00	1,386,080.50
3400-00	GRANTS AND DONATIONS		
3401-12	HUD PH_bookkeeping fee	7,147.50	42,990.00
3404-00	Other government grants	0.00	192,499.26
3410-00	PHA HAP Revenue	706,288.00	3,852,605.16
3410-10	HUD Admin Fee	82,029.00	527,888.00
3410-11	EHV-HAP REVENUE	15,640.00	90,837.00
3410-12	EHV-ADMIN REV	4,133.00	11,224.00
3410-13	MS5 HAP REV	54,379.00	326,433.00
3410-14	MS5 ADMIN REV	8,454.00	36,257.00
3410-20	HUD PHA FSS	0.00	60,307.75
3410-30	Port-In Admin Fee Earned	54.76	328.56
3410-40	Port-In HAP Earned	910.00	5,035.00
3415-00	TOTAL GRANTS AND DONATIONS	879,035.26	5,146,404.73
3420-00	OTHER INCOME		
3430-00	Investment income_unrestricted	896.06	5,048.45
3440-10	Management fee revenue	23,653.00	124,183.94
3440-20	External management fees	49,029.77	282,140.48
3451-00	Fraud Recovery_Admin	2,158.00	8,091.25
3480-00	Laundry & vending income	0.00	2,047.50
3480-40	Insurance reimbursement_dividends	0.00	37,743.23
3610-00	Interest Income	362.91	657.83
3690-00	Other Income	1,606.49	8,596.39
3690-01	Fraud recovery_HAP	2,061.00	7,954.25
3690-02	Other Income_FSS Forfeits	0.05	7,283.16
3700-00	TOTAL OTHER INCOME	79,767.28	483,746.48
<b>3900-00</b>	<b>TOTAL INCOME</b>	<b>1,200,297.54</b>	<b>7,016,231.71</b>
4000-00	EXPENSES		
4100-00	ADMINISTRATION		
4111-00	Salaries administrative	103,561.83	652,878.50
4111-10	Payroll taxes_administrative	7,940.09	51,828.01
4111-20	Employee benefit contributions_administration	17,923.20	112,094.76
4130-10	Legal Expense	100.00	900.00
4130-20	Professional fees_administrative	450.00	7,721.67

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold rapid eap 110\_cali mhahome corner  
ehv ms5

### Income Statement

Period = Mar 2023

Book = Accrual ; Tree = ysi\_is

		Period to Date	Year to Date
4130-30	Technical admin support	15,890.46	63,261.83
4140-00	Training	1,342.35	10,672.43
4150-00	Travel	3,004.08	6,001.68
4171-00	Auditing fees	35,250.00	38,250.00
4175-10	Bookkeeping fee expense	7,147.50	42,990.00
4175-15	Admin fees paid for ports	397.43	2,652.56
4175-30	Management fees-Non-PH	45,354.92	257,143.89
4180-00	Rent_office space	5,180.50	31,083.00
4190-00	Sundry_administrative	519.20	10,309.55
4190-11	Office expense	5,809.19	27,838.93
4190-12	Postage	1,857.20	12,392.21
4190-13	Communications	2,597.50	15,611.76
4190-14	Dues & subscriptions	2,778.81	7,015.13
4190-15	Marketing and leasing	3,132.52	12,140.09
4200-00	TOTAL ADMINISTRATION	260,236.78	1,362,786.00
4211-00	TENANT SERVICES		
4231-00	Tenant services_other	39,159.47	261,760.37
4245-00	Relocation costs	0.00	3,109.04
4250-00	TOTAL TENANT SERVICES	39,159.47	264,869.41
4300-00	UTILITIES		
4310-00	Water	4,186.49	27,431.82
4315-00	Sewer	3,135.14	20,955.73
4320-00	Electricity	8,093.26	49,580.70
4330-00	Gas	3,589.96	48,032.79
4395-00	TOTAL UTILITIES	19,004.85	146,001.04
4400-00	MAINTENANCE & REPAIR		
4415-00	Salaries maintenance	19,565.62	118,854.77
4415-10	Payroll taxes_maintenance	1,383.16	8,538.17
4415-20	Employee benefit contributions_maint	3,643.53	23,306.53
4420-00	Materials	6,109.11	22,580.25
4420-10	Small tools & equipment	140.97	3,207.20
4420-11	Gasoline & oil	292.84	1,723.82
4420-12	Paint and coatings	1,091.84	3,970.71
4420-13	Doors	0.00	4,268.20
4420-14	Auto parts & tires	0.00	346.57
4420-15	Janitorial supplies	0.00	602.51
4420-16	Window coverings	1,241.57	3,981.72
4420-17	Flooring	0.00	23,179.77
4420-18	Appliances-Dwelling	683.05	12,607.92
4420-20	Lighting - fixtures	29.82	1,851.32
4420-21	Uniforms	130.24	646.33
4430-00	Fees for Service	0.00	92.75
4430-11	Maintenance contracting	193.81	52,615.97
4430-12	Alarm system service	0.00	707.00
4430-13	Appliance repair	446.00	2,258.36
4430-14	Auto service and repair	16.25	2,672.14
4430-15	Carpet cleaning	0.00	624.02



Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold rapid eap 110\_cali mhahome corner  
ehv ms5

**Income Statement**

Period = Mar 2023

Book = Accrual ; Tree = ysi\_is

		Period to Date	Year to Date
4430-18	Glass/screen repairs	351.50	1,266.00
4430-19	Heating/Cooling	660.46	13,747.10
4430-20	Lawn maintenance	0.00	9,880.15
4430-21	Plumbing contractor	762.22	12,697.39
4430-22	Sewer service	0.00	189.00
4430-24	Painting	0.00	9,708.56
4430-25	Snow removal	1,133.36	86,203.04
4430-26	Sprinkler system maintenance	0.00	292.50
4430-27	Elevator maintenance	0.00	962.46
4430-28	Exterminating	2,025.00	3,409.99
4430-29	Inspections	550.00	2,350.00
4430-30	Janitorial cleaning	4,830.15	27,656.00
4430-32	Dry/Blind cleaning	75.00	175.00
4431-00	Garbage removal	6,835.54	38,579.52
4440-00	TOTAL MAINTENANCE & REPAIR	<u>52,191.04</u>	<u>495,752.74</u>
4450-00	PROTECTIVE SERVICES		
4480-00	Protective services_other contract costs	61.50	184.50
4490-00	TOTAL PROTECTIVE SERVICES	<u>61.50</u>	<u>184.50</u>
4500-00	GENERAL EXPENSES		
4510-10	Insurance premiums_liability	3,778.28	22,182.16
4510-20	Insurance premiums_property	6,714.91	39,423.02
4510-30	Insurance premiums_auto	638.91	8,346.33
4510-40	Insurance premiums_bond	116.25	682.51
4510-50	Insurance premiums_D&O	1,022.69	6,004.18
4572-00	Bad debt_other	0.00	-465.81
4580-10	Interest expense_perm debt	10,110.05	47,199.13
4590-00	Other general expenses	0.00	16,500.00
4590-10	Property Tax_SIDs	0.00	690.06
4650-00	TOTAL GENERAL EXPENSES	<u>22,381.09</u>	<u>140,561.58</u>
4715-00	HAP Housing assistance payments	741,298.00	4,304,941.00
4715-10	Utility reimbursement payment URP	4,260.00	23,609.00
4715-20	HAP FSS Escrow payments	23,346.00	130,722.14
4715-30	Port HAP URP	8,319.00	52,638.00
4750-00	TOTAL HAP EXPENSE	<u>777,223.00</u>	<u>4,511,910.14</u>
<b>8000-00</b>	<b>TOTAL EXPENSES</b>	<b><u>1,170,257.73</u></b>	<b><u>6,922,065.41</u></b>
<b>9000-00</b>	<b>NET INCOME (LOSS)</b>	<b><u>30,039.81</u></b>	<b><u>94,166.30</u></b>