

Missoula Housing Authority Regular Board Meeting Wednesday August 16, 2023

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**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, August 16, 2023 at 5:30pm at
Missoula Housing Authority
1235 34th Street, Missoula, MT 59801
with an option to attend virtually via
zoom.**

**Please contact Adam Ragsdale at
aragsdale@missoulahousing.org or
406-549-4113 x105 for Zoom information.**

Tab 1
Agenda
Agenda Notes

MISSOULA HOUSING AUTHORITY
REGULAR BOARD MEETING
August 16th, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. July 19th, 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:

Resolution #1150– Approval of Defining the Procurement Limits for the Executive Director
Resolution #1151- Approval of Formation of LLC with Homeword to Pay Trinity Service Partners.

7. Staff Reports
 - a. September 13th- Tentative Date for Annual Report to City Housing Committee
 - b. National Museum of Forest Service History Update
 - c. Close out of Public Housing program
 - d. Villagio update
 - e. Trinity update: Maple Flats (Trinity Workforce Housing-Mullan); Westside Place (Cooley/Stoddard Site); Blue Heron Place (PSH Wing- Mullan); Nav Center
 - f. Speedway and 819 Stoddard
 - g. 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 – 34th Street, Missoula, MT 59801, to make your request known.

MEMORANDUM

TO: MHA BOARD OF COMMISSIONERS
FROM: SAM OLIVER, EXECUTIVE DIRECTOR
SUBJECT: AGENDA NOTES BOARD MEETING AUGUST 16, 2023
DATE: **AUGUST 11, 2023**

7. Staff Reports:

- a. At the request of the Board in last month's meeting, we have scheduled with the City to present our Annual Plan and review our cooperative agreement on Wednesday, September 13th. Confirmation forthcoming.
- b. The design team continues pricing construction drawings. Value engineering/square footage reduction measures are taking place to bring the project into budget. Anticipated to break ground in Spring of '24. Working with Owner and County to establish drainage plan for the site so that it can be permitted when we are ready to submit.
- c. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan. MHA received a De-Obligation letter letting us know that the Department of Public and Indian Housing has de-obligated \$515,355.00 from our agency. This signals progress towards final closeout. ***UPDATE*** We received additional closeout documents this month and assurance that HUD had two more steps to take on their end before our conversion was complete. We are working with our representatives to force this across the finish line.
- d. Villagio Building A has been final cleaned and turned over to MHA. Our Property Manager (Sue Harrison) and two Maintenance Techs have established themselves on site. Building A is actively leasing with 14 move-ins. Building B is moving towards scheduled completion in August with turnover to MHA mid-month. Exterior punchlist and landscaping are active trades on both buildings.
- e. The Cooley and Stoddard Buildings (Westside Place) are almost full. Work Force housing at Mullan (Maple St. Flats) is currently leasing. Property Manager (Erin Gillie) and Maintenance Techs (Ash Smith and Carl Murphy) are established on site. PSH wing will be available to lease in mid-late August. The Nav Center is going to be ready by early September.
- f. Both of these projects follow the closeout of PH. When HUD has processed close-out, MHA will revisit 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.
- g. Strategic planning is still on the agenda as we continue with Measuring Success Discussions as time allows.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting
Wednesday, July 19, 2023

MINUTES-

Members Present: Sam Oliver, Kaia Peterson, Jack Richards, Sheena Comer Winterer,
Jennifer Cerutti, Teigan Avery
Via Zoom: Kila Sheilds

Members Absent: Colin Bangs

Staff Present: Jim McGrath, Adam Ragsdale, Susan Aaberg

- I. Call to Order: The meeting was called to order at 5:30 pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – June 21, 2023
Richards: Moves
Avery: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure: None
- V. Public Comments on items not on the Agenda: None
- VI. Action Items:
Resolution #1149: Approval of the Annual Plan for Submission to HUD
Comer Winterer: Moves
Avery: 2nd
Approved
- VII. Staff Reports:
 - a. Discussion of Draft Resolution Defining Procurement Limits for Executive Director
Oliver: I sent out the draft this month to everyone, looking for any edits needed. We will keep it in draft format until everyone is ready to approve.
Winterer: How did you get that number \$150,000?
Oliver: That is our purchasing limit that we would be coming to you for construction

projects anyway.

Peterson: There is a reference to public works that will need to be edited. We can bring it back in August for a final vote and approval.

b. National Museum of Forest Service History

Oliver: Busy week for this project. The contractor chosen was chosen because of reputation and coming in with the lowest bid yet still over budget. As we refined design and tried to reduce costs, they actually increased their costs. I reached back out to Dick Anderson, who was one of the original bids on the project, and asked if they would take another look at the project. Not only were they willing to take a look, but they are willing to jump into the project. Their experienced estimator said we did all the right things, and we have a project here. Project start date projected March 2024, weather depending.

c. Closeout of Public Housing

Oliver: I reached out to our HUD connection on what to expect upon official closeout. There are 2 items on their side still needing to be done. Hoping for official word or a letter that is officially done.

d. Villagio

Oliver: We hosted open houses today at both sites. Villagio had a lot of traffic. This will be a big help as we fill both buildings. It looks like we may gain possession of the second building 2 weeks early. Building B is getting the final punch and all punch items should be done by the end of the month. Villagio is coming along great. Really no negative comments about the building.

e. Trinity

Oliver: Much the same at Trinity. People are living in all buildings with the exception of Blue Heron. In the last few weeks there have been big strides on the construction side of things. Hoping to get the certificate of occupancy by the end of the month so we can start filling Blue Heron in August. I was asked to participate in a panel that they are having at imagination brewing for a discussion and description of the project

f. Speedway and 819 Stoddard

Oliver: As we close out of Public Housing we look forward to reinvigorating Stoddard and either sell or repurpose. We keep it conditioned. It needs some work on the flooring and has some structural issues. It was estimated to be about \$75-\$80,000 to make it livable again. Sara will be involved with her grant writing skills when we can start on this project.

g. Strategic Planning

Oliver: We talked about wanting to set up an annual presentation to the city. We were offered some potential dates and if you could take a peek at those and see what will work for everyone. We previously had a brief discussion on rebranding as well and I just wanted to quickly revisit that.

Peterson: We are still on hold until Sara gets her feet under her.

Oliver: Agency wide succession planning by department. We have been discussing in leadership team meetings. Just trying to forecast the next 5 years of the agency.

Peterson: Have you and Sara talked about doing any kind of annual report? It could tie back into the measuring success conversation. A general outreach/ ongoing communication with our community.

Oliver: I will meet with Sara on that idea and make it an agenda item for next meeting.

Peterson: It could be a really great way to show progress over time.

VIII. Other Matters:

Cerutti: What came about with the Dayspring matter?

Oliver: We did authorize the use of MHA as a case study.

Meeting adjourned at 6:20 pm

Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

Resolution Number 1150

Resolution Defining the Procurement Limits for the Executive Director

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 \$150,000 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 \$150,000 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, or if the final budget has not been adopted, the Executive Director's executive budget.
3. When departments submit proposed purchase contracts or purchase orders of \$150,000 or more for approval, they shall prepare recapitulations of the quotations and bids along with written justification for their recommendations.
4. 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 \$150,000, (3) the aggregate total of change orders to a purchase contract, having already been approved by the Housing Authority, are less than \$150,000, 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.
5. 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.
6. 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.

Date: _____

Kaia Peterson, Chair
Board of Commissioners
Missoula Housing Authority

**RESOLUTION #1151
OF THE
BOARD OF COMMISSIONERS
OF THE MISSOULA HOUSING AUTHORITY
a Montana nonprofit public housing agency**

RE: TRINITY APARMENTS

WHEREAS, the Missoula Housing Authority, a Montana nonprofit public housing agency (the “Corporation”) is the sole member of MHA-Trinity Apartments, LLC, a Montana limited liability company (the “MHA-Trinity”), which is a Co-General Partner of Trinity Apartments, LLLP, a Montana limited liability limited partnership (the “Partnership”);

WHEREAS, MHA-Trinity, together with HW-Trinity Apartments, LLC, a Montana limited liability company, (together with the MHA-Trinity, the “General Partners”) filed a Certificate of Limited Liability Limited Partnership with the Montana Secretary of State on October 4, 2019, pursuant to which the Partnership was created;

WHEREAS, the Partnership desires to construct, develop, improve, maintain, own, operate, lease, dispose of and otherwise deal with a Two Hundred and Two (202) unit housing project located in Missoula, Montana, and commonly known as “Trinity Apartments” (the "Project");

WHEREAS, Trinity is separated into three housing segments, namely:

Westside Place – 72 units Family Housing located at Cooley and Burns Street
Maple Street Flats -100 units Family Housing located at 2220 Mullan Road
Blue Heron Place – 30 units Permanent Supportive Housing located at 2210 Mullan Road

WHEREAS, the permanent supportive housing at Blue Heron Place will require service providers on site to monitor, support, and provide services to the 30 residents who will occupy the building;

WHEREAS, the Partnership desires to create a Limited Liability Corporation (Trinity Services, LLC) to facilitate the payment of Service Providers at Blue Heron Place on behalf of the “Partnership”.

NOW, THEREFORE, BE IT RESOLVED, that MHA-Trinity is hereby authorized to enter into any and all documents as may be required to enter into, execute and deliver any and all documents relating to the Approved Transactions and take all other actions necessary or convenient to facilitate the creation of the proposed LLC.

RESOLVED FURTHER, that any and all acts heretofore taken by each Authorized Representative in connection with the matters authorized by the foregoing resolutions or in connection with the transaction described herein are hereby ratified, confirmed, adopted and approved by the members of the Corporation;

RESOLVED FURTHER, that the execution of any and all documents and instruments related to the purposes and intent of the foregoing resolutions shall be conclusive evidence of the approval thereof by the Corporation;

RESOLVED FURTHER, that any third party receiving a duly executed copy or a facsimile of the foregoing resolutions may rely on the foregoing resolutions, unless and until revoked by the Corporation, and that the revocation of the foregoing resolutions shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party;

RESOLVED FURTHER, the foregoing resolution shall become effective as of August 16th, 2023.

Kaia Peterson, Board Chair, Missoula Housing Authority.

Tab 4
Staff Reports

4Board report August 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 8/9/2023 2318

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1688	4/13/23
MHA Homes	194	1550	5/5/23
Shelter Plus Care	98	--*	3/8/23
Uptown	14	512	5/22/23
Valor House	17	5*	12/1/22
YWCA	6	1*	5/31/23
Silvertip PBRA	8	1352	3/1/23
811	64	1*	3/31/22
Cornerstone	12	0*	1/11/23
EHV	16	1*	4/12/23

New applicants

Since July 1, 2023 through July 31, 2023 138

*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	6	8	0
Mainstream	63	66	0
VASH	25	32	0
EHV	15	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	863	13	5	7	127	25	683	3
May	864	13	6	6	126	24	685	4
June	866	13	6	6	126	24	685	6
July	865	13	6	6	124	25	686	5
Aug	862	13	6	6	124	23	685	4

Total FY23	9523							
Full utilization	11002							
Under	1479	87%				w/o VASH	91%	
Percent new admissions <30% AMI			80%					
Annual percentage required			75%					

HCV Voucher Utilization CY 2023

Jan	858		
Feb	866		
Mar	866		
April	863		
May	864		
June	866		
Jul	865		
Aug	862		
Total CY 23	6911		6710
Full Utilization	7994	w/o VASH	7740
	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.

However, utilization is also based on funding. We are currently spending more than awarded and will spend all reserves.

Current outgoing portables	Total HAP
6	\$8156

Shelter Plus care:

Shelter Plus Care 98 unit grant	total to be served: 126
Total units actually leased: 80	total # served: 134

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

HCV	3
SPC	1

Memo to: Sam Oliver, executive director, Board of Commissioners

From: Jim McGrath, director of HUD programs

Date August 11, 2023

Subj: New vouchers!

MHA has received two awards of new vouchers.

We received 20 new HCV vouchers. These are called “incremental” vouchers – they are regular vouchers without any special population identified or special requirements attached, and they come with special admin fees.

We have also been awarded 20 new HUD VASH vouchers. We can't publicly say this until they are officially announced. The VA, HUD and congressional delegations especially like to make a big deal of them. These are primarily intended for Valor House but we will be able to use the balance.

The great thing about new awards is they come fully funded. So we can lease them even in this tight budget.

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

Current Caseload Total: 130

YTD Caseload Total: 172

Total Graduates: 12

Total Escrow Balance to Date: \$397,655.78

Total Forfeit/HELP Account Balance: \$23,028.63

There was one graduate this month.

The participant was enrolled in the FSS program for over two years and no longer needs housing assistance. She obtained full time employment, a vehicle and looked into homeownership. She saved \$3,820.76 !

Many families have benefited from the FSS forfeiture account. Families have received financial assistance for car repairs, work related expenses, credit repair and education expenses to name a few. The account is available for families in good standing and can be accessed one time for up to \$500 in assistance subject to funds being in the account.

Unfortunately, there was an additional deposit made into the forfeiture account due to a family losing their housing assistance. This family forfeited over \$13,000 in escrow.

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: CCR, Rural Dynamics, Homeward, MHA Homes, MHA Programs, Missoula Area Summer Camps, Dependable Benefits, MLSA, Blue Line PM, Garden City PM, Missoula Area PM Co. HRC rent assistance, 211, 549-HOPE, Clearwater Credit Union, University of Montana, Missoula College, MJS, MERA, JOB Corps, Families First, MT Small Business Development Center, Adult Basic Education, MCPS, Salvation Army, LIEAP, IDA, Habitat for Humanity, NMCDC, Social Security Administration, OPI, Foodbank, VA, HUDVASH, HAN, WMMHC, YWCA, Voc Rehab, Summit ILC, Partnership Health

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred
FSS Department 8/10/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
11220	v0002984 - 11TH STREET EXTRAVAGANZA LLC	7/3/2023	07-2023	319.00	
11221	v0003397 - 3BS LLC	7/3/2023	07-2023	656.00	
11225	v0003537 - BRITTNI BISHOP DBA	7/3/2023	07-2023	413.00	
11231	v0002046 - BURGESS	7/3/2023	07-2023	683.00	
11233	v0000161 - CEDAR VILLAS LLP	7/3/2023	07-2023	628.00	
11235	v0001642 - CLARK	7/3/2023	07-2023	851.00	
11237	v0002950 - CREEKSIDE APARTMENTS LLC	7/3/2023	07-2023	33,364.00	
11239	v0003248 - DANA CREVAR	7/3/2023	07-2023	1,961.00	
11242	v0000245 - DESCHAMPS INVESTMENTS	7/3/2023	07-2023	892.00	
11245	v0001774 - EQUINOX DEVELOPMENT LP	7/3/2023	07-2023	5,951.00	
11247	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	7/3/2023	07-2023	653.00	
11250	v0002035 - FRANCIS	7/3/2023	07-2023	814.00	
11251	v0003210 - GARY FLATOW	7/3/2023	07-2023	805.00	
11252	v0001573 - GOLD DUST LIMITED PARTNERSHIP	7/3/2023	07-2023	1,597.00	
11253	v0001501 - HALVERSON	7/3/2023	07-2023	584.00	
11257	v0002385 - HOMEFORWARD	7/3/2023	07-2023	677.27	
11258	v0003383 - JENNIFER VANENGELENBURG	7/3/2023	07-2023	2,010.00	
11260	v0000497 - KALLEMEYN	7/3/2023	07-2023	1,459.00	
11264	v0002096 - KING COUNTY HOUSING AUTHORITY	7/3/2023	07-2023	5,075.81	
11269	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	7/3/2023	07-2023	2,613.00	
11273	v0002700 - MISSION PROPERTIES MISSOULA LLC	7/3/2023	07-2023	763.00	
11274	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	7/3/2023	07-2023	37,453.00	
11278	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	7/3/2023	07-2023	5,279.00	
11280	v0003335 - PATRICK EUGENE HAYS	7/3/2023	07-2023	398.00	
11282	v0000783 - PORCH	7/3/2023	07-2023	1,024.00	
11284	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	7/3/2023	07-2023	14,913.00	
11286	v0002951 - SEARS	7/3/2023	07-2023	1,059.00	
11290	v0002082 - SOLSTICE DEVELOPMENT LP	7/3/2023	07-2023	7,039.00	
11291	v0001806 - SOUCIE	7/3/2023	07-2023	1,323.00	
11294	v0002862 - SWEETGRASS COMMONS LLLP	7/3/2023	07-2023	3,260.00	
11297	v0003496 - UNION PLACE I	7/3/2023	07-2023	3,581.00	
11298	v0003497 - UNION PLACE II	7/3/2023	07-2023	4,449.00	

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

11299	v0001432 - UNRUH	7/3/2023	07-2023	924.00
11305	v0002096 - KING COUNTY HOUSING AUTHORITY	7/7/2023	07-2023	130.00
11307	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	7/14/2023	07-2023	274.00
11309	v0003497 - UNION PLACE II	7/21/2023	07-2023	328.00
90422	v0001948 - GRAY	7/18/2023	07-2023	-147.00
90722	v0003339 - BURLINGTON GARDENS LLC	7/24/2023	07-2023	-4,695.00
90783	v0002390 - KINYON	7/18/2023	07-2023	-584.00
91735	v0000632 - MITCHELL	7/31/2023	07-2023	-685.00
92170	v0002600 - KOKE	7/18/2023	07-2023	-93.00
92872	v0003339 - BURLINGTON GARDENS LLC	7/24/2023	07-2023	-888.00
92918	v0003339 - BURLINGTON GARDENS LLC	7/24/2023	07-2023	-4,761.00
93410	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	7/31/2023	07-2023	-786.00
94201	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	7/18/2023	07-2023	-740.00
95669	v0003487 - RHW HOLDINGS LLC	7/18/2023	07-2023	-667.00
95714	v0003487 - RHW HOLDINGS LLC	7/18/2023	07-2023	-32.00
95820	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	7/31/2023	07-2023	-1.00
97114	v0002551 - 4 RENT LLC	7/1/2023	07-2023	3,272.00
97115	v0003142 - 4RENT LLC	7/1/2023	07-2023	2,349.00
97116	v0000021 - ADEA PROPERTY MANAGEMENT	7/1/2023	07-2023	30,084.00
97117	v0003087 - AISLING PROPERTIES LLC	7/1/2023	07-2023	898.00
97118	v0002546 - ASPEN PLACE APARTMENTS	7/1/2023	07-2023	5,282.00
97119	v0002815 - BAIR CLARK PROPERTIES LLC	7/1/2023	07-2023	1,895.00
97120	v0000074 - BBF ENTERPRISES	7/1/2023	07-2023	597.00
97121	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	7/1/2023	07-2023	5,022.00
97122	v0002232 - BONNER HOMES LLC	7/1/2023	07-2023	1,102.00
97123	v0000115 - BOUNTY REAL ESTATE LLC	7/1/2023	07-2023	836.00
97124	v0000116 - BOURKE ROBINSON MANAGEMENT	7/1/2023	07-2023	852.00
97125	v0003339 - BURLINGTON GARDENS LLC	7/1/2023	07-2023	5,614.00
97126	v0002587 - BURT	7/1/2023	07-2023	1,585.00
97127	v0003492 - C. JOANNE WINTER	7/1/2023	07-2023	510.00
97128	v0002917 - CALIFORNIA STREET	7/1/2023	07-2023	1,389.00
97129	v0003506 - CAMAS DANISON-FIELDHOUSE	7/1/2023	07-2023	1,730.00
97130	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	7/1/2023	07-2023	6,410.00
97132	v0001989 - CHILCOTE HILLVIEW CHLP	7/1/2023	07-2023	1,174.00

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

97133	v0001988 - CHILCOTE ORCHARD HOMES OHLP	7/1/2023	07-2023	1,489.00
97134	v0001113 - CHINIKAILO	7/1/2023	07-2023	1,115.00
97135	v0001536 - CHINIKAILO	7/1/2023	07-2023	637.00
97136	v0000173 - CHINIKAYLO	7/1/2023	07-2023	1,579.00
97137	v0000174 - CHINIKAYLO	7/1/2023	07-2023	874.00
97138	v0002207 - CHINSKE	7/1/2023	07-2023	436.00
97139	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	7/1/2023	07-2023	9,934.00
97140	v0000187 - CLARK FORK REALTY INC	7/1/2023	07-2023	5,559.00
97141	v0003381 - CLARK FORK VENTURES	7/1/2023	07-2023	214.00
97142	v0003070 - COAD I LP	7/1/2023	07-2023	908.00
97143	v0003071 - COAD II LP	7/1/2023	07-2023	1,226.00
97144	v0003072 - COAD III LP	7/1/2023	07-2023	579.00
97145	v0003098 - COMBINED HA CITY OF VANCOUVER	7/1/2023	07-2023	2,581.10
97146	v0003399 - CORIE M. FRITZ	7/1/2023	07-2023	319.00
97147	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	7/1/2023	07-2023	300.00
97148	v0003576 - CRJ TRAIL PROPERTIES LLC	7/1/2023	07-2023	1,636.00
97149	v0003514 - CROESUS LLC	7/1/2023	07-2023	455.00
97150	v0003520 - CRUACHAN INVESTORS STD LLC	7/1/2023	07-2023	1,447.00
97151	v0003458 - DANIEL J BOURASSA	7/1/2023	07-2023	1,016.00
97152	v0003423 - DARLENE DAVIS	7/1/2023	07-2023	559.00
97153	v0003567 - DEBRA C. TAYLOR-CRAGG	7/1/2023	07-2023	550.00
97155	v0000253 - DISCHNER	7/1/2023	07-2023	932.00
97156	v0002927 - DONNA STIERS	7/1/2023	07-2023	61.00
97157	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	7/1/2023	07-2023	637.00
97158	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	7/1/2023	07-2023	823.00
97159	v0000315 - FANGSRUD	7/1/2023	07-2023	710.00
97160	v0002807 - FIDELITY	7/1/2023	07-2023	257.00
97161	v0001646 - FREY	7/1/2023	07-2023	375.00
97162	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	7/1/2023	07-2023	45,555.00
97163	v0001677 - GARDEN DISTRICT I L P	7/1/2023	07-2023	10,180.00
97164	v0003501 - GEOFF CURTIS	7/1/2023	07-2023	1,740.00
97165	v0003205 - GMA INC	7/1/2023	07-2023	202.00
97166	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	7/1/2023	07-2023	3,094.00
97167	v0002182 - GRC LLC	7/1/2023	07-2023	1,659.00

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

97168	v0000370 - GREAT PLACES INC	7/1/2023	07-2023	658.00
97169	v0003139 - GREG MCCUE	7/1/2023	07-2023	653.00
97170	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	7/1/2023	07-2023	14,627.00
97171	v0000395 - HARRINGTON	7/1/2023	07-2023	1,345.00
97172	v0002576 - HAUBRICH	7/1/2023	07-2023	381.00
97173	v0001116 - HAUGE	7/1/2023	07-2023	461.00
97174	v0003414 - HEALTER H. LEIPHAM	7/1/2023	07-2023	1,472.00
97175	v0000404 - HEIDRICK	7/1/2023	07-2023	651.00
97176	v0002319 - HIGHLAND PROPERTY MANAGEMENT	7/1/2023	07-2023	803.00
97177	v0003579 - HOGAN SENIOR LIVING LLC	7/1/2023	07-2023	1,621.00
97178	v0000424 - HOLY	7/1/2023	07-2023	681.00
97179	v0002007 - HOWELL	7/1/2023	07-2023	611.00
97180	v0001889 - IRELAND	7/1/2023	07-2023	793.00
97181	v0003361 - IVAN LEMEZA	7/1/2023	07-2023	338.00
97182	v0003441 - IVV PROPERTIES LLC	7/1/2023	07-2023	627.00
97183	v0003231 - JAMES E. WILSON	7/1/2023	07-2023	268.00
97184	v0003190 - JAMES R IMAN	7/1/2023	07-2023	143.00
97185	v0003540 - JC PROPERTY HOLDINGS LLC	7/1/2023	07-2023	1,267.00
97186	v0003084 - JEFF MOLTZEN	7/1/2023	07-2023	1,675.00
97187	v0003489 - JEFFREY A HARLOW	7/1/2023	07-2023	803.00
97188	v0002773 - JESSE GUEST	7/1/2023	07-2023	882.00
97189	v0002446 - JK ENTERPRISES	7/1/2023	07-2023	347.00
97190	v0000479 - JOHNSON	7/1/2023	07-2023	1,826.00
97191	v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	7/1/2023	07-2023	2,386.00
97192	v0002860 - JUSTIN BRADLEY	7/1/2023	07-2023	473.00
97193	v0003503 - KATHRYN ANNE SCHMIDT	7/1/2023	07-2023	785.00
97194	v0002660 - KATHRYN R FLYNN FAMILY LP	7/1/2023	07-2023	582.00
97195	v0003445 - KATHY SCHAFF	7/1/2023	07-2023	586.00
97196	v0000504 - KELLEY	7/1/2023	07-2023	612.00
97197	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	7/1/2023	07-2023	606.00
97198	v0001460 - LMB RENTALS LLC	7/1/2023	07-2023	1,118.00
97199	v0002073 - LOLO VISTA APARTMENTS LP	7/1/2023	07-2023	787.00
97200	v0002740 - M AND L GENERAL CONTRACTOR INC	7/1/2023	07-2023	554.00
97201	v0000554 - MACLAY COMMONS LLP	7/1/2023	07-2023	15,453.00

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

97202	v0003088 - MARTHA RIPLEY	7/1/2023	07-2023	326.00
97203	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	7/1/2023	07-2023	1,810.00
97204	v0002510 - MARTINS PROPERTY MANAGMENT LLC	7/1/2023	07-2023	708.00
97205	v0000567 - MATELICH	7/1/2023	07-2023	1,315.00
97206	v0001157 - MATELICH	7/1/2023	07-2023	191.00
97207	v0003226 - MATTHEW OLIVER	7/1/2023	07-2023	754.00
97208	v0002386 - MCLAIN TWITE	7/1/2023	07-2023	1,202.00
97209	v0003521 - MEADOWLARK VENTURES	7/1/2023	07-2023	962.00
97210	v0000583 - MEYER	7/1/2023	07-2023	696.00
97211	v0001129 - MHA HOLDINGS LLC	7/1/2023	07-2023	21,240.00
97212	v0003204 - MHA MANAGEMENT LLC	7/1/2023	07-2023	9,329.00
97213	v0003330 - MHA MANAGEMENT LLC	7/1/2023	07-2023	147,166.00
97214	v0003546 - MHA-TRINITY APARTMENTS LLC	7/1/2023	07-2023	0.00
97215	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	7/1/2023	07-2023	271.00
97216	v0001111 - MISSOULA HOUSING AUTHORITY	7/1/2023	07-2023	11,180.00
97217	v0000673 - MOTOWN INVESTMENTS LLP	7/1/2023	07-2023	1,690.00
97218	v0003406 - MS01 LLC	7/1/2023	07-2023	1,790.00
97219	v0003209 - MT PROPERTIES GROUP LLC	7/1/2023	07-2023	7,880.00
97220	v0003517 - MT PROPERTIES GROUP LLC	7/1/2023	07-2023	977.00
97221	v0001630 - MVE RENTALS	7/1/2023	07-2023	264.00
97222	v0000715 - NKSJB RENTALS	7/1/2023	07-2023	1,246.00
97223	v0000736 - OLSON	7/1/2023	07-2023	502.00
97224	v0000738 - OPPORTUNITY RESOURCES INC	7/1/2023	07-2023	964.00
97225	v0002198 - PALACE APARTMENTS LP	7/1/2023	07-2023	17,028.00
97226	v0002969 - PALMER	7/1/2023	07-2023	537.00
97227	v0000752 - PARKSIDE VILLAGE	7/1/2023	07-2023	15,232.00
97228	v0001631 - PETERSON	7/1/2023	07-2023	663.00
97229	v0003405 - PETERSON PROPERTIES	7/1/2023	07-2023	787.00
97230	v0002143 - PLUM PROPERTY MANAGEMENT LLC	7/1/2023	07-2023	5,784.00
97231	v0002340 - PM RENTALS	7/1/2023	07-2023	1,758.00
97232	v0003481 - REBECCA TUCKER GARY TUCKER	7/1/2023	07-2023	1,106.00
97233	v0003504 - REDWOOD FLATTS LLC	7/1/2023	07-2023	837.00
97234	v0000837 - REYNOLDS	7/1/2023	07-2023	425.00
97235	v0000135 - RIVER RIDGE	7/1/2023	07-2023	12,215.00

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

97236	v0003369 - RIVER RUN FLATS LLC	7/1/2023	07-2023	6,708.00
97237	v0003447 - RIVERSIDE VILLAGE	7/1/2023	07-2023	1,434.00
97238	v0000852 - RUSSELL PROPERTIES LP	7/1/2023	07-2023	443.00
97239	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	7/1/2023	07-2023	14,584.00
97240	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	7/1/2023	07-2023	3,369.00
97241	v0003417 - SAVAGE RENTALS	7/1/2023	07-2023	151.00
97242	v0000872 - SCHLEGEL	7/1/2023	07-2023	456.00
97244	v0000906 - SHERWOOD	7/1/2023	07-2023	891.00
97246	v0002195 - SILVERTIP APARTMENTS	7/1/2023	07-2023	32,324.00
97247	v0002571 - SIMONOVICH	7/1/2023	07-2023	72.00
97248	v0003422 - SKYVIEW LLLP	7/1/2023	07-2023	5,911.00
97249	v0003544 - SPEEDWAY	7/1/2023	07-2023	594.00
97250	v0000954 - STREAM AREA RENTALS	7/1/2023	07-2023	1,283.00
97251	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	7/1/2023	07-2023	16,417.00
97252	v0003006 - T AND E LOWE RENTALS LLC	7/1/2023	07-2023	760.00
97253	v0000967 - T AND T DEVELOPMENT	7/1/2023	07-2023	682.00
97254	v0002681 - TABISH	7/1/2023	07-2023	421.00
97255	v0000974 - TARGET RANGE TRAILER COURT	7/1/2023	07-2023	3,014.00
97256	v0001275 - TSAKARESTOS	7/1/2023	07-2023	1,317.00
97257	v0002346 - TSuber	7/1/2023	07-2023	1,132.00
97258	v0001994 - TUCKER	7/1/2023	07-2023	700.00
97259	v0002714 - TWITE	7/1/2023	07-2023	5,087.00
97260	v0000677 - TWITE FAMILY PARTNERSHIP	7/1/2023	07-2023	3,652.00
97261	v0001012 - TWO RIVERS MOBILE HOME PARK	7/1/2023	07-2023	584.00
97262	v0001256 - UNION SQUARE APARTMENTS	7/1/2023	07-2023	1,357.00
97263	v0002011 - VERITAS PROPERTY MANAGEMENT	7/1/2023	07-2023	918.00
97264	v0003357 - VICTORIA DAILEY	7/1/2023	07-2023	382.00
97266	v0003564 - WESLEY DELANO	7/1/2023	07-2023	1,113.00
97267	v0001075 - WESTERN MT MENTAL HEALTH CENTER	7/1/2023	07-2023	1,069.00
97268	v0002561 - WESTVIEW MOBILE HOME PARK	7/1/2023	07-2023	753.00
97269	v0003249 - WHITAKER PARK TERRACES LLC	7/1/2023	07-2023	847.00
97270	v0001085 - WILKINS	7/1/2023	07-2023	757.00
97271	v0001930 - YARMOLICH	7/1/2023	07-2023	731.00
97272	v0001108 - YWCA OF MISSOULA	7/1/2023	07-2023	3,635.00

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

97274	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	7/1/2023	07-2023	1,288.00
97302	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	7/1/2023	07-2023	599.89
97309	v0000554 - MACLAY COMMONS LLP	7/6/2023	07-2023	2,006.00
97310	v0003330 - MHA MANAGEMENT LLC	7/6/2023	07-2023	2,894.00
97311	v0003546 - MHA-TRINITY APARTMENTS LLC	7/6/2023	07-2023	678.00
97312	v0003369 - RIVER RUN FLATS LLC	7/6/2023	07-2023	1,784.00
97314	v0002195 - SILVERTIP APARTMENTS	7/6/2023	07-2023	247.00
97315	v0001108 - YWCA OF MISSOULA	7/6/2023	07-2023	4,908.00
97316	v0001109 - ZAVARELLI ENT.	7/6/2023	07-2023	280.00
97317	v0003480 - A PLUS AUTOMOTIVE	7/6/2023	07-2023	1,014.55
97326	v0002884 - MASTERCARD	7/6/2023	07-2023	676.40
97331	v0002998 - TAWNIE RIEKENA	7/6/2023	07-2023	150.00
97332	v0003599 - TRUE ACCORD	7/6/2023	07-2023	864.15
97334	v0001797 - CLEARFLY COMMUNICATIONS	7/6/2023	07-2023	43.81
97341	v0000934 - STAPLES CREDIT PLAN / v0000934	7/7/2023	07-2023	442.45
97342	v0003546 - MHA-TRINITY APARTMENTS LLC	7/7/2023	07-2023	1,903.00
97343	v0003546 - MHA-TRINITY APARTMENTS LLC	7/1/2023	07-2023	20,608.00
97344	v0002945 - AFFORDABLE HOUSING NETWORK LLC	7/11/2023	07-2023	930.13
97348	v0000254 - HUMAN RESOURCE COUNCIL	7/11/2023	07-2023	3,360.00
97360	v0001402 - MONTANA INTERACTIVE	7/11/2023	07-2023	180.00
97377	v0000021 - ADEA PROPERTY MANAGEMENT	7/12/2023	07-2023	852.00
97378	v0003546 - MHA-TRINITY APARTMENTS LLC	7/12/2023	07-2023	883.00
97379	v0000967 - T AND T DEVELOPMENT	7/12/2023	07-2023	130.00
97380	v0000974 - TARGET RANGE TRAILER COURT	7/12/2023	07-2023	786.00
97381	v0002714 - TWITE	7/12/2023	07-2023	150.00
97382	v0003328 - VILLAGIO LLLP	7/12/2023	07-2023	840.00
97383	v0000603 - MISSOULA COUNTY TREASURER	7/19/2023	07-2023	49.60
97384	v0003605 - CLERK OF COURT	7/19/2023	07-2023	1,985.00
97385	v0001939 - DRIVER SERVICES BUREAU	7/19/2023	07-2023	515.00
97386	v0003604 - CAPITAL ONE AUTO FINANCE	7/19/2023	07-2023	835.06
97387	v0002130 - SPECTRUM BUSINESS	7/19/2023	07-2023	54.99
97388	v0002405 - VERIZON WIRELESS (ACCT:# 771672727-00003	7/19/2023	07-2023	392.09
97390	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	7/19/2023	07-2023	89.00
97391	v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	7/19/2023	07-2023	96.00

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

97392	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	7/19/2023	07-2023	363.00
97393	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	7/19/2023	07-2023	617.00
97394	v0003330 - MHA MANAGEMENT LLC	7/19/2023	07-2023	1,792.75
97397	v0000037 - ALL AMERICAN TROPHY INC	7/19/2023	07-2023	10.00
97402	v0003339 - BURLINGTON GARDENS LLC	7/24/2023	07-2023	4,695.00
97403	v0003339 - BURLINGTON GARDENS LLC	7/24/2023	07-2023	4,761.00
97404	v0003339 - BURLINGTON GARDENS LLC	7/24/2023	07-2023	888.00
97410	v0001832 - VERIZON WIRELESS	7/25/2023	07-2023	42.99
97411	v0003607 - PONDERA COUNTY JUSTICE COURT	7/26/2023	07-2023	855.00
97412	v0003424 - TIRE RAMA - BROOKS	7/26/2023	07-2023	1,030.00
				822,653.33

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=07/2023-07/2023 AND All Checks=Yes AND Include Voids=All Checks

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net	
	Current Period	Balance	Change	
1000-00	ASSETS			
1100-00	CASH			
1111-40	Cash_unrestricted	3,436,007.00	3,272,146.89	163,860.11
1111-60	Cash_Replacement Reserve	1,478,626.49	1,474,530.94	4,095.55
1111-65	Cash_Replace Reserve_RMDG	37,656.00	37,656.00	0.00
1111-70	Cash_Debt Service Reserve	93,445.23	93,444.94	0.29
1111-80	Cash_PH Operating Reserve	593,933.58	593,773.15	160.43
1111-90	Cash_Savings	23,368.44	23,383.12	-14.68
1114-00	Cash_tenant security deposits	343,549.99	343,505.53	44.46
1117-00	Cash_Petty cash	80.00	80.00	0.00
1119-00	TOTAL CASH	6,006,666.73	5,838,520.57	168,146.16
1120-00	ACCOUNTS RECEIVABLE			
1122-00	A/R_dwelling rent	86,848.84	84,984.34	1,864.50
1122-12	Allow doubt accts_rent	-19,480.38	-19,480.38	0.00
1122-14	A/R Ten HAP	4,364.00	1,610.00	2,754.00
1122-16	A/R PRA HAP	-1,688.00	-2,903.00	1,215.00
1122-20	A/R tenants_other	1,755.22	5,705.35	-3,950.13
1122-50	A/R Tenant based HAP suspense	1,429.00	80.00	1,349.00
1122-55	A/R PRA HAP suspense	22.00	22.00	0.00
1135-20	A/R_miscellaneous	8,070.98	9,570.98	-1,500.00
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	81,321.66	79,589.29	1,732.37
1170-00	DEFERRED CHARGES			
1175-00	Accum Amortization	-201,952.27	-201,022.70	-929.57
1211-00	Prepaid expenses	83,381.70	109,730.45	-26,348.75
1213-00	Prepaid Prop Ins	48,165.50	17,052.64	31,112.86
1215-00	Prepaid_MIP	15,567.31	17,477.93	-1,910.62
1290-10	Tax escrow	31,584.53	32,150.80	-566.27
1290-20	Insurance escrow	28,322.94	60,908.18	-32,585.24
1290-30	MIP escrow	21,409.29	21,183.56	225.73
1295-18	Interprogram due_business	-145.67	0.00	-145.67
1300-00	TOTAL DEFERRED CHARGES	26,333.33	57,480.86	-31,147.53
1400-00	FIXED ASSETS			
1400-55	Accum depreciation	-14,562,425.61	-14,562,425.61	0.00
1400-57	Accum deprec current year	-7,440,024.59	-7,297,181.07	-142,843.52
1400-60	Land	8,469,999.62	8,469,999.62	0.00
1400-65	Land Improvements	48,666.00	48,666.00	0.00
1400-70	Buildings	43,531,849.96	43,531,849.96	0.00
1400-75	Building Improvements	326,491.56	326,491.56	0.00
1400-80	Dwelling furniture_fixtures equip	907,541.00	907,541.00	0.00
1400-90	Admin furniture_fixtures equip	90,312.50	90,312.50	0.00
1400-92	Dwelling furn_fixtures equip_Flooring	474,975.64	474,975.64	0.00
1400-93	Leasehold improvements	1,922,733.31	1,722,771.81	199,961.50
1420-00	Other assets	234,490.47	234,490.47	0.00
1500-00	TOTAL FIXED ASSETS NET OF DEPR	34,004,609.86	33,947,491.88	57,117.98
1900-00	TOTAL ASSETS	40,118,931.58	39,923,082.60	195,848.98
2000-00	LIABILITIES & EQUITY			

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
2010-00 LIABILITIES			
2100-00 CURRENT LIABILITIES			
2110-10 Accounts payable < 90 days	239,237.94	31,940.99	207,296.95
2110-20 Accounts payable_Accrued Prop Txs_related party	61,473.84	52,484.73	8,989.11
2110-30 Management Fee Payable	10,441.00	10,441.00	0.00
2114-00 Tenant security deposit	316,418.65	314,941.65	1,477.00
2114-20 Security Deposit Clearing	-332.00	2,587.00	-2,919.00
2114-40 Tenant pet deposit	11,682.00	11,232.00	450.00
2114-50 Garage deposit	564.00	564.00	0.00
2128-00 TOTAL CURRENT LIABILITIES	639,485.43	424,191.37	215,294.06
2129-00 NOTES PAYABLE			
2130-00 Current long term debt_capital prgrm	144,231.99	154,888.18	-10,656.19
2130-09 LT Debt-Def Developer Fee	73,276.00	73,276.00	0.00
2130-10 Long term debt net current_cap prgrm	13,153,615.06	13,177,943.10	-24,328.04
2130-11 Long term CDBG Loan	327,136.61	327,136.61	0.00
2130-17 Long term HOME	306,530.00	306,530.00	0.00
2130-30 Long term net current_operating	1,457,755.03	1,463,640.99	-5,885.96
2130-50 Non-current liabilities_other	433,529.16	433,529.16	0.00
2130-60 Loan Liability_non-current	6,560,832.13	6,560,832.13	0.00
2130-65 Debt Issuance Costs Contra	-155,744.11	-155,744.11	0.00
2130-66 Accum Amort of Debt Issuance	6,490.00	6,490.00	0.00
2130-70 TOTAL NOTES PAYABLE	22,307,651.87	22,348,522.06	-40,870.19
2130-80 ACCRUED LIABILITIES			
2131-00 Accrued interest payable	243,953.15	243,953.15	0.00
2131-10 Accrued interest AHP	8,958.72	8,958.72	0.00
2134-00 Accrued liabilities_other	681.00	681.00	0.00
2135-20 Accrued comp absences_current	11,807.93	11,807.93	0.00
2135-30 Accrued comp absences_non-current	47,231.74	47,231.74	0.00
2140-00 TOTAL ACCRUED LIABILITIES	312,632.54	312,632.54	0.00
2160-00 TRUST DEPOSITS			
2185-00 Retention	6,469.21	5,742.21	727.00
2190-00 TOTAL TRUST DEPOSITS	6,469.21	5,742.21	727.00
2190-05 Current Portion of Cable Revenue contra	-1,342.00	-1,342.00	0.00
2190-10 Cable Services Revenue-LT	1,342.00	1,342.00	0.00
2200-00 DEFERRED CREDITS			
2240-00 Prepaid Rent	99,172.49	109,948.69	-10,776.20
2240-10 PRA HAP Repayment	674.00	674.00	0.00
2240-15 Prepaid Revenue - Commercial	2,492.00	2,492.00	0.00
2240-30 Ten_hap suspense clearing	3,195.00	3,195.00	0.00
2240-40 PRA HAP suspense clearing	22.00	22.00	0.00
2700-00 TOTAL DEFERRED CREDITS	105,555.49	116,331.69	-10,776.20
2750-00 TOTAL LIABILITIES	23,371,794.54	23,207,419.87	164,374.67
2800-00 EQUITY & FUND BALANCE			
2801-00 Invested in Cap Assets Net Related Debt	-662,532.53	-662,532.53	0.00
2804-10 Ltd. Partner Cap Contributions	19,128,523.26	19,128,523.26	0.00
2804-20 Gen Partner Cap Contributions	6,293,334.70	6,293,334.70	0.00

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
2806-00	Curr yr unrestricted net assets	-3,713,110.72	-3,744,585.03	31,474.31
2809-00	Restricted Net Assets	144,161.81	144,161.81	0.00
2810-00	Unrestricted Net Assets	-4,443,239.48	-4,443,239.48	0.00
2900-00	TOTAL EQUITY & FUND BALANCE	16,747,137.04	16,715,662.73	31,474.31
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	40,118,931.58	39,923,082.60	195,848.98

Russell Square Apartments, L.P. (rsa)

Budget Comparison (with PTD)

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget
3000-00	INCOME		
3100-00	RENTAL INCOME		
3105-00	Gross Potential Rent	49,031.00	39,595.00
3110-00	Tenant rental revenue	321.00	0.00
3110-25	PRA Subsidy	613.00	0.00
3110-35	Garage rental	0.00	166.67
3110-45	Late payments	0.00	32.25
3110-54	Loss/Gain to Lease	-7,776.00	0.00
3110-55	Less Vacancy	-1,315.00	-1,979.75
3190-00	Commercial rent	3,753.96	3,754.00
3200-00	NET RENTAL INCOME	44,627.96	41,568.17
3420-00	OTHER INCOME		
3430-00	Investment income_unrestricted	53.64	15.00
3700-00	TOTAL OTHER INCOME	53.64	15.00
3900-00	TOTAL INCOME	44,681.60	41,583.17
4000-00	EXPENSES		
4100-00	ADMINISTRATION		
4111-00	Salaries administrative	3,771.87	4,054.00
4111-10	Payroll taxes_administrative	316.80	303.75
4111-20	Employee benefit contributions_administration	1,395.88	450.25
4111-30	WC_Admin	0.00	75.42
4130-30	Technical admin support	429.76	382.08
4140-00	Training	31.72	0.00
4175-30	Management fees-Non-PH	2,677.68	2,248.83
4180-00	Rent_office space	254.69	182.92
4190-00	Sundry_administrative	156.08	221.42
4190-11	Office expense	265.99	59.25
4190-12	Postage	0.00	80.00
4190-13	Communications	26.06	208.33
4190-15	Marketing and leasing	36.78	110.00
4200-00	TOTAL ADMINISTRATION	9,363.31	8,376.25
4300-00	UTILITIES		
4310-00	Water	1,083.96	823.58
4315-00	Sewer	702.13	648.92
4320-00	Electricity	601.23	495.42
4330-00	Gas	10.43	908.58
4395-00	TOTAL UTILITIES	2,397.75	2,876.50
4400-00	MAINTENANCE & REPAIR		
4415-00	Salaries maintenance	3,244.47	3,019.08
4415-10	Payroll taxes_maintenance	222.92	231.50
4415-20	Employee benefit contributions_maint	0.00	701.50
4415-30	WC_Maint	0.00	55.00
4420-00	Materials	421.16	333.33

Russell Square Apartments, L.P. (rsa)

Budget Comparison (with PTD)

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget
4420-10	Small tools & equipment	0.00	41.67
4420-11	Gasoline & oil	60.45	66.67
4420-12	Paint and coatings	0.00	83.33
4420-14	Auto parts & tires	0.00	8.33
4420-15	Janitorial supplies	0.00	13.00
4420-16	Window coverings	0.00	64.33
4420-17	Flooring	0.00	1,250.00
4420-18	Appliances-Dwelling	0.00	666.67
4420-20	Lighting - fixtures	0.00	94.33
4420-21	Uniforms	0.00	20.83
4430-00	Fees for Service	0.00	12.50
4430-11	Maintenance contracting	1,829.00	375.00
4430-12	Alarm system service	0.00	20.83
4430-13	Appliance repair	0.00	83.33
4430-14	Auto service and repair	0.00	54.83
4430-16	Electrical contractor	0.00	45.33
4430-19	Heating/Cooling	0.00	166.67
4430-20	Lawn maintenance	640.00	2,500.00
4430-24	Painting	0.00	795.33
4430-30	Janitorial cleaning	0.00	291.67
4430-32	Dry/Blind cleaning	0.00	13.00
4431-00	Garbage removal	850.64	925.17
4440-00	TOTAL MAINTENANCE & REPAIR	7,268.64	11,933.23
4500-00	GENERAL EXPENSES		
4510-10	Insurance premiums_liability	343.17	764.17
4510-20	Insurance premiums_property	1,070.43	969.67
4510-30	Insurance premiums_auto	51.15	80.92
4510-40	Insurance premiums_bond	5.27	5.25
4571-00	Bad debt_tenant rents	0.00	166.67
4572-00	Bad debt_other	0.00	250.00
4580-10	Interest expense_perm debt	4,395.11	4,664.00
4580-20	Interest expense_development fund	0.00	91.67
4650-00	TOTAL GENERAL EXPENSES	5,865.13	6,992.35
8000-00	TOTAL EXPENSES	24,894.83	30,178.33
9000-00	NET INCOME (LOSS)	19,786.77	11,404.84

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	536,140.00
3110-00	Tenant rental revenue	-1,237.00
3110-05	Pet Rental Revenue	100.00
3110-25	PRA Subsidy	613.00
3110-30	Tenant revenue_other	1,942.70
3110-35	Garage rental	5,805.00
3110-45	Late payments	600.00
3110-54	Loss/Gain to Lease	-57,637.00
3110-55	Less Vacancy	-31,421.00
3130-00	Utility Reimbursement	0.00
3190-00	Commercial rent	3,753.96
3200-00	NET RENTAL INCOME	<u>458,659.66</u>
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	984.52
3480-00	Laundry & vending income	1,417.86
3480-40	Insurance reimbursement_dividends	0.00
3610-00	Interest Income	181.14
3610-30	Repl Reserve Interest	716.53
3690-00	Other Income	1,832.63
3700-00	TOTAL OTHER INCOME	<u>5,132.68</u>
3900-00	TOTAL INCOME	<u>463,792.34</u>
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	27,422.61
4111-10	Payroll taxes_administrative	2,250.87
4111-20	Employee benefit contributions_administration	11,329.28
4130-10	Legal Expense	795.00
4130-30	Technical admin support	6,047.49
4140-00	Training	489.00
4150-00	Travel	0.00
4171-00	Auditing fees	0.00
4175-20	Asset management fee expense	0.00
4175-30	Management fees-Non-PH	27,239.03
4180-00	Rent_office space	438.46
4190-00	Sundry_administrative	168.08
4190-11	Office expense	1,536.64
4190-12	Postage	0.00
4190-13	Communications	2,003.37

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4190-15	Marketing and leasing	1,182.21
4200-00	TOTAL ADMINISTRATION	80,902.04
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	515.00
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	515.00
4300-00	UTILITIES	
4310-00	Water	8,720.38
4315-00	Sewer	5,780.11
4320-00	Electricity	7,557.81
4330-00	Gas	2,613.78
4395-00	TOTAL UTILITIES	24,672.08
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	24,873.75
4415-10	Payroll taxes_maintenance	1,762.71
4415-20	Employee benefit contributions_maint	0.00
4420-00	Materials	5,098.24
4420-10	Small tools & equipment	0.00
4420-11	Gasoline & oil	318.55
4420-12	Paint and coatings	581.30
4420-13	Doors	0.00
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	67.53
4420-16	Window coverings	0.00
4420-17	Flooring	7,914.00
4420-18	Appliances-Dwelling	2,382.66
4420-19	Maintenance cost paid to tenants	0.00
4420-20	Lighting - fixtures	939.80
4420-21	Uniforms	138.46
4430-00	Fees for Service	79.50
4430-10	Window cleaning	75.00
4430-11	Maintenance contracting	10,482.20
4430-12	Alarm system service	200.87
4430-13	Appliance repair	946.00
4430-14	Auto service and repair	25.99
4430-15	Carpet cleaning	1,904.00
4430-16	Electrical contractor	0.00
4430-18	Glass/screen repairs	978.50
4430-19	Heating/Cooling	3,809.21
4430-20	Lawn maintenance	5,197.00
4430-21	Plumbing contractor	1,065.61
4430-22	Sewer service	0.00

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	1,730.00
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	0.00
4430-29	Inspections	0.00
4430-30	Janitorial cleaning	1,110.00
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	<u>8,454.12</u>
4440-00	TOTAL MAINTENANCE & REPAIR	80,135.00
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	0.00
4480-00	Protective services_other contract costs	<u>311.50</u>
4490-00	TOTAL PROTECTIVE SERVICES	311.50
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	5,621.85
4510-20	Insurance premiums_property	22,359.71
4510-30	Insurance premiums_auto	511.19
4510-40	Insurance premiums_bond	68.51
4510-70	MIP-Mortgage Insurance	2,705.36
4571-00	Bad debt_tenant rents	565.00
4572-00	Bad debt_other	7,089.63
4580-10	Interest expense_perm debt	48,002.33
4580-20	Interest expense_development fund	5,844.16
4580-30	Interest expense_other	0.00
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	<u>9,241.58</u>
4650-00	TOTAL GENERAL EXPENSES	102,009.32
8000-00	TOTAL EXPENSES	<u>288,544.94</u>
9000-00	NET INCOME (LOSS)	<u>175,247.40</u>

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

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
1000-00 ASSETS			
1100-00 CASH			
1111-40 Cash_unrestricted	4,721,832.64	4,497,595.70	224,236.94
1111-50 Cash - Restricted	1,222,217.74	1,222,217.74	0.00
1111-60 Cash_Replacement Reserve	435,833.49	435,033.48	800.01
1114-00 Cash_tenant security deposits	75,216.31	75,215.11	1.20
1117-00 Cash_Petty cash	210.00	210.00	0.00
1119-00 TOTAL CASH	6,455,310.18	6,230,272.03	225,038.15
1120-00 ACCOUNTS RECEIVABLE			
1121-00 Fraud recovery	13,958.50	13,676.50	282.00
1121-10 Allow doubtful accts_fraud	-1,419.51	-1,419.51	0.00
1122-00 A/R_dwelling rent	57,552.46	49,132.88	8,419.58
1122-12 Allow doubt accts_rent	-3,391.96	-3,391.96	0.00
1122-14 A/R Ten HAP	1,251.00	-4,311.00	5,562.00
1122-20 A/R tenants_other	-1,929.10	-1,744.10	-185.00
1122-30 A/R EAP loans	14,794.98	14,239.98	555.00
1122-50 A/R Tenant based HAP suspense	-8,397.75	-2,718.00	-5,679.75
1123-00 A/R - P.N.	-400.00	0.00	-400.00
1125-00 A/R_HUD	84,571.54	161,567.54	-76,996.00
1131-00 Notes & mortgages receivable_current	29,714.42	29,714.42	0.00
1135-10 A/R_other government	14,750.11	12,718.15	2,031.96
1135-20 A/R_miscellaneous	6,305.61	6,305.61	0.00
1140-09 Due to/from_RiverRidge	26.98	0.00	26.98
1140-11 Due from_Palace	26.98	0.00	26.98
1140-14 Due from_Maclay Commons	44.50	0.00	44.50
1140-17 Due from_Russell Square (tax credit)	106.70	0.00	106.70
1140-18 Due from_Garden District	58.63	0.00	58.63
1140-19 Due from_Parkside	21.58	0.00	21.58
1140-20 Due from_110 Cali	5.39	0.00	5.39
1140-21 Due from_Corner	5.39	0.00	5.39
1140-22 Due from_Wild	21.58	0.00	21.58
1140-23 Due from_TRINITY	2,346,045.92	2,346,008.19	37.73
1140-24 Due from_VILLAGIO	56,403.61	64,469.59	-8,065.98
1140-25 Due from_Silvertip	21.58	0.00	21.58
1145-00 Accrued interest receivable	245,310.52	245,310.52	0.00
1149-00 TOTAL RECEIVABLE NET ALLOWANCES	2,855,459.66	2,929,558.81	-74,099.15
1150-00 OTHER ASSETS			
1158-00 Notes & mortgages rec_non-current	840,663.28	840,663.28	0.00
1158-10 Notes Receivable Villagio HOME loan	3,176,000.00	3,176,000.00	0.00
1158-11 Notes receivable Maclay Commons	481,440.12	491,402.34	-9,962.22
1159-50 Other assets	300.00	300.00	0.00
1160-00 TOTAL OTHER ASSETS	4,498,403.40	4,508,365.62	-9,962.22
1161-00 INVESTMENTS			
1165-10 FSS escrow	414,000.86	411,240.17	2,760.69

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

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
1165-20 FSS Forfeits	9,091.46	9,091.45	0.01
1169-00 TOTAL INVESTMENTS	423,092.32	420,331.62	2,760.70
1170-00 DEFERRED CHARGES			
1211-00 Prepaid expenses	55,160.04	74,177.96	-19,017.92
1260-00 Consumable inventory	8,575.21	8,575.21	0.00
1285-00 Payroll Clearing	-0.01	-0.01	0.00
1295-11 Interprogram due_dev	2,700.00	2,700.00	0.00
1295-18 Interprogram due_business	-10.78	0.00	-10.78
1295-25 Interprogram due_GCN	131,622.26	131,622.26	0.00
1295-28 Interprogram due_IDC/MHA loan	426,221.57	426,221.57	0.00
1295-29 Interprogram due_IDC/Accrued Interest	90,377.66	90,377.66	0.00
1295-33 Interprogram due_dev/GCN accrued int	117,190.31	117,190.31	0.00
1300-00 TOTAL DEFERRED CHARGES	831,836.26	850,864.96	-19,028.70
1400-00 FIXED ASSETS			
1400-55 Accum depreciation	-12,044,255.87	-12,044,255.87	0.00
1400-57 Accum deprec current year	-1,463,067.67	-1,408,555.89	-54,511.78
1400-60 Land	1,462,434.40	1,462,434.40	0.00
1400-70 Buildings	19,885,712.96	19,885,712.96	0.00
1400-75 Building Improvements	33,323.29	33,323.29	0.00
1400-80 Dwelling furniture_fixtures equip	174,545.02	173,891.02	654.00
1400-90 Admin furniture_fixtures equip	584,515.46	584,515.46	0.00
1400-92 Dwelling furn_fixtures equip_Flooring	108,041.99	108,041.99	0.00
1400-93 Leasehold improvements	3,868,665.11	3,868,665.11	0.00
1400-95 Infrastructure	1,750.00	1,750.00	0.00
1410-50 Work in progress-Other	191,737.91	191,737.91	0.00
1499-00 Investments in joint ventures	2,837,694.97	2,837,694.97	0.00
1500-00 TOTAL FIXED ASSETS NET OF DEPR	15,641,097.57	15,694,955.35	-53,857.78
1900-00 TOTAL ASSETS	30,705,199.39	30,634,348.39	70,851.00
2000-00 LIABILITIES & EQUITY			
2010-00 LIABILITIES			
2100-00 CURRENT LIABILITIES			
2110-10 Accounts payable < 90 days	57,845.34	117,132.43	-59,287.09
2114-00 Tenant security deposit	72,295.00	72,745.00	-450.00
2114-20 Security Deposit Clearing	-650.00	0.00	-650.00
2114-40 Tenant pet deposit	593.00	693.00	-100.00
2120-13 FICA_Medicare Tax	7,237.37	9,966.60	-2,729.23
2120-14 1st Non-profit unemployment ins	3,191.11	4,425.65	-1,234.54
2120-15 Workers Comp Payable	-48,131.88	-36,522.60	-11,609.28
2120-16 Health Insurance (Pacsourc)Co pay	-39,681.40	-35,549.72	-4,131.68
2120-17 AFLAC Premium	678.56	849.72	-171.16
2120-18 Medical/childcare flex	6,398.19	4,894.11	1,504.08
2125-00 Other current liabilities	4,955.25	4,309.09	646.16

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

Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
2128-00 TOTAL CURRENT LIABILITIES	64,730.54	142,943.28	-78,212.74
2129-00 NOTES PAYABLE			
2130-00 Current long term debt_capital prgrm	228,365.43	228,365.43	0.00
2130-11 Long term CDBG Loan	235,000.00	235,000.00	0.00
2130-16 MBOH loan	266,046.55	266,626.17	-579.62
2130-18 EPC - 1ST SECURITY loan	1,590,323.77	1,590,323.77	0.00
2130-50 Non-current liabilities_other	6,000.00	6,000.00	0.00
2130-60 Loan Liability_non-current	5,981,000.00	5,981,000.00	0.00
2130-70 TOTAL NOTES PAYABLE	8,306,735.75	8,307,315.37	-579.62
2130-80 ACCRUED LIABILITIES			
2135-20 Accrued comp absences_current	71,703.48	71,703.48	0.00
2135-30 Accrued comp absences_non-current	109,962.65	109,962.65	0.00
2140-00 TOTAL ACCRUED LIABILITIES	181,666.13	181,666.13	0.00
2160-00 TRUST DEPOSITS			
2180-00 FSS Escrow Liability	421,317.57	409,259.97	12,057.60
2185-00 Retention	15,331.19	15,380.79	-49.60
2190-00 TOTAL TRUST DEPOSITS	436,648.76	424,640.76	12,008.00
2200-00 DEFERRED CREDITS			
2240-00 Prepaid Rent	51,977.70	37,792.39	14,185.31
2240-30 Ten_hap suspense clearing	1,714.00	1,714.00	0.00
2700-00 TOTAL DEFERRED CREDITS	53,691.70	39,506.39	14,185.31
2750-00 TOTAL LIABILITIES	9,043,472.88	9,096,071.93	-52,599.05
2800-00 EQUITY & FUND BALANCE			
2801-00 Invested in Cap Assets Net Related Debt	9,932,849.96	9,932,849.96	0.00
2806-00 Curr yr unrestricted net assets	61,418.63	-59,919.42	121,338.05
2809-00 Restricted Net Assets	533,229.40	533,229.40	0.00
2809-10 EAP Fund_Restricted	2,193.50	81.50	2,112.00
2810-00 Unrestricted Net Assets	11,132,035.02	11,132,035.02	0.00
2900-00 TOTAL EQUITY & FUND BALANCE	21,661,726.51	21,538,276.46	123,450.05
2950-00 TOTAL LIABILITIES & EQUITY FUND BAL	30,705,199.39	30,634,348.39	70,851.00

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfs bcone mhahold rapid eap
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Income Statement

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	4,536.00
3110-00	Tenant rental revenue	88,214.00
3110-15	PRA tenant rent	0.00
3110-20	Tenant subsidy	175,681.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	70.00
3110-45	Late payments	55.00
3110-54	Loss/Gain to Lease	-852.00
3110-55	Less Vacancy	0.00
3200-00	NET RENTAL INCOME	267,704.00
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,102.50
3404-00	Other government grants	27,822.60
3410-00	PHA HAP Revenue	758,694.00
3410-10	HUD Admin Fee	79,723.00
3410-11	EHV-HAP REVENUE	12,804.00
3410-12	EHV-ADMIN REV	177.00
3410-13	MS5 HAP REV	47,846.00
3410-14	MS5 ADMIN REV	4,350.00
3410-20	HUD PHA FSS	0.00
3410-30	Port-In Admin Fee Earned	113.96
3410-40	Port-In HAP Earned	1,918.00
3415-00	TOTAL GRANTS AND DONATIONS	940,551.06
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	1.20
3440-10	Management fee revenue	22,385.96
3440-20	External management fees	50,715.46
3451-00	Fraud Recovery_Admin	1,730.00
3480-00	Laundry & vending income	424.75
3480-40	Insurance reimbursement_dividends	18,798.90
3610-00	Interest Income	6,644.08
3690-00	Other Income	3,575.10
3690-01	Fraud recovery_HAP	1,827.00
3690-02	Other Income_FSS Forfeits	0.01
3700-00	TOTAL OTHER INCOME	106,102.46
3900-00	TOTAL INCOME	1,314,357.52
4000-00	EXPENSES	

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold rapid eap
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Income Statement

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		Period to Date
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	120,420.80
4111-10	Payroll taxes_administrative	9,276.38
4111-20	Employee benefit contributions_administration	25,114.83
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	450.00
4130-30	Technical admin support	7,771.60
4140-00	Training	2,588.50
4150-00	Travel	0.00
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	7,102.50
4175-15	Admin fees paid for ports	349.18
4175-30	Management fees-Non-PH	45,862.40
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	1,661.76
4190-11	Office expense	7,997.35
4190-12	Postage	2,378.15
4190-13	Communications	2,337.51
4190-14	Dues & subscriptions	622.88
4190-15	Marketing and leasing	548.18
4200-00	TOTAL ADMINISTRATION	239,662.52
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	44,275.75
4232-00	FSS rounding account	-0.12
4245-00	Relocation costs	5,122.96
4250-00	TOTAL TENANT SERVICES	49,398.59
4300-00	UTILITIES	
4310-00	Water	7,356.87
4315-00	Sewer	2,778.12
4320-00	Electricity	6,981.79
4330-00	Gas	1,115.15
4395-00	TOTAL UTILITIES	18,231.93
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	20,963.23
4415-10	Payroll taxes_maintenance	1,491.51
4415-20	Employee benefit contributions_maint	0.00
4420-00	Materials	1,652.23
4420-10	Small tools & equipment	167.54
4420-11	Gasoline & oil	392.71
4420-12	Paint and coatings	0.00
4420-13	Doors	0.00

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Income Statement

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		Period to Date
4420-14	Auto parts & tires	6.50
4420-15	Janitorial supplies	0.00
4420-16	Window coverings	654.02
4420-17	Flooring	1,121.69
4420-18	Appliances-Dwelling	886.58
4420-20	Lighting - fixtures	0.00
4420-21	Uniforms	0.00
4430-00	Fees for Service	0.00
4430-11	Maintenance contracting	13,203.47
4430-12	Alarm system service	0.00
4430-13	Appliance repair	362.00
4430-14	Auto service and repair	78.95
4430-15	Carpet cleaning	99.00
4430-18	Glass/screen repairs	2,275.00
4430-19	Heating/Cooling	1,358.84
4430-20	Lawn maintenance	2,420.90
4430-21	Plumbing contractor	2,069.85
4430-22	Sewer service	0.00
4430-24	Painting	0.00
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	40.95
4430-29	Inspections	0.00
4430-30	Janitorial cleaning	2,963.05
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	5,361.77
4440-00	TOTAL MAINTENANCE & REPAIR	57,569.79
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	0.00
4480-00	Protective services_other contract costs	0.00
4490-00	TOTAL PROTECTIVE SERVICES	0.00
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	3,654.01
4510-20	Insurance premiums_property	6,714.91
4510-30	Insurance premiums_auto	638.91
4510-40	Insurance premiums_bond	116.25
4510-50	Insurance premiums_D&O	1,022.69
4571-00	Bad debt_tenant rents	0.00
4572-00	Bad debt_other	1,644.00

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		Period to Date
4580-10	Interest expense_perm debt	663.59
4590-00	Other general expenses	177.50
4590-10	Property Tax_SIDs	0.00
4650-00	TOTAL GENERAL EXPENSES	<u>14,631.86</u>
4715-00	HAP Housing assistance payments	721,082.00
4715-10	Utility reimbursement payment URP	2,047.00
4715-20	HAP FSS Escrow payments	27,769.00
4715-30	Port HAP URP	8,115.00
4750-00	TOTAL HAP EXPENSE	<u>759,013.00</u>
8000-00	TOTAL EXPENSES	<u>1,138,507.69</u>
9000-00	NET INCOME (LOSS)	<u>175,849.83</u>