

**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, February 21, 2024 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.**

Missoula Housing Authority Regular Board Meeting Wednesday February 21, 2024

Table of Contents

- Notice of Regular Board Meeting
- Tab 1
 - Agenda
 - Agenda notes
- Tab 2
 - Minutes
- Tab 3
 - Action Items
 - Resolution #1158
- Tab 4
 - Staff Reports
 - Audit Update
 - Discussion Regarding MHA Annual Strategic Plan/Board Training
 - National Museum of Forest Service History Update
 - Trinity & Villagio Update
 - Light Remodel/update at MHA Main Office

Tab 1
Agenda
Agenda Notes

MISSOULA HOUSING AUTHORITY
REGULAR BOARD MEETING
February 21st, 2024
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. January 17th, 2024
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 #1158 Board Approval of Second Amendment to Villagio HOME Program Loan Agreement, and Authorization of Executive Director to Sign

7. Staff Reports
 - a. Audit update
 - b. Discussion regarding MHA Annual Strategic Plan/Board Training
 - c. National Museum of Forest Service History Update.
 - d. Trinity and Villagio leasing update.
 - e. Light remodel/update at MHA Office.

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 FEBRUARY 21ST, 2024
DATE: FEBRUARY 16, 2024

6. Action Items:

Resolution #1158 Board Approval of Second Amendment to Villagio HOME Program Loan Agreement, and Authorization of Executive Director to Sign

This is a resolution requested by the City of Missoula. The HOME Loan Agreement for Villagio was amended by HUD. It was signed by MHA ED Sam Oliver. The City would like to see a resolution where the MHA Board approves the changes to the Agreement and authorizes Executive Director Sam Oliver to sign on the Board's behalf.

7. Staff Reports:

- a. Rector, Reed & Lofton were in town for ten days in early February. Auditors inspected 88 total tenant files and noted ZERO errors! We were issued no findings, and only two Management Comments for issues that will be corrected this year. The full audit report will be shared once drafted.
- b. As part of setting annual priorities, there has been discussion about starting an annual strategic planning session involving the Board and MHA Leadership Staff. This session would provide strategic goals as well as acting as an opportunity for the Board to come together for Board Training. It has been suggested that this event could take place in the April 17th, 3-7pm and we would forgo the Regular Monthly Board Meeting that month.
- c. The project received robust interest during the Open Bid process. Bid tabulations, scope and spec clarifications, and critical path scheduling are currently taking place. Value engineering/square footage reduction measures continue to take place to bring the project into budget. Anticipated to break ground in Spring of '24.
- d. Trinity Apartments has been fully leased and is in stabilization! Property Manager (Erin Gillie) and Maintenance Techs (Ash Smith and Carl Murphy) are established on site. Villagio has approximately 105 Units leased, many of them PBV's. MHA Staff continue to actively market Villagio with the goal of having full occupancy by the end of April.
- e. In conjunction with improvements to bolster Staff safety, MHA is exploring a light remodel for the Main Office. New lighting, finishes, and efficiencies will give our Office a much-needed update.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, January 17th, 2024

MINUTES-

Members Present: Jack Richards, Kaia Peterson, Tiegan Avery
Kila Shields, Sam Oliver, Jennifer Cerutti, Collin Bangs
VIA Zoom: Sheena Comer Winterer

Members Absent: None

Staff Present: Mary Melton, Evan Hauser, Adam Ragsdale, Jim McGrath

Guests Present: VIA Zoom: Susan Aaberg

- I. Call to Order: The meeting was called to order at 5:43 pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – November 15, 2023
Cerutti: Moves
Bangs: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure: None
- V. Public Comments on items not on the Agenda: None
- VI. Action Items:
 - a. Resolution #1156 – Board Approval of Second Amendment to HOME Program Loan Agreement, and Authorization of Executive Director to Sign
Richards: Moves
Avery: 2nd
Approved
 - b. Resolution #1157 – Board Approval of MHA Employee Pet Policy
Cerutti: Moves
Bangs: 2nd
Approved

VII. Staff Reports:

a. Wildflower Loan Extension

Oliver: We were able to extend the loan for the next 4 years at a 6.96% rate which is exciting. Wildflower is the first in line of 2 properties for rehab. We will be applying for a competitive 9% tax credit. We are hoping to get awarded this year, but it may take a year or two. It was nice to get that done and submitted before the end of the year.

b. Discussion regarding MHA Annual Strategic Plan/Board Training

Oliver: In discussing our past successes and looking at future planning, I was asked to make a list of priorities for the next year. We decided we would talk about expanding this into a Leadership Team/ Board event where we could talk about yearly strategic goals and utilize the afternoon to engage in a Board training. Similar to last year where we split it up into sessions, we were thinking we could continue that. We saw great success last year and we were hoping to continue that. It will also give us a chance to have some facilitated board training for those that have never been through one. We could also customize it to fit our Board specifically.

Peterson: There was that Board training that was sent around taking place in February with Keegan Flaherty and a number of non-profits. When I saw that I thought it would be cool if our Board could get together for a training. This would allow us to have conversations with each other and get on the same page and continue to build our Board culture. Sam has shared the idea of doing some form of annual strategic conversation. This is really good practice to keep those strategic and long-term goals in mind and present and make sure we are all on the same page on the direction of the organization. We wanted to see if the Board would be interested in one or both of those components. Sam can do some outreach to find a contractor that is a good fit for facilitating one or both of those topics. We are planning on reaching out to Keegan and seeing if she would be a good fit for our organization.

McGrath: I have worked with her at the state level with our CoC. She has got a different way of doing things which is very effective. She is very knowledgeable and thoughtful in her approach.

Oliver: She has a wide range of nonprofit exposure. I respect the work she has done.

Peterson: If we are comfortable moving forward on this, having Sam approach her, and having her present a proposal we can go over would be the next step.

c. Upcoming Changes to HUD Programs

McGrath: Mostly this is a heads up for you. You will need to make some changes to the admin plan down the road to accommodate for some of these upcoming changes we must implement. HOTMA has made a lot of changes to a lot of programs. They are wanting us to implement sweeping changes for how we determine eligibility and continuing eligibility. There are still things we are awaiting further guidance on. There will be a lot of changes that HUD says we have to make but then there will be some that are at the discretion of the local agency. By and large the changes are pretty good, but

some will make it harder for us to operate and harder on the participants. No official timeline on when we can implement these changes as HUD is upgrading/replacing 9 different data systems, several of which we operate with. We cannot implement HOTMA until those data systems are up and running. I have heard that it could be effective as early as this spring to sometime next year. We have been using a protocol for inspections called housing quality standards. This is geared towards primarily health and safety and is fairly straightforward. Now we will be switching over to INSPIRE(National Standards for the Physical Inspection of Real Estate: Inspection Standards). This will be significantly stricter and could be tough for some of the smaller owners/landlords to comply with from a financial standpoint who have older out of date buildings/rentals. This could be tricky for us and effect some relationships with long standing volunteer landlords. We have started outreach and education before we officially roll it out.

Peterson: How many private landlords do we work with now roughly?

McGrath: We work with about 300 Landlords and about 90% of our units are with the top 20 larger property management companies, who are managing a variety of properties.

Peterson: We need to be thinking about ways we can help landlords in finding funding for rehab. Potentially HRC Rehab Fund. We can talk later about that because there is some potential there and I would hate to lose those long-standing landlords with this transition. We will need to make sure we have time for discussion when these topics are brought before the Board because it will be important to have a good conversation surrounding these changes.

d. Stonehouse Change of Use

Oliver: After Alliance church approached us with interest in using this property as an additional office space for tenancy support/ navigation we have now signed a lease and keys will be handed over tomorrow. This seems like a mutually beneficial relationship as they will be helping to house folks that will potentially be placed in one of our properties. We have a clause in the lease that allows us to go a different route with the property once we close out of public housing is official. We may want to sell or repurpose the space when that time rolls around. They would like us to consider them as a potential buyer if and when we do intend to sell down the road.

Peterson: Seems like a great solution and partnership.

e. National Museum of Forest Service History

Oliver: The project is on the street right now being bid. Continuing to work with the design team and remain optimistic. If everything works out as planned, we are hoping to break ground this Spring.

Peterson: I am looking forward to seeing this project in action.

f. Trinity & Villagio Update

Oliver: Trinity reached full occupancy. It was a really big deal. On the operational side of things we are seeing some growing pains. Properties of this size and scale require

attention of the same size and scale. We are not outmatched but simply anticipating what we will need to do in the future as we work through various hiccups. It has been a bit of a learning experience through the stabilization period. Villagio has about 75 people moved in, 14 approved applications pending, and 100 still being processed through blueline.

Bangs: Has the Villagio income been enough/on tract to satisfy the banks?

Oliver: We have until the end of April to complete leasing and filling the building and we think that is doable to satisfy the bank requirements. We are right on track.

Peterson: Huge kudos to staff, navigation building challenges over the Holidays.

Oliver: We have been victims twice now of a faulty main breaker at both Villagio and Trinity. We had to relocate a number of families at a moment's notice in the middle of the night during a Holiday weekend. Our staff really stepped it up and pitched in to rectify the situation quickly. As we grow, we are learning and I can't say enough about our staff.

g. Annual Visit from Auditors in February

Oliver: They will have their annual review and board report at the end of next month.

Ragsdale: They will be here from 2/5 - 2/16 so they won't be here for our regular board meeting. When they are ready to do their report, we will reach out to the Board.

h. Main Office Remodel/ Update

Oliver: We are exploring a lite remodel here at MHA headquarters. This is driven by staff safety concerns going along with recommendations from some of our partner organizations. We have a few things that are outdated. It will be a general dress up of the office and a remodel of the main lobby.

VIII. Other Matters: Close for Executive Session: Executive Director Annual Performance Review\

The Board exited Executive Session and stated for the record that Sam Oliver has done an excellent job in his first year as Executive Director. Sam Oliver has shown skill in communication, job knowledge, problem solving, and decision making. He has a wonderful work ethic, is committed to the mission and impact of MHA, and is dedicated to leading and supporting the staff team. The board looks forward to continuing to support Sam Oliver and the Missoula Housing Authority.

Peterson & Comer Winterer recommended a 5.00% merit-based raise for ED Sam Oliver.

Comer Winterer: Moves

Cerutti: 2nd

Approved

Meeting adjourned at 6:45 pm

Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

Resolution 1158

WHEREAS, the Missoula Housing Authority (MHA) has a HOME Loan Agreement for Villagio that was amended by HUD, and

WHEREAS, the MHA needs the document signed and returned to the City of Missoula in a timely manner, and

WHEREAS, the MHA is authorizing the Executive Director, William Sam Oliver to sign said agreement on its behalf,

THEREFORE BE IT RESOLVED by the Board of Commissioners of the Missoula Housing Authority is authorizing the Executive Director, William Sam Oliver to sign said agreement on its behalf.

Date

Kaia Peterson, Chair Board of Commissioners
Missoula Housing Authority

Tab 4
Staff Reports

Board report January 2024

Waiting list report

Total number of unduplicated households on our waiting list: as of 2/14/2024 1629

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	863	1240	2/5/24
MHA Homes	226	1244	1/17/24
Shelter Plus Care	98	--*	11/8/23
Uptown	14	410	5/22/23
YWCA	6	0*	1/2/24
Silvertip PBRA	8	950	1/31/24
811	64	2*	3/31/22
Cornerstone	12	0*	1/11/23

New applicants

Since Dec 1, 2023 through Dec 31, 2023 122

*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	11	3
Mainstream	58	66	3
VASH	36	52	1
EHV	13	13**	0

**Note: EHV will now slowly reduce because we can no longer issue turn over vouchers as of 9-30-23

Tenant-based assistance

HCV Voucher Utilization FY 2024

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	867	14	6	3	124	33	681	6
November	880	14	6	2	124	35	694	5
December	875	14	7	2	124	34	687	7
January	872	13	7	2	123	34	688	5
February	877	13	6	1	124	36	693	4

Total FY24	4371							
Full utilization	5178							
Under FY24	807	84%		w/o VASH	85%			

Percent new admissions <30% AMI	68%
Annual percentage required	75%

HCV Voucher Utilization CY 2024

Jan	872		
Feb	877		
Total CY 24	1749		1679
Full Utilization	2084	w/o VASH	1980
	84%		85%

NOTE: new voucher total is 1042, with 178 new TPVs from conversion, 11 FYI vouchers. Mainstream (66) is tabulated separately and VASH (52) 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 and 20 new vouchers starting 9-1-23 and 20 new VASH vouchers starting 11-1-23. However, utilization is also based on funding. We are currently spending more than awarded and will spend all reserves. So we are fully utilized.

Current outgoing portables	Total HAP
1	\$662

Shelter Plus care:

Shelter Plus Care 98 unit grant	total to be served: 126
Total units actually leased: 98	total # served: 154

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

HCV	16
SPC	0

Missoula Housing Authority HCV Family Self-Sufficiency Program:

January 2024 Board Report

Current Caseload Total: 138

YTD Caseload Total: 145

Total Graduates: 2

Total Escrow Balance to Date: \$466,677.83

Total Forfeit/HELP Account Balance: \$5,669.89

There are two graduates to report.

The first graduate is a single mother with 2 children who successfully completed the FSS Program. This graduate worked hard to complete her goals while in the program. She was able to obtain full-time employment after struggling through the pandemic. Her other goals included reducing debt, obtaining childcare, and obtaining a vehicle. She increased her income while in FSS by \$18,541.00. She is graduating FSS with \$11,255.43 saved!

The second graduate exited with \$2.05 in escrow, he was not able to complete goals due to health.

Three participants voluntarily exited without escrow saved. Two due to going on SSDI and one giving up their voucher.

The Winter Rental Assistance program continues to accept and review applications for assistance. The Salvation Army has \$18,000 remaining to help with deposits and rent arrears.

Annual escrow statements are going out to participants.

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

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred
FSS Department 2/15/2024

Payment Summary

erty=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=01/2024-01/2024 AND All Checks=Yes AND Include Voids=All Cr

Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
98496	v0000021 - ADEA PROPERTY MANAGEMENT	1/1/2024	01-2024	28,630.00	1/31/2024
98693	v0000021 - ADEA PROPERTY MANAGEMENT	1/17/2024	01-2024	272.00	1/31/2024
98500	v0000074 - BBF ENTERPRISES	1/1/2024	01-2024	871.00	1/31/2024
98501	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	1/1/2024	01-2024	4,049.00	1/31/2024
98503	v0000115 - BOUNTY REAL ESTATE LLC	1/1/2024	01-2024	836.00	1/31/2024
98504	v0000116 - BOURKE ROBINSON MANAGEMENT	1/1/2024	01-2024	852.00	1/31/2024
98609	v0000135 - RIVER RIDGE	1/1/2024	01-2024	11,815.00	1/31/2024
98681	v0000135 - RIVER RIDGE	1/10/2024	01-2024	1,007.00	
98510	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	1/1/2024	01-2024	8,260.00	1/31/2024
494409	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	1/24/2024	01-2024	0.00	
11790	v0000161 - CEDAR VILLAS LLP	1/2/2024	01-2024	628.00	1/31/2024
98515	v0000173 - CHINIKAYLO	1/1/2024	01-2024	1,576.00	1/31/2024
98516	v0000174 - CHINIKAYLO	1/1/2024	01-2024	1,002.00	1/31/2024
98519	v0000187 - CLARK FORK REALTY INC	1/1/2024	01-2024	4,826.00	1/31/2024
98534	v0000253 - DISCHNER	1/1/2024	01-2024	920.00	1/31/2024
98672	v0000254 - HUMAN RESOURCE COUNCIL	1/4/2024	01-2024	1,040.00	1/31/2024
98690	v0000254 - HUMAN RESOURCE COUNCIL	1/10/2024	01-2024	1,680.00	1/31/2024
98538	v0000315 - FANGSRUD	1/1/2024	01-2024	710.00	1/31/2024
98542	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	1/1/2024	01-2024	42,884.00	1/31/2024
98679	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	1/10/2024	01-2024	74.00	1/31/2024
98694	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	1/17/2024	01-2024	588.00	1/31/2024
98700	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	1/24/2024	01-2024	546.00	1/31/2024
98548	v0000370 - GREAT PLACES INC	1/1/2024	01-2024	505.00	1/31/2024
98550	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	1/1/2024	01-2024	12,201.00	1/31/2024
98651	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	1/3/2024	01-2024	2,623.00	1/31/2024
98551	v0000395 - HARRINGTON	1/1/2024	01-2024	931.00	1/31/2024
98554	v0000404 - HEIDRICK	1/1/2024	01-2024	651.00	1/31/2024
98676	v0000426 - HD SUPPLY FACILITIES MAINTENANCE	1/4/2024	01-2024	150.84	1/31/2024
98567	v0000479 - JOHNSON	1/1/2024	01-2024	1,977.00	1/31/2024
11818	v0000497 - KALLEMEYN	1/2/2024	01-2024	1,459.00	1/31/2024
98573	v0000504 - KELLEY	1/1/2024	01-2024	612.00	1/31/2024
98579	v0000554 - MACLAY COMMONS LLP	1/1/2024	01-2024	15,037.00	1/31/2024
98652	v0000554 - MACLAY COMMONS LLP	1/3/2024	01-2024	2,006.00	1/31/2024
98583	v0000567 - MATELICH	1/1/2024	01-2024	295.00	1/31/2024
98586	v0000583 - MEYER	1/1/2024	01-2024	601.00	1/31/2024
11832	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	1/2/2024	01-2024	43,715.00	1/31/2024
11865	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	1/5/2024	01-2024	880.00	1/31/2024
11872	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	1/12/2024	01-2024	706.00	1/31/2024
98387	v0000673 - MOTOWN INVESTMENTS LLP	1/3/2024	01-2024	-1,202.00	
98593	v0000673 - MOTOWN INVESTMENTS LLP	1/1/2024	01-2024	1,202.00	1/31/2024
98665	v0000673 - MOTOWN INVESTMENTS LLP	1/3/2024	01-2024	1,202.00	1/31/2024
98632	v0000677 - TWITE FAMILY PARTNERSHIP	1/1/2024	01-2024	3,203.00	1/31/2024
98597	v0000715 - NKSJB RENTALS	1/1/2024	01-2024	1,691.00	1/31/2024
98670	v0000730 - OFFICE CITY	1/4/2024	01-2024	52.40	1/31/2024
98598	v0000736 - OLSON	1/1/2024	01-2024	485.00	1/31/2024
98599	v0000738 - OPPORTUNITY RESOURCES INC	1/1/2024	01-2024	391.00	1/31/2024
98602	v0000752 - PARKSIDE VILLAGE	1/1/2024	01-2024	18,323.00	1/31/2024
98658	v0000752 - PARKSIDE VILLAGE	1/3/2024	01-2024	1,025.00	1/31/2024
11837	v0000783 - PORCH	1/2/2024	01-2024	1,024.00	1/31/2024
11839	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	1/2/2024	01-2024	10,186.00	1/31/2024
98608	v0000837 - REYNOLDS	1/1/2024	01-2024	565.00	1/31/2024
98612	v0000852 - RUSSELL PROPERTIES LP	1/1/2024	01-2024	421.00	1/31/2024
98492	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	1/1/2024	01-2024	599.89	
98613	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	1/1/2024	01-2024	13,038.00	1/31/2024
98614	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	1/1/2024	01-2024	4,045.00	1/31/2024
98660	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	1/3/2024	01-2024	1,020.00	1/31/2024
98616	v0000872 - SCHLEGEL	1/1/2024	01-2024	456.00	
98617	v0000906 - SHERWOOD	1/1/2024	01-2024	891.00	1/31/2024
98870	v0000908 - THE SHIRT SHOP	1/31/2024	01-2024	44.50	
98671	v0000911 - SINCLAIR	1/4/2024	01-2024	27.64	1/31/2024
98623	v0000954 - STREAM AREA RENTALS	1/1/2024	01-2024	1,283.00	1/31/2024
11850	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	1/2/2024	01-2024	16,601.00	1/31/2024
11873	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	1/12/2024	01-2024	1,074.00	1/31/2024
11875	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	1/26/2024	01-2024	247.00	1/31/2024

Payment Summary

rty=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=01/2024-01/2024 AND All Checks=Yes AND Include Voids=All Cl

494407	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	1/12/2024	01-2024	0.00	
98625	v0000967 - T AND T DEVELOPMENT	1/1/2024	01-2024	864.00	1/31/2024
98627	v0000974 - TARGET RANGE TRAILER COURT	1/1/2024	01-2024	3,302.00	1/31/2024
98633	v0001012 - TWO RIVERS MOBILE HOME PARK	1/1/2024	01-2024	584.00	1/31/2024
98677	v0001032 - UNIVISION INC	1/4/2024	01-2024	130.50	1/31/2024
98708	v0001032 - UNIVISION INC	1/25/2024	01-2024	1,200.00	1/31/2024
98640	v0001075 - WESTERN MT MENTAL HEALTH CENTER	1/1/2024	01-2024	740.00	1/31/2024
98642	v0001085 - WILKINS	1/1/2024	01-2024	757.00	1/31/2024
98644	v0001108 - YWCA OF MISSOULA	1/1/2024	01-2024	5,317.00	1/31/2024
98662	v0001108 - YWCA OF MISSOULA	1/3/2024	01-2024	2,870.00	1/31/2024
98698	v0001108 - YWCA OF MISSOULA	1/17/2024	01-2024	1,028.00	1/31/2024
98645	v0001109 - ZAVARELLI ENT.	1/1/2024	01-2024	525.00	1/31/2024
98592	v0001111 - MISSOULA HOUSING AUTHORITY	1/1/2024	01-2024	14,264.00	1/31/2024
98655	v0001111 - MISSOULA HOUSING AUTHORITY	1/3/2024	01-2024	412.00	1/31/2024
98871	v0001111 - MISSOULA HOUSING AUTHORITY	1/31/2024	01-2024	69,503.86	
98872	v0001111 - MISSOULA HOUSING AUTHORITY	1/31/2024	01-2024	62,467.10	
98513	v0001113 - CHINIKAILO	1/1/2024	01-2024	1,072.00	1/31/2024
98552	v0001116 - HAUGE	1/1/2024	01-2024	461.00	1/31/2024
98587	v0001129 - MHA HOLDINGS LLC	1/1/2024	01-2024	20,232.00	1/31/2024
98634	v0001256 - UNION SQUARE APARTMENTS	1/1/2024	01-2024	1,471.00	1/31/2024
98628	v0001275 - TSAKARESTOS	1/1/2024	01-2024	1,285.00	1/31/2024
97825	v0001298 - MCGRATH	1/16/2024	01-2024	-317.00	
98691	v0001298 - MCGRATH	1/16/2024	01-2024	317.00	1/31/2024
98689	v0001402 - MONTANA INTERACTIVE	1/10/2024	01-2024	360.00	1/31/2024
98575	v0001460 - LMB RENTALS LLC	1/1/2024	01-2024	1,196.00	1/31/2024
98537	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	1/1/2024	01-2024	298.00	1/31/2024
11811	v0001501 - HALVERSON	1/2/2024	01-2024	1,706.00	1/31/2024
494408	v0001501 - HALVERSON	1/23/2024	01-2024	0.00	
98514	v0001536 - CHINIKAILO	1/1/2024	01-2024	900.00	1/31/2024
11805	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	1/2/2024	01-2024	639.00	1/31/2024
11810	v0001573 - GOLD DUST LIMITED PARTNERSHIP	1/2/2024	01-2024	1,706.00	1/31/2024
11827	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	1/2/2024	01-2024	2,630.00	1/31/2024
11835	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	1/2/2024	01-2024	4,493.00	1/31/2024
11794	v0001642 - CLARK	1/2/2024	01-2024	851.00	1/31/2024
98543	v0001677 - GARDEN DISTRICT I L P	1/1/2024	01-2024	8,792.00	1/31/2024
98673	v0001733 - MASTERCARD	1/4/2024	01-2024	326.39	1/31/2024
98668	v0001766 - LIFE LONG LEARNING CENTER	1/4/2024	01-2024	173.00	
98669	v0001766 - LIFE LONG LEARNING CENTER	1/4/2024	01-2024	500.00	
11801	v0001774 - EQUINOX DEVELOPMENT LP	1/2/2024	01-2024	5,619.00	1/31/2024
98666	v0001797 - CLEARFLY COMMUNICATIONS	1/4/2024	01-2024	45.19	1/31/2024
11848	v0001806 - SOUCIE	1/2/2024	01-2024	1,279.00	1/31/2024
98709	v0001832 - VERIZON WIRELESS	1/25/2024	01-2024	60.25	
98559	v0001889 - IRELAND	1/1/2024	01-2024	761.00	1/31/2024
98643	v0001930 - YARMOLICH	1/1/2024	01-2024	731.00	1/31/2024
98591	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	1/1/2024	01-2024	305.00	1/31/2024
98511	v0001988 - CHILCOTE ORCHARD HOMES OHLP	1/1/2024	01-2024	1,440.00	1/31/2024
98630	v0001994 - TUCKER	1/1/2024	01-2024	1,152.00	1/31/2024
98558	v0002007 - HOWELL	1/1/2024	01-2024	611.00	1/31/2024
98636	v0002011 - VERITAS PROPERTY MANAGEMENT	1/1/2024	01-2024	928.00	1/31/2024
98867	v0002025 - SUBARU OF MISSOULA	1/31/2024	01-2024	987.55	
11808	v0002035 - FRANCIS	1/2/2024	01-2024	814.00	1/31/2024
11786	v0002046 - BURGESS	1/2/2024	01-2024	683.00	1/31/2024
98576	v0002073 - LOLO VISTA APARTMENTS LP	1/1/2024	01-2024	3,084.00	1/31/2024
11847	v0002082 - SOLSTICE DEVELOPMENT LP	1/2/2024	01-2024	6,999.00	1/31/2024
98604	v0002143 - PLUM PROPERTY MANAGEMENT LLC	1/1/2024	01-2024	5,492.00	1/31/2024
98547	v0002182 - GRC LLC	1/1/2024	01-2024	1,652.00	1/31/2024
98619	v0002195 - SILVERTIP APARTMENTS	1/1/2024	01-2024	36,371.00	1/31/2024
98682	v0002195 - SILVERTIP APARTMENTS	1/10/2024	01-2024	459.00	1/31/2024
98600	v0002198 - PALACE APARTMENTS LP	1/1/2024	01-2024	16,127.00	1/31/2024
98656	v0002198 - PALACE APARTMENTS LP	1/3/2024	01-2024	1,041.00	1/31/2024
98517	v0002207 - CHINSKE	1/1/2024	01-2024	436.00	1/31/2024
98581	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	1/1/2024	01-2024	1,995.00	1/31/2024
98502	v0002232 - BONNER HOMES LLC	1/1/2024	01-2024	578.00	1/31/2024
98525	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	1/1/2024	01-2024	351.00	1/31/2024
98555	v0002319 - HIGHLAND PROPERTY MANAGEMENT	1/1/2024	01-2024	844.00	1/31/2024
98605	v0002340 - PM RENTALS	1/1/2024	01-2024	2,092.00	1/31/2024

Payment Summary

erty=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=01/2024-01/2024 AND All Checks=Yes AND Include Voids=All Cr

98629	v0002346 - TSUBER	1/1/2024	01-2024	1,132.00	1/31/2024
11814	v0002385 - HOMEFORWARD	1/2/2024	01-2024	722.27	1/31/2024
98585	v0002386 - MCLAIN TWITE	1/1/2024	01-2024	1,180.00	1/31/2024
98582	v0002510 - MARTINS PROPERTY MANAGMNT LLC	1/1/2024	01-2024	686.00	1/31/2024
98498	v0002546 - ASPEN PLACE APARTMENTS	1/1/2024	01-2024	4,986.00	1/31/2024
98678	v0002546 - ASPEN PLACE APARTMENTS	1/10/2024	01-2024	600.00	1/31/2024
98493	v0002551 - 4 RENT LLC	1/1/2024	01-2024	3,313.00	1/31/2024
98641	v0002561 - WESTVIEW MOBILE HOME PARK	1/1/2024	01-2024	709.00	1/31/2024
98620	v0002571 - SIMONOVICH	1/1/2024	01-2024	235.00	1/31/2024
98506	v0002587 - BURT	1/1/2024	01-2024	1,916.00	1/31/2024
98571	v0002660 - KATHRYN R FLYNN FAMILY LP	1/1/2024	01-2024	564.00	1/31/2024
98626	v0002681 - TABISH	1/1/2024	01-2024	24.00	1/31/2024
98631	v0002714 - TWITE	1/1/2024	01-2024	5,983.00	1/31/2024
98536	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	1/1/2024	01-2024	637.00	1/31/2024
98650	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	1/3/2024	01-2024	318.00	1/31/2024
98578	v0002740 - M AND L GENERAL CONTRACTOR INC	1/1/2024	01-2024	523.00	1/31/2024
98566	v0002773 - JESSE GUEST	1/1/2024	01-2024	882.00	
98539	v0002807 - FIDELITY	1/1/2024	01-2024	257.00	1/31/2024
98499	v0002815 - BAIR CLARK PROPERTIES LLC	1/1/2024	01-2024	2,388.00	1/31/2024
98569	v0002860 - JUSTIN BRADLEY	1/1/2024	01-2024	143.00	1/31/2024
11851	v0002862 - SWEETGRASS COMMONS LLLP	1/2/2024	01-2024	2,922.00	1/31/2024
98674	v0002884 - MASTERCARD	1/4/2024	01-2024	1,000.00	1/31/2024
98675	v0002885 - MASTERCARD	1/4/2024	01-2024	-47.60	
98508	v0002917 - CALIFORNIA STREET	1/1/2024	01-2024	1,363.00	1/31/2024
11796	v0002950 - CREEKSIDE APARTMENTS LLC	1/2/2024	01-2024	29,984.00	1/31/2024
11864	v0002950 - CREEKSIDE APARTMENTS LLC	1/5/2024	01-2024	2,965.00	1/31/2024
11870	v0002950 - CREEKSIDE APARTMENTS LLC	1/12/2024	01-2024	49.00	1/31/2024
11874	v0002950 - CREEKSIDE APARTMENTS LLC	1/19/2024	01-2024	820.00	1/31/2024
11842	v0002951 - SEARS	1/2/2024	01-2024	1,935.00	1/31/2024
98601	v0002969 - PALMER	1/1/2024	01-2024	583.00	1/31/2024
98657	v0002969 - PALMER	1/3/2024	01-2024	274.00	1/31/2024
11775	v0002984 - 11TH STREET EXTRAVAGANZA LLC	1/2/2024	01-2024	319.00	1/31/2024
98684	v0003002 - PROGRESSIVE INSURANCE	1/10/2024	01-2024	429.67	1/31/2024
98624	v0003006 - T AND E LOWE RENTALS LLC	1/1/2024	01-2024	760.00	1/31/2024
98647	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	1/1/2024	01-2024	1,288.00	1/31/2024
98520	v0003070 - COAD I LP	1/1/2024	01-2024	875.00	1/31/2024
98521	v0003071 - COAD II LP	1/1/2024	01-2024	1,283.00	1/31/2024
98522	v0003072 - COAD III LP	1/1/2024	01-2024	579.00	1/31/2024
98564	v0003084 - JEFF MOLTZEN	1/1/2024	01-2024	1,344.00	1/31/2024
98497	v0003087 - AISLING PROPERTIES LLC	1/1/2024	01-2024	898.00	1/31/2024
98580	v0003088 - MARTHA RIPLEY	1/1/2024	01-2024	288.00	1/31/2024
98549	v0003139 - GREG MCCUE	1/1/2024	01-2024	968.00	1/31/2024
98494	v0003142 - 4RENT LLC	1/1/2024	01-2024	1,842.00	1/31/2024
98649	v0003142 - 4RENT LLC	1/3/2024	01-2024	506.00	1/31/2024
98588	v0003204 - MHA MANAGEMENT LLC	1/1/2024	01-2024	9,596.00	1/31/2024
98680	v0003204 - MHA MANAGEMENT LLC	1/10/2024	01-2024	69.00	1/31/2024
98696	v0003204 - MHA MANAGEMENT LLC	1/17/2024	01-2024	1,162.00	1/31/2024
98545	v0003205 - GMA INC	1/1/2024	01-2024	200.00	1/31/2024
98595	v0003209 - MT PROPERTIES GROUP LLC	1/1/2024	01-2024	6,572.00	1/31/2024
11809	v0003210 - GARY FLATOW	1/2/2024	01-2024	764.00	1/31/2024
98584	v0003226 - MATTHEW OLIVER	1/1/2024	01-2024	743.00	1/31/2024
98562	v0003231 - JAMES E. WILSON	1/1/2024	01-2024	268.00	1/31/2024
11798	v0003248 - DANA CREVAR	1/2/2024	01-2024	1,961.00	1/31/2024
98638	v0003328 - VILLAGIO LLLP	1/1/2024	01-2024	35,916.00	1/31/2024
98661	v0003328 - VILLAGIO LLLP	1/3/2024	01-2024	4,975.00	1/31/2024
98683	v0003328 - VILLAGIO LLLP	1/10/2024	01-2024	932.00	1/31/2024
98697	v0003328 - VILLAGIO LLLP	1/17/2024	01-2024	481.00	1/31/2024
98589	v0003330 - MHA MANAGEMENT LLC	1/1/2024	01-2024	135,804.00	1/31/2024
98653	v0003330 - MHA MANAGEMENT LLC	1/3/2024	01-2024	0.00	
98663	v0003330 - MHA MANAGEMENT LLC	1/3/2024	01-2024	1,794.00	1/31/2024
98664	v0003330 - MHA MANAGEMENT LLC	1/3/2024	01-2024	5,383.00	1/31/2024
98702	v0003330 - MHA MANAGEMENT LLC	1/24/2024	01-2024	1,008.00	1/31/2024
11836	v0003335 - PATRICK EUGENE HAYS	1/2/2024	01-2024	383.00	1/31/2024
11787	v0003339 - BURLINGTON GARDENS LLC	1/2/2024	01-2024	3,869.00	1/31/2024
98637	v0003357 - VICTORIA DAILEY	1/1/2024	01-2024	382.00	1/31/2024
98560	v0003361 - IVAN LEMEZA	1/1/2024	01-2024	338.00	1/31/2024

Payment Summary

erty=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=01/2024-01/2024 AND All Checks=Yes AND Include Voids=All CF

98610	v0003369 - RIVER RUN FLATS LLC	1/1/2024	01-2024	7,898.00	1/31/2024
98659	v0003369 - RIVER RUN FLATS LLC	1/3/2024	01-2024	2,734.00	1/31/2024
11816	v0003383 - JENNIFER VANENGELBURG	1/2/2024	01-2024	1,974.00	1/31/2024
98524	v0003399 - CORIE M. FRITZ	1/1/2024	01-2024	289.00	1/31/2024
98603	v0003405 - PETERSON PROPERTIES	1/1/2024	01-2024	771.00	1/31/2024
98594	v0003406 - MS01 LLC	1/1/2024	01-2024	1,790.00	1/31/2024
96074	v0003408 - CHARLOTTE PERRY	1/16/2024	01-2024	-13.76	
98692	v0003408 - CHARLOTTE PERRY	1/16/2024	01-2024	13.76	1/31/2024
98553	v0003414 - HEAHTER H. LEIPHAM	1/1/2024	01-2024	1,581.00	1/31/2024
98615	v0003417 - SAVAGE RENTALS	1/1/2024	01-2024	176.00	1/31/2024
98621	v0003422 - SKYVIEW LLLP	1/1/2024	01-2024	5,978.00	1/31/2024
98531	v0003423 - DARLENE DAVIS	1/1/2024	01-2024	530.00	1/31/2024
98561	v0003441 - IVV PROPERTIES LLC	1/1/2024	01-2024	670.00	1/31/2024
98572	v0003445 - KATHY SCHAFF	1/1/2024	01-2024	577.00	1/31/2024
98611	v0003447 - RIVERSIDE VILLAGE	1/1/2024	01-2024	1,452.00	1/31/2024
98530	v0003458 - DANIEL J BOURASSA	1/1/2024	01-2024	81.00	1/31/2024
98699	v0003480 - A PLUS AUTOMOTIVE	1/17/2024	01-2024	500.00	1/31/2024
98606	v0003481 - REBECCA TUCKER GARY TUCKER	1/1/2024	01-2024	1,138.00	1/31/2024
98565	v0003489 - JEFFREY A HARLOW	1/1/2024	01-2024	903.00	1/31/2024
98557	v0003491 - HOUSING AUTHORITY OF GRANT COUNTY	1/1/2024	01-2024	603.27	1/31/2024
98507	v0003492 - C. JOANNE WINTER	1/1/2024	01-2024	510.00	1/31/2024
11855	v0003496 - UNION PLACE I	1/2/2024	01-2024	3,186.00	1/31/2024
11856	v0003497 - UNION PLACE II	1/2/2024	01-2024	4,758.00	1/31/2024
98544	v0003501 - GEOFF CURTIS	1/1/2024	01-2024	1,881.00	1/31/2024
98570	v0003503 - KATHRYN ANNE SCHMIDT	1/1/2024	01-2024	962.00	1/31/2024
98607	v0003504 - REDWOOD FLATTS LLC	1/1/2024	01-2024	915.00	1/31/2024
98509	v0003506 - CAMAS DANISON-FIELDHOUSE	1/1/2024	01-2024	1,815.00	1/31/2024
98574	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	1/1/2024	01-2024	541.00	1/31/2024
98527	v0003514 - CROESUS LLC	1/1/2024	01-2024	517.00	1/31/2024
98596	v0003517 - MT PROPERTIES GROUP LLC	1/1/2024	01-2024	730.00	1/31/2024
98518	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	1/1/2024	01-2024	6,703.00	1/31/2024
98528	v0003520 - CRUACHAN INVESTORS STD LLC	1/1/2024	01-2024	1,605.00	1/31/2024
11782	v0003537 - WRIGHT MANAGEMENT LLC DBA	1/2/2024	01-2024	359.00	1/31/2024
98563	v0003540 - JC PROPERTY HOLDINGS LLC	1/1/2024	01-2024	1,228.00	1/31/2024
98546	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	1/1/2024	01-2024	3,269.00	1/31/2024
98701	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	1/24/2024	01-2024	1,492.50	1/31/2024
98622	v0003544 - SPEEDWAY	1/1/2024	01-2024	710.00	1/31/2024
98590	v0003546 - MHA-TRINITY APARTMENTS LLC	1/1/2024	01-2024	67,797.00	1/31/2024
98654	v0003546 - MHA-TRINITY APARTMENTS LLC	1/3/2024	01-2024	915.00	1/31/2024
98703	v0003546 - MHA-TRINITY APARTMENTS LLC	1/24/2024	01-2024	2,137.00	1/31/2024
98532	v0003567 - DEBRA C. TAYLOR-CRAGG	1/1/2024	01-2024	550.00	1/31/2024
98526	v0003576 - CRJ TRAIL PROPERTIES LLC	1/1/2024	01-2024	1,700.00	1/31/2024
98556	v0003579 - HOGAN SENIOR LIVING LLC	1/1/2024	01-2024	2,165.00	1/31/2024
11863	v0003613 - BENJAMIN J POWELL	1/5/2024	01-2024	1,889.00	1/31/2024
98495	v0003614 - 900 SPARTAN DRIVE LLC	1/1/2024	01-2024	926.00	1/31/2024
98540	v0003638 - FISHHELL	1/1/2024	01-2024	1,006.00	1/31/2024
98685	v0003653 - CHARLENE HALL	1/10/2024	01-2024	3,150.00	1/31/2024

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Jan 2024

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	4,070,598.86
1111-55	Construction Cash	22,843.97
1111-60	Cash_Replacement Reserve	1,375,740.18
1111-65	Cash_Replace Reserve_RMDG	37,656.00
1111-70	Cash_Debt Service Reserve	94,426.13
1111-80	Cash_PH Operating Reserve	596,932.38
1111-90	Cash_Savings	23,295.18
1114-00	Cash_tenant security deposits	703,632.08
1117-00	Cash_Petty cash	80.00
1119-00	TOTAL CASH	6,925,204.78
1120-00	ACCOUNTS RECEIVABLE	
1122-00	A/R_dwelling rent	252,115.68
1122-12	Allow doubt accts_rent	-30,231.73
1122-14	A/R Ten HAP	48,787.02
1122-16	A/R PRA HAP	554.00
1122-20	A/R tenants_other	39,096.20
1122-50	A/R Tenant based HAP suspense	-5,494.00
1122-55	A/R PRA HAP suspense	-434.00
1135-20	A/R_miscellaneous	-929.02
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	303,464.15
1170-00	DEFERRED CHARGES	
1175-00	Accum Amortization	-207,529.69
1211-00	Prepaid expenses	241,198.92
1213-00	Prepaid Prop Ins	19,842.53
1215-00	Prepaid_MIP	12,386.36
1290-10	Tax escrow	33,980.20
1290-20	Insurance escrow	35,884.16
1290-30	MIP escrow	28,418.66
1300-00	TOTAL DEFERRED CHARGES	164,181.14
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-14,562,425.61
1400-57	Accum deprec current year	-8,299,891.72
1400-60	Land	8,479,999.62
1400-65	Land Improvements	400,221.08
1400-70	Buildings	43,531,849.96

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Jan 2024

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
1400-75	Building Improvements	726,216.70
1400-80	Dwelling furniture_fixtures equip	921,212.36
1400-90	Admin furniture_fixtures equip	90,312.50
1400-92	Dwelling furn_fixtures equip_Flooring	474,975.64
1400-93	Leasehold improvements	1,825,659.13
1410-95	WIP- Villagio	60,665,803.68
1420-00	Other assets	365,146.75
1500-00	TOTAL FIXED ASSETS NET OF DEPR	<u>94,619,080.09</u>
1900-00	TOTAL ASSETS	<u>102,011,930.16</u>
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	160,129.28
2110-20	Accounts payable_Accrued Prop Txs_related party	63,318.79
2110-30	Management Fee Payable	10,589.23
2114-00	Tenant security deposit	671,202.65
2114-20	Security Deposit Clearing	-1,002.00
2114-40	Tenant pet deposit	21,582.00
2114-50	Garage deposit	604.00
2127-11	Interprogram due_dev	245,508.08
2128-00	TOTAL CURRENT LIABILITIES	<u>1,171,932.03</u>
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgrm	221,884.48
2130-09	LT Debt-Def Developer Fee	5,736,276.00
2130-10	Long term debt net current_cap prgrm	12,822,504.11
2130-11	Long term CDBG Loan	316,799.61
2130-14	Construction Loan	42,686,309.65
2130-17	STATE HOME	1,506,530.00
2130-21	CITY HOME	1,255,771.00
2130-22	ARPA LOAN	2,000,000.00
2130-23	VILLAGIO 3RD MORTGAGE	315,000.00
2130-24	VILLAGIO 4TH MORTGAGE	1,000,523.18
2130-25	TIF LOAN PAYABLE	1,339,178.00
2130-30	Long term net current_operating	1,412,430.50
2130-50	Non-current liabilities_other	433,529.16
2130-60	Loan Liability_non-current	6,512,934.73

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Jan 2024

Book = Accrual ; Tree = ysi_bs

		Balance
		Current Period
2130-65	Debt Issuance Costs Contra	-155,744.11
2130-66	Accum Amort of Debt Issuance	10,384.00
2130-70	TOTAL NOTES PAYABLE	<u>77,414,310.31</u>
2130-80	ACCRUED LIABILITIES	
2131-00	Accrued interest payable	267,638.06
2131-10	Accrued interest AHP	8,958.72
2134-00	Accrued liabilities_other	681.00
2135-20	Accrued comp absences_current	9,800.32
2135-30	Accrued comp absences_non-current	39,201.32
2140-00	TOTAL ACCRUED LIABILITIES	<u>326,279.42</u>
2160-00	TRUST DEPOSITS	
2170-00	Construction liability	17,069.13
2185-00	Retention	6,122.65
2190-00	TOTAL TRUST DEPOSITS	<u>23,191.78</u>
2190-05	Current Portion of Cable Revenue contra	-192.00
2190-10	Cable Services Revenue-LT	192.00
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	88,783.04
2240-10	PRA HAP Repayment	674.00
2240-15	Prepaid Revenue - Commercial	1,342.00
2240-30	Ten_hap suspense clearing	8,567.00
2240-40	PRA HAP suspense clearing	22.00
2700-00	TOTAL DEFERRED CREDITS	<u>99,388.04</u>
2750-00	TOTAL LIABILITIES	<u>79,035,101.58</u>
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Debt	-662,532.53
2804-10	Ltd. Partner Cap Contributions	25,049,076.26
2804-20	Gen Partner Cap Contributions	6,293,334.70
2806-00	Curr yr unrestricted net assets	-3,403,972.18
2809-00	Restricted Net Assets	144,161.81
2810-00	Unrestricted Net Assets	-4,443,239.48
2900-00	TOTAL EQUITY & FUND BALANCE	<u>22,976,828.58</u>
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>102,011,930.16</u>

Villagio (villagio)
Budget Comparison (with PTD)
 Period = Jan 2024
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance
3000-00	INCOME			
3100-00	RENTAL INCOME			
3105-00	Gross Potential Rent	234,922.00	234,861.00	61.00
3110-30	Tenant revenue_other	40.00	0.00	40.00
3110-45	Late payments	275.00	3,000.00	-2,725.00
3110-54	Loss/Gain to Lease	5,627.00	0.00	5,627.00
3110-55	Less Vacancy	-151,489.87	-11,743.05	-139,746.82
3200-00	NET RENTAL INCOME	89,374.13	226,117.95	-136,743.82
3420-00	OTHER INCOME			
3430-00	Investment income_unrestricted	32.38	0.00	32.38
3700-00	TOTAL OTHER INCOME	32.38	0.00	32.38
3900-00	TOTAL INCOME	89,406.51	226,117.95	-136,711.44
4000-00	EXPENSES			
4100-00	ADMINISTRATION			
4111-00	Salaries administrative	7,221.85	8,042.67	820.82
4111-10	Payroll taxes_administrative	635.59	615.26	-20.33
4111-20	Employee benefit contributions_administration	2,025.12	2,037.18	12.06
4111-30	WC_Admin	0.00	181.76	181.76
4130-10	Legal Expense	0.00	416.67	416.67
4130-30	Technical admin support	928.36	208.33	-720.03
4140-00	Training	525.00	0.00	-525.00
4175-20	Asset management fee expense	0.00	416.67	416.67
4175-30	Management fees-Non-PH	4,243.37	10,740.60	6,497.23
4190-11	Office expense	1,407.22	233.33	-1,173.89
4190-12	Postage	0.00	83.33	83.33
4190-13	Communications	289.79	158.33	-131.46
4190-15	Marketing and leasing	2,367.93	500.00	-1,867.93
4200-00	TOTAL ADMINISTRATION	19,644.23	23,634.13	3,989.90
4300-00	UTILITIES			
4310-00	Water	1,749.85	4,200.00	2,450.15
4315-00	Sewer	2,903.58	3,866.67	963.09
4320-00	Electricity	22,474.58	5,833.33	-16,641.25
4330-00	Gas	963.62	4,208.33	3,244.71
4395-00	TOTAL UTILITIES	28,091.63	18,108.33	-9,983.30
4400-00	MAINTENANCE & REPAIR			
4415-00	Salaries maintenance	7,563.01	8,424.00	860.99
4415-10	Payroll taxes_maintenance	567.67	644.44	76.77
4415-20	Employee benefit contributions_maint	0.00	1,724.35	1,724.35
4415-30	WC_Maint	0.00	190.38	190.38
4420-00	Materials	979.65	583.33	-396.32
4420-10	Small tools & equipment	425.86	0.00	-425.86
4420-11	Gasoline & oil	0.00	41.67	41.67
4420-12	Paint and coatings	0.00	583.33	583.33
4420-15	Janitorial supplies	0.00	125.00	125.00
4420-17	Flooring	0.00	325.00	325.00
4420-20	Lighting - fixtures	0.00	500.00	500.00
4420-21	Uniforms	44.50	0.00	-44.50
4430-00	Fees for Service	92.75	0.00	-92.75
4430-11	Maintenance contracting	177.12	1,850.00	1,672.88
4430-12	Alarm system service	0.00	750.00	750.00
4430-13	Appliance repair	0.00	333.33	333.33

Villagio (villagio)
Budget Comparison (with PTD)
 Period = Jan 2024
 Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance
4430-15	Carpet cleaning	0.00	250.00	250.00
4430-19	Heating/Cooling	0.00	200.00	200.00
4430-25	Snow removal	0.00	4,000.00	4,000.00
4430-27	Elevator maintenance	1,141.42	600.00	-541.42
4430-28	Exterminating	0.00	716.67	716.67
4430-30	Janitorial cleaning	0.00	833.33	833.33
4431-00	Garbage removal	0.00	2,800.00	2,800.00
4440-00	TOTAL MAINTENANCE & REPAIR	10,991.98	25,474.83	14,482.85
4500-00	GENERAL EXPENSES			
4510-10	Insurance premiums_liability	516.77	2,402.83	1,886.06
4510-20	Insurance premiums_property	8,003.89	14,403.75	6,399.86
4510-30	Insurance premiums_auto	113.15	0.00	-113.15
4580-10	Interest expense_perm debt	93,688.03	98,461.10	4,773.07
4650-00	TOTAL GENERAL EXPENSES	102,321.84	115,267.68	12,945.84
8000-00	TOTAL EXPENSES	161,049.68	182,484.97	21,435.29
9000-00	NET INCOME (LOSS)	-71,643.17	43,632.98	-115,276.15

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

Period to Date

3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	996,510.00
3110-00	Tenant rental revenue	-39.00
3110-05	Pet Rental Revenue	100.00
3110-30	Tenant revenue_other	2,379.27
3110-35	Garage rental	7,127.00
3110-45	Late payments	1,785.00
3110-54	Loss/Gain to Lease	-28,161.00
3110-55	Less Vacancy	-206,927.35
3190-00	Commercial rent	3,753.96
3200-00	NET RENTAL INCOME	776,527.88
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	973.70
3480-00	Laundry & vending income	1,705.66
3480-40	Insurance reimbursement_dividends	150,167.95
3610-00	Interest Income	527.44
3690-00	Other Income	881.60
3700-00	TOTAL OTHER INCOME	154,256.35
3900-00	TOTAL INCOME	930,784.23
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	46,661.42
4111-10	Payroll taxes_administrative	3,932.12
4111-20	Employee benefit contributions_administration	16,819.62
4130-10	Legal Expense	150.00
4130-30	Technical admin support	8,840.81
4140-00	Training	2,100.00
4175-30	Management fees-Non-PH	43,246.00
4180-00	Rent_office space	438.46
4190-00	Sundry_administrative	43.84
4190-11	Office expense	3,130.59
4190-12	Postage	216.78
4190-13	Communications	2,756.70
4190-15	Marketing and leasing	3,060.32
4200-00	TOTAL ADMINISTRATION	131,396.66
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	699.99
4245-00	Relocation costs	9,005.18
4250-00	TOTAL TENANT SERVICES	9,705.17

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

		Period to Date
4300-00	UTILITIES	
4310-00	Water	12,452.74
4315-00	Sewer	13,204.55
4320-00	Electricity	49,146.16
4330-00	Gas	21,603.64
4390-00	Other utilities expense	2,506.50
4395-00	TOTAL UTILITIES	98,913.59
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	48,869.61
4415-10	Payroll taxes_maintenance	3,574.96
4420-00	Materials	9,507.23
4420-10	Small tools & equipment	997.20
4420-11	Gasoline & oil	232.29
4420-12	Paint and coatings	935.02
4420-13	Doors	4,070.35
4420-15	Janitorial supplies	71.01
4420-16	Window coverings	386.90
4420-17	Flooring	9,410.66
4420-18	Appliances-Dwelling	1,659.16
4420-20	Lighting - fixtures	2,380.50
4420-21	Uniforms	534.41
4430-00	Fees for Service	2,239.25
4430-11	Maintenance contracting	70,124.57
4430-12	Alarm system service	2,880.00
4430-13	Appliance repair	503.00
4430-15	Carpet cleaning	649.00
4430-16	Electrical contractor	417.64
4430-18	Glass/screen repairs	596.00
4430-19	Heating/Cooling	2,564.50
4430-21	Plumbing contractor	2,727.03
4430-25	Snow removal	19,112.71
4430-27	Elevator maintenance	5,330.00
4430-29	Inspections	432.00
4430-30	Janitorial cleaning	3,255.60
4431-00	Garbage removal	865.67
4440-00	TOTAL MAINTENANCE & REPAIR	194,326.27
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	744.00
4480-00	Protective services_other contract costs	470.00
4490-00	TOTAL PROTECTIVE SERVICES	1,214.00
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	6,178.88

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

		Period to Date
4510-20	Insurance premiums_property	29,292.49
4510-30	Insurance premiums_auto	5,505.05
4510-40	Insurance premiums_bond	68.51
4510-70	MIP-Mortgage Insurance	2,616.34
4571-00	Bad debt_tenant rents	3,010.46
4572-00	Bad debt_other	1,520.00
4580-10	Interest expense_perm debt	165,759.69
4580-20	Interest expense_development fund	1,500.63
4590-00	Other general expenses	7,472.38
4590-10	Property Tax_SIDs	9,266.45
4610-00	Extraordinary maintenance	195.00
4650-00	TOTAL GENERAL EXPENSES	<u>232,385.88</u>
8000-00	TOTAL EXPENSES	<u>667,941.57</u>
9000-00	NET INCOME (LOSS)	<u>262,842.66</u>

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

Income Statement

Period = Jan 2024

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	91,028.00
3110-20	Tenant subsidy	175,036.00
3110-30	Tenant revenue_other	100.00
3110-45	Late payments	575.00
3110-54	Loss/Gain to Lease	-852.00
3200-00	NET RENTAL INCOME	270,423.00
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,132.50
3404-00	Other government grants	157,077.10
3406-00	Donations & contributions_restricted	0.00
3410-00	PHA HAP Revenue	842,545.00
3410-10	HUD Admin Fee	79,600.00
3410-11	EHV-HAP REVENUE	9,907.00
3410-12	EHV-ADMIN REV	902.00
3410-13	MS5 HAP REV	48,204.00
3410-14	MS5 ADMIN REV	6,677.00
3410-20	HUD PHA FSS	0.00
3410-30	Port-In Admin Fee Earned	55.70
3410-40	Port-In HAP Earned	928.00
3415-00	TOTAL GRANTS AND DONATIONS	1,153,028.30
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	1.28
3440-10	Management fee revenue	21,330.00
3440-20	External management fees	66,997.14
3451-00	Fraud Recovery_Admin	722.00
3480-00	Laundry & vending income	1,629.75
3480-40	Insurance reimbursement_dividends	25,600.00
3610-00	Interest Income	2,308.95
3690-00	Other Income	971.09
3690-01	Fraud recovery_HAP	722.00
3690-02	Other Income_FSS Forfeits	0.15
3700-00	TOTAL OTHER INCOME	120,282.36
3900-00	TOTAL INCOME	1,543,733.66
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	96,875.35

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

Income Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

		Period to Date
4111-10	Payroll taxes_administrative	7,420.72
4111-20	Employee benefit contributions_administration	21,736.90
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	450.00
4130-30	Technical admin support	12,131.69
4140-00	Training	1,493.00
4150-00	Travel	-182.11
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	7,132.50
4175-15	Admin fees paid for ports	120.54
4175-30	Management fees-Non-PH	45,081.14
4180-00	Rent_office space	5,200.50
4190-00	Sundry_administrative	214.45
4190-11	Office expense	4,627.88
4190-12	Postage	2,849.77
4190-13	Communications	2,467.81
4190-14	Dues & subscriptions	1,100.00
4190-15	Marketing and leasing	1,295.59
4200-00	TOTAL ADMINISTRATION	210,015.73
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	23,986.24
4232-00	FSS rounding account	-0.05
4245-00	Relocation costs	671.16
4250-00	TOTAL TENANT SERVICES	24,657.35
4300-00	UTILITIES	
4310-00	Water	4,884.00
4315-00	Sewer	3,349.03
4320-00	Electricity	8,572.27
4330-00	Gas	3,308.93
4395-00	TOTAL UTILITIES	20,114.23
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	14,716.56
4415-10	Payroll taxes_maintenance	1,045.10
4415-20	Employee benefit contributions_maint	0.00
4420-00	Materials	4,502.45
4420-10	Small tools & equipment	0.00
4420-11	Gasoline & oil	326.00
4420-12	Paint and coatings	521.12
4420-13	Doors	0.00
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	115.48

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

Income Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

		Period to Date
4420-16	Window coverings	422.51
4420-17	Flooring	5,459.52
4420-18	Appliances-Dwelling	1,307.20
4420-20	Lighting - fixtures	768.00
4420-21	Uniforms	387.83
4430-00	Fees for Service	119.25
4430-11	Maintenance contracting	20,206.41
4430-12	Alarm system service	606.00
4430-13	Appliance repair	0.00
4430-19	Heating/Cooling	1,280.74
4430-20	Lawn maintenance	0.00
4430-21	Plumbing contractor	759.25
4430-25	Snow removal	22,982.95
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	0.00
4430-29	Inspections	1,896.00
4430-30	Janitorial cleaning	6,138.30
4431-00	Garbage removal	0.00
4440-00	TOTAL MAINTENANCE & REPAIR	83,560.67
4450-00	PROTECTIVE SERVICES	
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	3,630.41
4510-20	Insurance premiums_property	8,286.61
4510-30	Insurance premiums_auto	565.75
4510-40	Insurance premiums_bond	116.25
4510-50	Insurance premiums_D&O	1,083.14
4572-10	Bad debt_fraud hap	0.00
4580-10	Interest expense_perm debt	6,291.77
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	0.00
4650-00	TOTAL GENERAL EXPENSES	19,973.93
4715-00	HAP Housing assistance payments	926,438.50
4715-10	Utility reimbursement payment URP	3,737.00
4715-20	HAP FSS Escrow payments	24,677.00
4715-30	Port HAP URP	1,205.00
4750-00	TOTAL HAP EXPENSE	956,057.50

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

Income Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

	Period to Date
8000-00 TOTAL EXPENSES	1,314,379.41
9000-00 NET INCOME (LOSS)	229,354.25