

# Missoula Housing Authority Regular Board Meeting Wednesday January 17, 2024

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    - Light Remodel/ Update at MHA Main Office
  
- Close of Executive Session

**The regular Board Meeting of  
the Missoula Housing Authority and the  
Board Meeting of the Intermountain  
Development Corporation will be  
Wednesday, January 17, 2024 at 5:30pm at  
Missoula Housing Authority  
1235 34<sup>th</sup> Street, Missoula, MT 59801  
with an option to attend virtually via  
zoom.**

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

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

MISSOULA HOUSING AUTHORITY  
REGULAR BOARD MEETING  
January 17th, 2024  
1235 34<sup>th</sup> STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
  - a. November 15th, 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 #1156 Board Approval of Second Amendment to HOME Program Loan Agreement, and Authorization of Executive Director to Sign”

Resolution #1157 Board Approval of MHA Employee Pet Policy

7. Staff Reports
  - a. Wildflower Loan Extension
  - b. Discussion regarding MHA Annual Strategic Plan/Board Training
  - c. Upcoming changes to HUD Programs (HOTMA, NSPIRE)
  - d. Stonehouse change of use. Draft Lease given to Missoula Alliance Church.
  - e. National Museum of Forest Service History Update.
  - f. Trinity and Villagio leasing update.
  - g. Annual visit from auditors in February.
  - h. Light remodel/update at MHA Office.
8. Close for Executive Session: Executive Director Annual Performance Review

Adjournment

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

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**MEMORANDUM**

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**TO:** MHA BOARD OF COMMISSIONERS  
**FROM:** SAM OLIVER, EXECUTIVE DIRECTOR  
**SUBJECT:** AGENDA NOTES BOARD MEETING JANUARY 17<sup>TH</sup>, 2024  
**DATE:** JANUARY 9, 2024

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**6. Action Items:**

**Resolution #1156 Board Approval of Second Amendment to 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 Trinity 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.

**Resolution #1157 Board Approval Of MHA Employee Pet Policy**

Resolution #1157 asks the Board to Approve the MHA Employee Pet Policy laid out in our last Board Meeting.

**7. Staff Reports:**

- a. In December, MHA was able to extend the loan at Wildflower with First Interstate Bank. The new loan is for four years at 6.96%. This dovetails with our hope and intent to combine 4% & 9% Tax Credits to Rehab Wildflower in the next 1-3 years. We will be applying for the competitive 9% Tax Credits this year.
- 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 Spring.
- c. Jim McGrath would like to brief the Board on changes to HUD programs, HOTMA and NSPIRE to be specific. There will be future discussions about policy updates that will require Board Action.
- d. MHA has been approached by the Alliance Church to use the Stonehouse at 819 Stoddard as a community meeting place. They are looking for a location on the Northside as they increase work with refugee families and others in need of housing. We are learning more about their proposed use and will be meeting them on site. Stonehouse is currently sitting vacant as we await the closeout of public housing. A draft lease has been created and is being reviewed by MAC.
- e. The project has been put out to Open Bid by Dick Anderson Construction. Bid numbers will be collected and tabulated over the next month. Value engineering/square footage reduction measures continue to take place to bring the project into budget. Anticipated to break ground in Spring of '24.

- f. 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 65 Units leased, many of them PBV's. With Trinity reaching stabilization, Villagio should benefit from extra resources. MHA Staff continue to actively market Villagio.
- g. We will be seeing our Auditors in February for their annual visit. Anticipate our annual review and Board Report next month.
- h. 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, November 15<sup>th</sup>, 2023

### MINUTES-

Members Present: Jack Richards, Jennifer Cerutti, Sam Oliver  
VIA Zoom: Sheena Comer Winterer, Kila Sheilds, Tiegan Avery

Members Absent: Collin Bangs, Kaia Peterson

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

Guests Present: NONE

- 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 – October 18, 2023  
Cerutti: Moves  
Richards: 2<sup>nd</sup>  
**Approved**
- IV. Commissioner Comments/Conflict of Interest Disclosure: NONE
- V. Public Comments on Items not on the Agenda: NONE
- VI. Action Items:  
Resolution: 1155 Approving & Authorizing SEMAP Certification  
Richards: Moves  
Cerutti: 2<sup>nd</sup>  
**Approved**
- VII. Staff Reports:
  - a. MHA Pet Policy  
Ragsdale: During the pandemic we were closed to the public and employees were allowed to bring dogs in every day. As we continue to talk about reopening to the public, we wanted to codify a formal pet policy. Anything we put in the personnel policy manual must be brought before the board. Are there any thoughts, concerns, or



additions?

Sheilds: Is this going to open up questions about property pet policies for residents? To my knowledge we don't allow any pets that are not service animals.

Melton: We actually do have pet policies in place at 6 of our properties(MHA Homes, Wildflower, Trinity, Villagio, Parkside, & Silvertip).

Hauser: It is in the policy to keep pets out of common areas unless on a leash so it would keep pets in offices.

b. October 18<sup>th</sup> Annual Report to City Housing, Redevelopment, and Community Programs Committee. Public reaction discussion.

Oliver: It was a great Idea and reminded us why we do it. It got us in the public eye and went along with our strategic planning. It served its purpose, and we look forward to doing it each year. We are doing such great work collectively here.

c. Potential Stonehouse change of use

Oliver: 819 Stoddard is a property that was used as a meeting space for MHA. It has been sitting vacant and we are not able to do any sort of disposition with the property until we have our official closeout of Public Housing. In the meantime, we hooked it up to utilities and took care of some maintenance issues. We cannot repurpose this as a rental due to past modifications. We were approached by the folks at Alliance Church wanting to use the space for their community outreach related to housing. We will need to make it clear that this space cannot be used for anything faith related to keep in line with our business. The lease will need to give us maximum flexibility pending PH closeout and the future selling of the property.

d. National Museum of Forest Service History Update

Oliver: We had the design team in town last week and we met with the county. We are getting ready to put in for permit. The County said they would need 2 weeks to review and approve the permit. Bristlecone has made sure to take care of any issues outstanding to keep the process moving along smoothly and go to permit. If we have a mild winter, we may break ground as early as February.

e. All Nations Health Meeting w/ Bristlecone

Oliver: I had a meeting with All Nations Health to explore the possibility of Bristlecone as Owners Rep. They have plans to build a large clinic and some associated housing on the same site. I wanted to bring it up to the board that we are seeing a nice uptick in demand for owners' representation services from Bristlecone. If we are chosen to participate it could be a nice future segway for Evan who has been very buried with Trinity and Villagio. This will be further revenue for the organization, which is always good.

f. Villagio Update

Hauser: Not a lot to update. Dick Anderson is fully removed from the job site, so we have been working virtually to take care of warranty items. Property is mostly closed out and is slowing down.

Oliver: Pretty wrapped up and fully functional now. Everything really looks brand new.

g. Trinity Update

Hauser: Since the last meeting we have finished up Burns and people have started moving into the Townhouses. The only building needing TCO is the Navigation Center. After that it will be closing up punch list items and warranty items. Still a fair amount of work and contractors are expected to be here through the end of the year at least.

Oliver: The project is almost fully leased. It has put a lot of stress on staff since we have been moving people in while managing contractors going back into the occupied building and doing work. The onsite property manager is not only overseeing Maple Street Flats but Blue Heron Place as well, which comes with a completely different set of issues and personalities. We are in a period where roles and responsibilities are really being fleshed out. It has been a full-time job for Mary as well, who has had to step in and define these roles and responsibilities with all parties involved. We are so good at what we do and happy to do it that people always try and get us to do more. We have to reach a point where we are firm with all parties. Bright side, a lot of the things we were worried about, most of those things have not come to fruition. It took an extraordinary amount of work, and it is shared by everyone in this room.

h. Closeout of Public Housing

Oliver: Speaking with our HUD rep they are going through their own bunch of challenges. At least we do have a solid contact bird dogging the closeout for us and is keeping us up to date with where we are at. We continue to wait.

VIII. Other Matters:

Ragsdale: Our December board meeting is cancelled. You are all welcome to attend the Holiday party on 12/8/23 4:00pm @ Sons of Norway Lodge.

Meeting adjourned at 6:00 pm

  
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Sam Oliver, Executive Director

\_\_\_\_\_  
Kaia Peterson, Board Chair

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

**SECOND AMENDMENT TO HOME INVESTMENT PARTNERSHIPS PROGRAM LOAN AGREEMENT  
LOANS HOME H-18-02 & HOME-19-01 and AMENDMENT TO HOME 21-04**

This document amends the HOME Investment Partnerships Program award agreement entered into on August 10, 2020, and amended on May 5, 2021, by and between CITY OF MISSOULA, MONTANA, located at 435 Ryman, Missoula, Montana 59802 (City) and Villagio, LLLP, a Montana limited liability limited partnership located at 1235 34<sup>th</sup> Street, Missoula, MT (Awardee) (the "Award Agreement").

The following Section of the Award Agreement is hereby amended:

**1. Section 6 of the amended Award Agreement is amended to read:**

**"6(a) SCOPE OF ACTIVITIES**

The allocation of HOME funds awarded to AWARDEE by the City must be utilized to achieve the identified list of activities set forth in AWARDEE's application for HOME assistance. By accepting the award of HOME funds, AWARDEE agrees to perform all activities identified in its HOME application. The activities to be performed by AWARDEE will be completed according to the implementation schedule proposed by AWARDEE in its application and included as Exhibit A to this Loan Agreement, which by this reference is made a part of this Loan Agreement. The major components of the approved project activities include, but are not limited to:

- a. AWARD will construct a 200-unit affordable housing development located in Missoula's North Side neighborhood. The development, referred to as the Villagio, will provide quality housing for families by offering 93 two-bedroom units, 101 three-bedroom units (consisting of 100 tenant units and 1 manager unit), and 6 four-bedroom units. The project will be located in an area of growth and will offer convenience to downtown amenities and employment opportunities. The Villagio will offer a mix of 24 units at 30% of Area Median Income (AMI), 8 units at 50% AMI, 167 units at 60% AMI and 1 manager's unit. Thirty-two (32) units will be supported by project based vouchers that are committed by the Missoula Housing Authority.
- b. AWARDEE will comply with all applicable codes, regulations, and standards.
- c. AWARDEE will provide information and documentation to the City of Missoula on prescribed forms and this documentation shall include information regarding family size, race, ethnicity, type, and income information for all program participants.
- d. AWARDEE must designate a representative, who is involved in the project activities for which these HOME funds have been awarded, as the designated representative to attend qualified fair housing training. AWARDEE must certify by providing a copy of the attendance certificate that this designated representative has either attended a qualified fair housing training within one year prior to the receipt of funds, or will attend a qualified fair housing training within one year of receipt of funds. For the purposes of this requirement, "qualified fair housing training" means any fair housing

training receiving continuing professional credit (CLE, licenses real estate agents or Property managers education credit architects education credit, etc.).”

**2. Section 7(a) of the amended Award Agreement is amended to read:**

**“7. AMOUNT OF AWARD AND BUDGET**

- a. The total amount of HOME funds awarded to Awardee by the City will not exceed \$1,570,771. The City will have no obligation to pay for any project activities that exceed this award amount. The AWARDEE shall receive HOME Funds for the Project as follows:
  - i. A loan in the amount of \$1,570,771 shall, together with interest at the rate of 0% per annum, be repaid in annual installments over a 33-year term, payable from 75 percent of annual surplus cash flow. In no event shall such installment exceed \$47,599. Surplus cash flow payments shall be made from the cash flow waterfall as defined within the project's amended and restated limited partnership agreement after repayment of any adjusters owed to the investor limited partner, required payments to operating reserves, cash flow loans made by the investor limited partner, repayment of deferred developer fee and payment of asset management fees, partnership management fees or incentive management fees. In no event shall payments cause the partnership to fall below investor and lender debt coverage requirements, nor shall failure to make a payment cause an event of default. The first such installment shall be due and payable on January 15, 2024 and an installment due on July 1 each year after maturity until the entire principal amount of \$1,570,771 has been paid in full.
- b. A copy of the project budget is included as Exhibit B to this Loan Agreement, and by this reference is made a part of this Loan Agreement and binding upon AWARDEE.
- c. Budget adjustment requests must be approved in advance by City. For adjustments between line items of the HOME portion of Exhibit B, in an amount not to exceed \$1,000, City’s approval of the Request for Payment form submitted by AWARDEE will constitute approval of the requested budget adjustment. Budget adjustment requests in excess of \$1,000 must be submitted to City in writing and are subject to an approval review process by City.”

**3. Section 8(b) of the Award Agreement is amended to read:**

**“8. SPECIAL CONDITIONS**

- b. AWARDEE is required to provide matching funds for this project totaling at least 25% of the City’s HOME investment of \$1,507,771. Matching contributions must be an eligible form of matching contribution as defined in 24 CFR §92.220. Match provided shall be reported in quarterly reports.”

**4. Section 9(b) of the Award Agreement is amended to read:**

**“9. PROCEDURE FOR DISBURSEMENT OF FUNDS**

- a. The City will pay to AWARDEE funds available under this Loan Agreement upon approval by the City of AWARDEE’s Request for Payment. The City will reimburse AWARDEE for approved, eligible and necessary expenses according to the documentation submitted by AWARDEE to support the expenditures. The City will not reimburse AWARDEE for any expenses not included in the approved budget or not clearly and accurately supported by AWARDEE’s

original application and/or any subsequent documentation. Any awarded funds not expended by AWARDDEE within 24 months of the date of execution of this Loan Agreement will revert to the City and will be used to finance other HOME projects.

b. During construction, to better ensure that all contract performance issues, including but not limited to ensuring appropriate contract required performance and payments occur pursuant to the construction contract, a monetary retainage of \$157,077 (10% of the HOME program award) shall be withheld by the City until satisfactory completion and written acceptance of the construction project has occurred. During construction, the City may in reviewing the progress and workmanship of the construction contractors reduce or release portions of the retainage if justifiable grounds exist for doing so; conversely the City may maintain or increase the retainage dollar amount as is deemed necessary as part of the review of the progress and workmanship of the construction project.

c. The reimbursement of eligible costs incurred is contingent upon AWARDDEE's completion of Section 8. SPECIAL CONDITIONS. In the event AWARDDEE is unable to comply with the terms and the conditions of this Loan Agreement, any costs incurred will be AWARDDEE's sole responsibility.

d. If the actual total cost of completing the project is less than has been projected by AWARDDEE in the approved budget (refer, Attachment A), City may, at its discretion, reduce the amount of HOME funds awarded to AWARDDEE under this Loan Agreement in proportion to the overall savings.

e. If City determines that AWARDDEE has failed to satisfactorily carry out its responsibilities under this Loan Agreement, City may revoke AWARDDEE's authority to draw against the funds awarded to AWARDDEE under this Loan Agreement until City and AWARDDEE agree on a plan to remedy the deficiency.

f. City reserves the right to withdraw an award and commitment of any HOME funds which remain unobligated 18 months after the date of execution of this Loan Agreement."

**5. Section 21(b) and (c) of the Award Agreement: The City of Missoula has approved additional funding and an amendment of the original application for HOME funds, as publicly noticed and approved per the City Council local public hearing on June 6, 2022.**

**"21. LOAN AGREEMENT AMENDMENT**

a. AWARDDEE may request that this Loan Agreement be amended. The requested amendment will only be allowed upon a clear showing/demonstration by AWARDDEE that the amendment is justified and will enhance the overall impact of the original project. City will consider each individual amendment request to determine whether the amendment is substantial enough to necessitate reevaluating the project's original ranking.

b. City will not approve amendments to the scope of work or the budget that will affect high priority activities or improvements that would materially alter the circumstances under which the grant was originally ranked.


c. If City determines that the proposed amendment represents a substantial change in the project activities proposed in the original application for HOME funds, the City will hold a local public hearing on the amendment with reasonable notice.

d. No amendment to the Loan Agreement will occur unless the amendment is set forth in writing and signed by the City and AWARDEE.

All other terms and conditions of the Award Agreement shall remain in full force and effect.


IN WITNESS OF THE TERMS SET OUT ABOVE, the parties have executed this Amendment to Award Agreement.

**CITY OF MISSOULA**

  
Jordan Hess (Oct 10, 2023 14:42 MDT)  
Jordan Hess, Mayor

10/10/2023  
Date

ATTEST:

  
Martha L. Rehbein (Oct 11, 2023 09:02 MDT)  
Martha L. Rehbein, CMC



10/11/2023  
Date

MISSOULA HOUSING AUTHORITY:

W. Samuel Oliver  
Sam Oliver, Executive Director

Date: 09/26/2023



# A9398 Villagio Agreement Second Amendment City of Missoula (HOME)

Final Audit Report

2023-10-11


Created:	2023-10-02
By:	Rhea Sanders (SandersR@ci.missoula.mt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4QBnxQa--qY1MRnGZ-9YdKco5EhK2FDn

## "A9398 Villagio Agreement Second Amendment City of Missoula (HOME)" History

-  Document created by Rhea Sanders (SandersR@ci.missoula.mt.us)  
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Signature Date: 2023-10-11 - 3:02:22 PM GMT - Time Source: server

 Agreement completed.

2023-10-11 - 3:02:22 PM GMT



**Resolution 1157**

WHEREAS, the Missoula Housing Authority (MHA) retains employees to perform services in carrying out the activities of the agency, and

WHEREAS, the MHA desires to set forth expectations, benefits, rights and responsibilities for employee performance and participation that are defined, reasonable, in accordance with prevailing practice, and that conform to legal and regulatory requirements, and

WHEREAS, the MHA has reviewed its current personnel policies and found it necessary to add an additional policy, and

WHEREAS, the MHA has conducted research, considered and written a new policy pertaining to the parameters of when an employee is allowed to bring a pet to the office,

THEREFORE BE IT RESOLVED by the Board of Commissioners of the Missoula Housing Authority to adopt the following policy regarding pets in the workplace.

Dated:

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Kaia Peterson, Chair Board of Commissioners

Missoula Housing Authority

## **Workplace Pet Policy**

Pets make our lives better in so many ways. At work, they create a fun, happy environment, encourage interactions among people, and get us up for regular exercise breaks.

Pets are also a responsibility, and the opportunity to have them at our workplace is a privilege all participants must respect. To take part in our pets-at-work program, employees must agree to honor this workplace pet policy.

### **Scope**

- This workplace pet policy applies to employees only. Because it would be too difficult to track requirements and participation, we do not allow visitors to bring pets to our workplace.
- This policy applies to Missoula Housing Authority offices, and participating pets are allowed any time their owner is at work.
- The focus of our policy is dogs, cats, and fish (aquarium size not to exceed 20 gallons). Other pets are not included currently. Please contact the Operations Director if you would like to explore adding other pet types to the workplace pet policy.

### **Pet Requirements**

To participate, pets must be:

- At least 6 months old.
- Up to date on vaccinations required by state law.
- Free of any communicable infections or any parasites such as fleas.
- Clean and well groomed.
- House-trained.
- Obedient, well-socialized and with no history of biting, excessive barking, chasing or aggressive behavior.
- Covered under their owner's homeowners/renter's insurance policy, which must cover dog bites.

## **Pet Parent Responsibilities**

To comply with our workplace pet policy, pet parents who want to bring their pets to work must agree to:

- Be 100% responsible for their pet's behavior, well-being, hygiene, and happiness the entire time he or she is visiting.
- Be respectful of other employees, and their pets, to ensure everyone can be as successful and productive as possible at work.
- Manage their workspace to ensure it is "pet-proofed" and safe for their visiting pet.
- Keep their pet with them and controlled throughout the day. Or make arrangements with a colleague to do so if they need to step away.
- Ensure that their pet's behavior does not interfere with other employees' comfort or ability to do their work.
- Provide their own pet items to ensure pet safety, such as leashes, crates, or gates to keep the pet securely in the employee's work area.
- Provide their own pet wellness items, such as waste bags, toys, food, and water bowls.
- Provide adequate bathroom breaks, access to water and food, and exercise throughout the day.
- Clean up after their pet immediately if any accidents occur.
- Maintain homeowners/renters' insurance that covers dog bites.
- Be legally and financially responsible for any damage caused by their pet.
- Provide annual proof of vaccination and health for their visiting pets.
- Keep pets out of pet-free areas.
  - Pet Free areas are defined as public corridors, lobbies, and tenant's units.

- All pets and pet parents must abide by all City/County rules and regulations regarding pet leashing. All pets must be leashed while outside on MHA property.
- Pets are allowed in MHA vehicles only if seat covers are used and pet parents assume any responsibility for damage to vehicles caused by pets. Seat covers need to be provided by the pet parents.
- Use alternate pet care away from work on days when the employee would be unable to fully manage the pet at work (e.g., an all-day meeting) or the pet is ill.
- Take their pet home at any time if the pet's behavior or health makes it a distraction, nuisance, or danger to anyone else, or if asked to do so by their manager.

### **Managing Issues**

Concerns related to visiting pets or the workplace pet policy should be handled in the following way:

- Talk with the pet parent and work to resolve issues mutually.
- Escalate the issue to the pet owner's supervisor.
- Escalate the issue to Human Resources.

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

## Board report December 2023

### **Waiting list report**

Total number of unduplicated households on our waiting list: as of 12/18/2023 1369\*\*\*

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1025	12/14/23
MHA Homes	194	1005	12/14/23
Shelter Plus Care	98	--*	11/8/23
Uptown	14	325	5/22/23
YWCA	6	0*	11/8/23
Silvertip PBRA	8	802	3/1/23
811	64	2*	3/31/22
Cornerstone	12	0*	1/11/23

### New applicants

Since

Nov 1, 2023 through Nov 30, 2023 114

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

\*\*\*Note: the annual waitlist update is completed. The waitlist dropped to 57% of what it was at before the purge.

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	7	1
Mainstream	60	66	6
VASH	34	52	0
EHV	14	15**	1

\*\*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	689	5

Total FY24	2622							
Full utilization	3094							
Under FY24	472	85%		w/o VASH	85%			

Percent new admissions <30% AMI 83%  
 Annual percentage required 75%

HCV Voucher Utilization CY 2023

Jan	858
Feb	866
Mar	866
April	863
May	864
June	866
Jul	865
Aug	863
Sep	865
Oct	867
Nov	880
Dec	875

Total CY 23	10400		10078
Full Utilization	12106	w/o VASH	11684
	86%		86%

NOTE: new voucher total is 1006, with 178 new TPVs from conversion, 7 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 1 Total HAP \$928

Shelter Plus care:

Shelter Plus Care 98 unit grant total to be served: 126  
 Total units actually leased: 103 total # served: 162

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

HCV 6  
 SPC 1

**Board report January 2024**

**Waiting list report**

Total number of unduplicated households on our waiting list: as of 1/10/2023 1503\*\*\*

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1144	12/14/23
MHA Homes	194	1125	12/26/23
Shelter Plus Care	98	--*	11/8/23
Uptown	14	369	5/22/23
YWCA	6	0*	1/2/24
Silvertip PBRA	8	865	3/1/23
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.

\*\*\*Note: the annual waitlist update is completed. The waitlist dropped to 57% of what is was at before the purge.

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	7	11	2
Mainstream	60	66	5
VASH	34	52	1
EHV	13	14**	1

\*\*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	874	13	7	2	123	34	690	5

Total FY24	3496							
Full utilization	4136							
Under	640	85%						w/o VASH 85%
FY24								

Percent new admissions <30% AMI	64%
Annual percentage required	75%

HCV Voucher Utilization CY 2023

Total CY 23	10400		10078
Full Utilization	12106	w/o VASH	11684
	86%		86%

CY24			
Jan	874		
Total CY 24	874		840
Full Utilization	1042	w/o VASH	990
	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
2	\$1205

Shelter Plus care:

Shelter Plus Care 98 unit grant	total to be served: 126
Total units actually leased: 102	total # served: 161

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

HCV	7
SPC	0

## Upcoming changes in HUD regulations and systems

Jim McGrath

In the next year (or so) we will see a series of significant changes to the HUD programs as well as experience the upgrades and replacement of 9 of their database systems. Because several of these will require updates to our Administrative Plan, which you will need to act on, and will also impact our participants and partnering landlords, which you may hear about, I wanted to give you this very brief picture of what is coming.

The most comprehensive part of it is the implementation of the last pieces of HOTMA, the 2016 HUD program reform legislation that changes many parts of many programs. By and large the changes are constructive, often simplifying processes and expanding flexibilities. Many of these have already been implemented. Of note there have been a number of improvements to the PBV (project-based voucher) program.

They saved until now the sections that change definitions and actions about assets, income and when and how we certify or recertify eligibility. Basically what my team does day in and day out. It's a big deal. Some of the changes are great improvements but others cut in different directions.

HUD's Notice set January 1, 2024 as the date when all these changes needed to be up and running. But because they are so sweeping, and because they coincide and some degree generate the complete replacement of their data systems, they were unable to make it happen yet and have extended our timeline to no later than January 1, 2025. The official deadline is as soon our software allows us to do it (which is after their database actually works). However, we need to make our changes to the admin plan sooner so that it can be included in our annual plan this summer.

We have to substantially rewrite sections of our admin plan and you have to adopt it. A lot of it is simply required changes. But there are a number of discretionary policies you will need to consider and adopt. We will propose to you our best take on those for your deliberations.

By the way, there are still important sections that await further guidance from HUD.

We might bring you one large package to adopt or break it out into several pieces over several meetings.

The second major change is in the inspection protocols. Currently, our voucher programs use the Housing Quality Standards protocols. They focus on basic health and safety, and while not every landlord all time appreciates them, they are well established and accepted in that community. HUD also uses UPCS for buildings more directly funded by HUD, such as public housing or multifamily. So our projects. These standards have always been somewhat stricter which makes some sense as the projects themselves are funded by feds.

Both standards were subject to some variations between individual inspectors and inspections and as such were somewhat unpredictable.

HUD has shifted to NSPIRE for all programs. The goal is to eliminate that unpredictability and make the standards more readily understood. The standards were set to go into effect Oct. 1 of last year, but, again, since HUD's guidance hadn't been out and software vendors were not set up for the change, they extended the implementation to no later than Oct. 1, 2024.

We expect to implement perhaps a little sooner. Obviously, our software needs to be ready for it. But we also want to do some outreach and education with our landlords. HUD is just now producing some educational material we can use and we are creating some of our own.

By and large, from what we've heard, these new standards will be better and overall more accepted. However, by using the same standard for private landlords in voucher programs, that may have only one unit in a building in a program, as the standards used for public housing projects raises some concerns. There are two or three standards that many private landlords in Missoula won't be able to meet without upgrading. So we want to make sure they are aware of the new standards and have time to respond.

It is possible you will hear from landlords griping about the new requirements.

Missoula Housing Authority HCV Family Self-Sufficiency Program:  
December 2023 Board Report  
Current Caseload Total: 142  
YTD Caseload Total: 182  
Total Graduates including termination with escrow: 21  
Total Escrow Balance to Date: \$458,669.63  
Total Forfeit/HELP Account Balance: \$6,024.89

There were two graduates to report.

The first graduate obtained full-time employment, repaired credit, maintained her vehicle, and completed homeownership counseling. This participant left with \$10,755.43 saved. The second graduate, this graduate is a single mother with one child. While enrolled in the program, this graduate obtained her teaching degree in K-8th grade and obtained fulltime employment with a parochial school. She was able to pay down her debt to increase her credit score. This graduate is looking into homeownership in the coming year. Additional highlights she increased income by \$21,877. This graduate had saved \$9,825.70.

We are excited to report FSS funding for 2024 has been approved!

The Winter Rental Assistance program has started to receive applications. The Salvation Army has \$25,000 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, Homeward, 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 1/11/2024



Missoula  
Housing  
AUTHORITY

**Subject:** local Board training opportunity

Good Morning!

At our November New Nonprofit Directors meeting, we talked about our collective interest in Board training and development and about approaching Keegan Flaherty about facilitating an Executive/Board Chair retreat for members of our group. I followed up with Keegan, and she suggested the following, which she would do for \$600 per organization.

- A three-hour session (evening, 5:00-8:00 pm, with dinner), with the first half being training and the second half being reflective discussion in small groups (each organization as a group). The training would be adapted from this format.
- A minimum of 3 organizations would have to commit to the session, and each org would have to commit to at least 5 participants (Board Chair, Vice Chair, one additional Board member, the Executive and one other staff person in a leadership position). If more organizations are interested, then she could accommodate more, either in the same session or she might add another session depending on how many in total.
- **Keegan is holding Wednesday, February 21<sup>st</sup> as a potential date.**

Please let me know if you're interested. If we have enough, I'll pass it on to Keegan and find out what she needs from us in terms of next steps.

L

Lisa Sheppard, MPAff, MSSW  
**Chief Executive Officer**  
[lsheppard@missoulaagingservices.org](mailto:lsheppard@missoulaagingservices.org)  
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[MISSOULAAGINGSERVICES.ORG](http://MISSOULAAGINGSERVICES.ORG)

*We promote the independence, dignity and health  
of older adults and those who care for them.*

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

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

**Period to Date**

3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	538,373.00
3110-00	Tenant rental revenue	165,704.00
3110-05	Pet Rental Revenue	100.00
3110-20	Tenant subsidy	125,480.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	5,385.55
3110-35	Garage rental	6,248.00
3110-45	Late payments	675.00
3110-54	Loss/Gain to Lease	-36,532.00
3110-55	Less Vacancy	-43,849.28
3130-00	Utility Reimbursement	0.00
3190-00	Commercial rent	3,753.96
3190-10	Less Concessions	-5,235.00
3200-00	NET RENTAL INCOME	<u>760,103.23</u>
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	950.89
3440-00	Fees for Service	0.00
3480-00	Laundry & vending income	2,145.63
3480-40	Insurance reimbursement_dividends	5,107.80
3610-00	Interest Income	348.57
3610-30	Repl Reserve Interest	1,479.73
3690-00	Other Income	761.97
3700-00	TOTAL OTHER INCOME	<u>10,794.59</u>
<b>3900-00</b>	<b>TOTAL INCOME</b>	<b><u>770,897.82</u></b>
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	45,727.33
4111-10	Payroll taxes_administrative	3,758.56
4111-20	Employee benefit contributions_administration	14,387.77
4130-10	Legal Expense	640.50
4130-20	Professional fees_administrative	6,900.00
4130-30	Technical admin support	7,654.52
4140-00	Training	0.00
4150-00	Travel	60.00
4171-00	Auditing fees	0.00
4175-20	Asset management fee expense	12,828.00
4175-30	Management fees-Non-PH	42,464.22
4180-00	Rent_office space	438.46



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**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		<b>Period to Date</b>
4190-00	Sundry_administrative	951.54
4190-11	Office expense	2,642.62
4190-12	Postage	243.57
4190-13	Communications	2,771.88
4190-14	Dues & subscriptions	29.61
4190-15	Marketing and leasing	4,163.56
4190-25	Debt Service	0.00
4200-00	TOTAL ADMINISTRATION	<u>145,662.14</u>
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	2,609.30
4240-00	Residential services	0.00
4245-00	Relocation costs	3,634.56
4250-00	TOTAL TENANT SERVICES	<u>6,243.86</u>
4300-00	UTILITIES	
4310-00	Water	10,953.09
4315-00	Sewer	12,116.26
4320-00	Electricity	37,922.88
4330-00	Gas	14,637.92
4395-00	TOTAL UTILITIES	<u>75,630.15</u>
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	44,842.44
4415-10	Payroll taxes_maintenance	3,340.54
4415-20	Employee benefit contributions_maint	0.00
4420-00	Materials	6,324.37
4420-10	Small tools & equipment	639.42
4420-11	Gasoline & oil	597.42
4420-12	Paint and coatings	1,482.18
4420-13	Doors	195.11
4420-14	Auto parts & tires	868.31
4420-15	Janitorial supplies	247.78
4420-16	Window coverings	524.29
4420-17	Flooring	7,259.00
4420-18	Appliances-Dwelling	2,592.60
4420-19	Maintenance cost paid to tenants	0.00
4420-20	Lighting - fixtures	245.07
4420-21	Uniforms	0.00
4430-00	Fees for Service	0.00
4430-10	Window cleaning	1,943.00
4430-11	Maintenance contracting	36,714.87
4430-12	Alarm system service	180.00
4430-13	Appliance repair	175.00
4430-14	Auto service and repair	0.00

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

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		<b>Period to Date</b>
4430-15	Carpet cleaning	599.00
4430-16	Electrical contractor	306.00
4430-18	Glass/screen repairs	0.00
4430-19	Heating/Cooling	383.53
4430-20	Lawn maintenance	1,751.00
4430-21	Plumbing contractor	4,212.76
4430-22	Sewer service	0.00
4430-24	Painting	820.14
4430-25	Snow removal	18,832.72
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	2,078.42
4430-28	Exterminating	600.00
4430-29	Inspections	730.00
4430-30	Janitorial cleaning	6,710.15
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	23,602.84
4440-00	TOTAL MAINTENANCE & REPAIR	<u>168,797.96</u>
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	2,505.00
4480-00	Protective services_other contract costs	1,864.50
4490-00	TOTAL PROTECTIVE SERVICES	<u>4,369.50</u>
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	6,116.77
4510-20	Insurance premiums_property	38,126.80
4510-30	Insurance premiums_auto	792.05
4510-40	Insurance premiums_bond	68.51
4510-70	MIP-Mortgage Insurance	2,616.34
4530-00	Compensated absences	0.00
4571-00	Bad debt_tenant rents	0.00
4572-00	Bad debt_other	-36.00
4580-10	Interest expense_perm debt	76,632.68
4580-20	Interest expense_development fund	1,413.45
4580-30	Interest expense_other	0.00
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	9,362.29
4650-00	TOTAL GENERAL EXPENSES	<u>135,092.89</u>
<b>8000-00</b>	<b>TOTAL EXPENSES</b>	<b><u>535,796.50</u></b>
<b>9000-00</b>	<b>NET INCOME (LOSS)</b>	<b><u>235,101.32</u></b>
9300-00	Transfer to owner	0.00

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

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_js

**Period to Date**

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

**Balance Sheet (With Period Change)**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		<b>Balance</b>
		<b>Current Period</b>
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	3,859,022.04
1111-55	Construction Cash	22,843.97
1111-60	Cash_Replacement Reserve	1,372,693.47
1111-65	Cash_Replace Reserve_RMDG	37,656.00
1111-70	Cash_Debt Service Reserve	94,143.51
1111-80	Cash_PH Operating Reserve	596,189.34
1111-90	Cash_Savings	23,295.00
1114-00	Cash_tenant security deposits	703,550.80
1117-00	Cash_Petty cash	80.00
1119-00	TOTAL CASH	6,709,474.13
1120-00	ACCOUNTS RECEIVABLE	
1122-00	A/R_dwelling rent	235,045.29
1122-12	Allow doubt accts_rent	-19,480.38
1122-14	A/R Ten HAP	37,223.72
1122-16	A/R PRA HAP	3,906.00
1122-20	A/R tenants_other	38,340.78
1122-50	A/R Tenant based HAP suspense	-6,564.00
1122-55	A/R PRA HAP suspense	-201.00
1135-20	A/R_miscellaneous	570.98
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	288,841.39
1170-00	DEFERRED CHARGES	
1175-00	Accum Amortization	-206,600.12
1211-00	Prepaid expenses	178,506.13
1213-00	Prepaid Prop Ins	73,350.84
1215-00	Prepaid_MIP	15,509.81
1290-10	Tax escrow	33,911.33
1290-20	Insurance escrow	31,569.60
1290-30	MIP escrow	24,547.53
1300-00	TOTAL DEFERRED CHARGES	150,795.12
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-14,562,425.61
1400-57	Accum deprec current year	-8,151,152.70
1400-60	Land	8,479,999.62
1400-65	Land Improvements	364,441.89
1400-70	Buildings	43,531,849.96

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

**Balance Sheet (With Period Change)**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		<b>Balance</b>
		<b>Current Period</b>
1400-75	Building Improvements	685,452.27
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	475,305.41
1400-93	Leasehold improvements	1,837,817.63
1410-95	WIP- Villagio	60,568,064.71
1420-00	Other assets	365,146.75
1500-00	TOTAL FIXED ASSETS NET OF DEPR	<u>94,606,024.79</u>
1900-00	TOTAL ASSETS	<u>101,755,135.43</u>
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	195,603.92
2110-20	Accounts payable_Accrued Prop Txes_related party	51,866.90
2110-30	Management Fee Payable	10,441.00
2114-00	Tenant security deposit	651,134.65
2114-20	Security Deposit Clearing	-336.00
2114-40	Tenant pet deposit	22,282.00
2114-50	Garage deposit	604.00
2127-00	Interprogram due to	0.00
2127-11	Interprogram due_dev	204,092.67
2128-00	TOTAL CURRENT LIABILITIES	<u>1,135,689.14</u>
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgm	91,284.02
2130-09	LT Debt-Def Developer Fee	5,736,276.00
2130-10	Long term debt net current_cap prgm	12,964,411.61
2130-11	Long term CDBG Loan	327,136.61
2130-14	Construction Loan	42,686,309.65
2130-17	STATE HOME	1,506,530.00
2130-21	CITY HOME	1,098,693.90
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	1,428,509.35
2130-50	Non-current liabilities_other	433,529.16

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

**Balance Sheet (With Period Change)**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		<b>Balance</b>
		<b>Current Period</b>
2130-60	Loan Liability_non-current	6,512,916.28
2130-65	Debt Issuance Costs Contra	-155,744.11
2130-66	Accum Amort of Debt Issuance	6,490.00
2130-70	TOTAL NOTES PAYABLE	<u>77,291,043.65</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	11,535.70
2135-30	Accrued comp absences_non-current	46,142.81
2140-00	TOTAL ACCRUED LIABILITIES	<u>334,956.29</u>
2160-00	TRUST DEPOSITS	
2170-00	Construction liability	17,069.13
2185-00	Retention	15,958.72
2190-00	TOTAL TRUST DEPOSITS	<u>33,027.85</u>
2190-05	Current Portion of Cable Revenue contra	-1,342.00
2190-10	Cable Services Revenue-LT	1,342.00
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	78,463.87
2240-10	PRA HAP Repayment	674.00
2240-15	Prepaid Revenue - Commercial	2,492.00
2240-30	Ten_hap suspense clearing	7,894.00
2240-40	PRA HAP suspense clearing	22.00
2700-00	TOTAL DEFERRED CREDITS	<u>89,545.87</u>
2750-00	TOTAL LIABILITIES	<u>78,884,262.80</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	-3,509,766.13
2809-00	Restricted Net Assets	144,161.81
2809-10	EAP Fund_Restricted	-162.00
2810-00	Unrestricted Net Assets	-4,443,239.48
2900-00	TOTAL EQUITY & FUND BALANCE	<u>22,870,872.63</u>
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>101,755,135.43</u>

Villagio (villagio)  
**Budget Comparison (with PTD)**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		<b>MTD Actual</b>
3000-00	INCOME	
3100-00	RENTAL INCOME	
3110-00	Tenant rental revenue	36,828.00
3110-20	Tenant subsidy	36,945.00
3110-30	Tenant revenue_other	145.00
3110-45	Late payments	<u>25.00</u>
3200-00	NET RENTAL INCOME	73,943.00
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	16.17
3690-00	Other Income	<u>1,000.00</u>
3700-00	TOTAL OTHER INCOME	1,016.17
<b>3900-00</b>	<b>TOTAL INCOME</b>	<b><u>74,959.17</u></b>
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4130-30	Technical admin support	495.54
4175-30	Management fees-Non-PH	3,505.41
4190-00	Sundry_administrative	183.95
4190-11	Office expense	214.16
4190-13	Communications	513.68
4190-15	Marketing and leasing	<u>2,120.10</u>
4200-00	TOTAL ADMINISTRATION	7,032.84
4211-00	TENANT SERVICES	
4245-00	Relocation costs	<u>3,634.56</u>
4250-00	TOTAL TENANT SERVICES	3,634.56
4300-00	UTILITIES	
4310-00	Water	1,479.72
4315-00	Sewer	2,790.27
4320-00	Electricity	14,944.79
4330-00	Gas	<u>780.01</u>
4395-00	TOTAL UTILITIES	19,994.79
4400-00	MAINTENANCE & REPAIR	
4420-00	Materials	1,050.92
4420-10	Small tools & equipment	59.99
4420-11	Gasoline & oil	330.15
4420-12	Paint and coatings	176.96
4430-11	Maintenance contracting	195.58
4430-24	Painting	220.14
4430-27	Elevator maintenance	1,141.42
4430-28	Exterminating	225.00
4431-00	Garbage removal	<u>2,784.24</u>

Villagio (villagio)  
**Budget Comparison (with PTD)**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		<b>MTD Actual</b>
4440-00	TOTAL MAINTENANCE & REPAIR	6,184.40
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	516.77
4510-20	Insurance premiums_property	8,003.89
4510-30	Insurance premiums_auto	113.15
4590-10	Property Tax_SIDs	95.84
4650-00	TOTAL GENERAL EXPENSES	<u>8,729.65</u>
<b>8000-00</b>	<b>TOTAL EXPENSES</b>	<b><u>45,576.24</u></b>
<b>9000-00</b>	<b>NET INCOME (LOSS)</b>	<b><u>29,382.93</u></b>



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

**Income Statement**

Period = Dec 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	86,089.00
3110-20	Tenant subsidy	172,278.00
3110-30	Tenant revenue_other	-1,087.00
3110-45	Late payments	-125.00
3110-54	Loss/Gain to Lease	-852.00
3200-00	NET RENTAL INCOME	260,839.00
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,162.50
3404-00	Other government grants	1,339,178.00
3406-00	Donations & contributions_restricted	0.00
3410-00	PHA HAP Revenue	862,975.00
3410-10	HUD Admin Fee	83,471.00
3410-11	EHV-HAP REVENUE	15,554.00
3410-12	EHV-ADMIN REV	1,444.00
3410-13	MS5 HAP REV	38,840.00
3410-14	MS5 ADMIN REV	5,884.00
3410-20	HUD PHA FSS	22,142.41
3410-30	Port-In Admin Fee Earned	55.70
3410-40	Port-In HAP Earned	928.00
3415-00	TOTAL GRANTS AND DONATIONS	2,377,634.61
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	5,451.21
3440-10	Management fee revenue	21,378.00
3440-20	External management fees	90,156.61
3451-00	Fraud Recovery_Admin	906.00
3480-40	Insurance reimbursement_dividends	0.00
3610-00	Interest Income	2,205.18
3690-00	Other Income	506,647.00
3690-01	Fraud recovery_HAP	906.00
3690-02	Other Income_FSS Forfeits	0.13
3700-00	TOTAL OTHER INCOME	627,650.13
<b>3900-00</b>	<b>TOTAL INCOME</b>	<b>3,266,123.74</b>
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	131,448.86
4111-10	Payroll taxes_administrative	10,262.05
4111-20	Employee benefit contributions_administration	25,937.30
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	17,132.93

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

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		Period to Date
4130-30	Technical admin support	8,092.97
4140-00	Training	1,000.00
4150-00	Travel	26.99
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	7,162.50
4175-15	Admin fees paid for ports	120.54
4175-30	Management fees-Non-PH	44,797.14
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	7,549.02
4190-11	Office expense	2,912.04
4190-12	Postage	1,818.95
4190-13	Communications	2,421.97
4190-14	Dues & subscriptions	1,245.39
4190-15	Marketing and leasing	1,697.58
4200-00	TOTAL ADMINISTRATION	268,806.73
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	25,569.23
4232-00	FSS rounding account	-0.60
4250-00	TOTAL TENANT SERVICES	25,568.63
4300-00	UTILITIES	
4310-00	Water	4,608.73
4315-00	Sewer	3,171.09
4320-00	Electricity	8,155.06
4330-00	Gas	2,924.56
4395-00	TOTAL UTILITIES	18,859.44
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	27,299.59
4415-10	Payroll taxes_maintenance	1,989.94
4415-20	Employee benefit contributions_maint	0.00
4420-00	Materials	4,212.72
4420-10	Small tools & equipment	198.98
4420-11	Gasoline & oil	185.14
4420-12	Paint and coatings	514.57
4420-13	Doors	0.00
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	309.47
4420-16	Window coverings	356.66
4420-17	Flooring	5,221.00
4420-18	Appliances-Dwelling	606.64
4420-20	Lighting - fixtures	271.63
4420-21	Uniforms	0.00
4430-00	Fees for Service	0.00
4430-11	Maintenance contracting	196.10
4430-13	Appliance repair	550.90

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

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		<b>Period to Date</b>
4430-14	Auto service and repair	52.00
4430-19	Heating/Cooling	926.43
4430-20	Lawn maintenance	0.00
4430-21	Plumbing contractor	743.95
4430-25	Snow removal	1,923.95
4430-26	Sprinkler system maintenance	75.00
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	1,725.00
4430-29	Inspections	2,312.50
4430-30	Janitorial cleaning	4,540.00
4431-00	Garbage removal	11,592.08
4440-00	TOTAL MAINTENANCE & REPAIR	<u>65,804.25</u>
4450-00	PROTECTIVE SERVICES	
4480-00	Protective services_other contract costs	0.00
4490-00	TOTAL PROTECTIVE SERVICES	<u>0.00</u>
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	6,549.02
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	11.98
4650-00	TOTAL GENERAL EXPENSES	<u>20,243.16</u>
4715-00	HAP Housing assistance payments	872,626.00
4715-10	Utility reimbursement payment URP	3,493.00
4715-20	HAP FSS Escrow payments	20,864.00
4715-30	Port HAP URP	1,205.00
4750-00	TOTAL HAP EXPENSE	<u>898,188.00</u>
<b>8000-00</b>	<b>TOTAL EXPENSES</b>	<b><u>1,297,470.21</u></b>
<b>9000-00</b>	<b>NET INCOME (LOSS)</b>	<b><u>1,968,653.53</u></b>

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

### Balance Sheet (With Period Change)

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		Balance
		Current Period
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	5,658,251.65
1111-50	Cash - Restricted	1,229,389.98
1111-60	Cash_Replacement Reserve	440,201.27
1114-00	Cash_tenant security deposits	75,574.96
1117-00	Cash_Petty cash	210.00
1119-00	TOTAL CASH	7,403,627.86
1120-00	ACCOUNTS RECEIVABLE	
1121-00	Fraud recovery	6,561.00
1121-10	Allow doubtful accts_fraud	-1,419.51
1122-00	A/R_dwelling rent	39,175.71
1122-12	Allow doubt accts_rent	-3,391.96
1122-14	A/R Ten HAP	-975.00
1122-20	A/R tenants_other	-2,470.10
1122-30	A/R EAP loans	5,400.25
1122-50	A/R Tenant based HAP suspense	-5,002.00
1125-00	A/R_HUD	5,679.00
1131-00	Notes & mortgages receivable_current	29,714.42
1135-10	A/R_other government	15,368.14
1135-20	A/R_miscellaneous	5,546.16
1140-12	Due from_HCV	119,466.09
1140-13	Due from_EHV	2,979.87
1140-15	Due from_MS5	9,525.00
1140-23	Due from_TRINITY	2,296,466.28
1140-24	Due from_VILLAGIO	206,042.67
1145-00	Accrued interest receivable	268,995.43
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	2,997,661.45
1150-00	OTHER ASSETS	
1158-00	Notes & mortgages rec_non-current	840,663.28
1158-10	Notes Receivable Villagio HOME loan	3,356,077.10
1158-11	Notes receivable Maclay Commons	468,823.02
1158-15	TIF LOAN RECEIVABLE	1,339,178.00
1159-50	Other assets	41,458.65
1160-00	TOTAL OTHER ASSETS	6,046,200.05
1161-00	INVESTMENTS	

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 = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		Balance
		Current Period
1165-10	FSS escrow	453,586.55
1165-20	FSS Forfeits	16,972.79
1169-00	TOTAL INVESTMENTS	470,559.34
1170-00	DEFERRED CHARGES	
1211-00	Prepaid expenses	218,829.11
1213-00	Prepaid Prop Ins	3,278.42
1260-00	Consumable inventory	8,950.97
1295-10	Interprogram due_MHAHOME	0.00
1295-11	Interprogram due_dev	2,700.00
1295-13	Interprogram due_2006 spc	8,656.00
1295-18	Interprogram due_business	-134,028.00
1295-19	Interprogram due_Uptown Grant	1,262.00
1295-25	Interprogram due_GCN	131,622.26
1295-28	Interprogram due_IDC/MHA loan	426,221.57
1295-29	Interprogram due_IDC/Accrued Interest	92,583.60
1295-33	Interprogram due_dev/GCN accrued int	117,190.31
1300-00	TOTAL DEFERRED CHARGES	877,266.24
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-12,082,333.36
1400-57	Accum deprec current year	-1,730,688.92
1400-60	Land	1,462,434.40
1400-70	Buildings	19,885,712.96
1400-75	Building Improvements	40,321.29
1400-80	Dwelling furniture_fixtures equip	174,545.02
1400-90	Admin furniture_fixtures equip	584,515.46
1400-92	Dwelling furn_fixtures equip_Flooring	108,041.99
1400-93	Leasehold improvements	3,868,665.11
1400-95	Infrastructure	1,750.00
1410-25	Trinity Project	29,458.58
1410-50	Work in progress-Other	191,737.91
1410-95	WIP- Villagio	65,424.21
1499-00	Investments in joint ventures	2,837,694.97
1500-00	TOTAL FIXED ASSETS NET OF DEPR	15,437,279.62
1900-00	TOTAL ASSETS	33,232,594.56
2000-00	LIABILITIES & EQUITY	

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 = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		Balance
		Current Period
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	186,270.10
2110-50	Accounts payable_HUD pha programs	1,941.00
2114-00	Tenant security deposit	71,702.00
2114-20	Security Deposit Clearing	-581.00
2114-40	Tenant pet deposit	593.00
2120-13	FICA_Medicare Tax	7,237.36
2120-14	1st Non-profit unemployment ins	2,238.95
2120-15	Workers Comp Payable	-70.19
2120-16	Health Insurance (Pacsorce)Co pay	-508.47
2120-17	AFLAC Premium	661.06
2120-18	Medical/childcare flex	1,929.67
2120-20	Legal Shield payable	0.00
2125-00	Other current liabilities	2,370.61
2127-00	Interprogram due to	-6,201.68
2127-11	Interprogram due_dev	0.00
2127-16	Interprogram due_Valor	0.00
2127-18	Interprogram due_business	9,918.00
2127-21	Interprogram due_IDC/MHA loan	20,797.17
2128-00	TOTAL CURRENT LIABILITIES	298,297.58
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgrm	261,549.42
2130-11	Long term CDBG Loan	235,000.00
2130-13	Long term AHP Loan	-321.63
2130-16	MBOH loan	259,440.05
2130-18	EPC - 1ST SECURITY loan	1,439,646.49
2130-50	Non-current liabilities_other	6,000.00
2130-60	Loan Liability_non-current	6,004,000.00
2130-70	TOTAL NOTES PAYABLE	8,205,314.33
2130-80	ACCRUED LIABILITIES	
2135-20	Accrued comp absences_current	26,501.97
2135-30	Accrued comp absences_non-current	106,008.00
2140-00	TOTAL ACCRUED LIABILITIES	132,509.97
2160-00	TRUST DEPOSITS	
2180-00	FSS Escrow Liability	453,585.95

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 = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		<b>Balance</b>
		<b>Current Period</b>
2185-00	Retention	13,907.85
2190-00	TOTAL TRUST DEPOSITS	<u>467,493.80</u>
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	45,572.87
2240-30	Ten_hap suspense clearing	4,856.75
2700-00	TOTAL DEFERRED CREDITS	<u>50,429.62</u>
2750-00	TOTAL LIABILITIES	<u>9,154,045.30</u>
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Debt	9,932,849.96
2806-00	Curr yr unrestricted net assets	2,486,039.61
2809-00	Restricted Net Assets	533,229.40
2809-10	EAP Fund_Restricted	-3,608.73
2810-00	Unrestricted Net Assets	<u>11,130,039.02</u>
2900-00	TOTAL EQUITY & FUND BALANCE	<u>24,078,549.26</u>
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>33,232,594.56</u>

**Payment Summary**

Property=HCV,EHV,MSS,PORTPROP,SPC2006 AND Bank=flb5720 AND mm/yy=12/2023-12/2023 AND All Checks=Yes AND Include Voids=All Checks

Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
11681	v0002984 - 11TH STREET EXTRAVAGANZA LLC	12/1/2023	12-2023	319.00	12/31/2023
11682	v0003397 - 3BS LLC	12/1/2023	12-2023	633.00	12/31/2023
11686	v0003613 - BENJAMIN J POWELL	12/1/2023	12-2023	1,889.00	12/31/2023
11689	v0003537 - BRITNI BISHOP DBA	12/1/2023	12-2023	413.00	12/31/2023
11693	v0002046 - BURGESS	12/1/2023	12-2023	683.00	12/31/2023
11694	v0003339 - BURLINGTON GARDENS LLC	12/1/2023	12-2023	5,827.00	12/31/2023
11697	v0000161 - CEDAR VILLAS LLP	12/1/2023	12-2023	628.00	12/31/2023
11701	v0001642 - CLARK	12/1/2023	12-2023	851.00	12/31/2023
11703	v0002950 - CREEKSIDE APARTMENTS LLC	12/1/2023	12-2023	32,746.00	12/31/2023
11705	v0003248 - DANA CREVAR	12/1/2023	12-2023	1,961.00	12/31/2023
11710	v0001774 - EQUINOX DEVELOPMENT LP	12/1/2023	12-2023	5,628.00	12/31/2023
11714	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	12/1/2023	12-2023	639.00	12/31/2023
11717	v0002035 - FRANCIS	12/1/2023	12-2023	814.00	12/31/2023
11718	v0003210 - GARY FLATOW	12/1/2023	12-2023	764.00	12/31/2023
11719	v0001573 - GOLD DUST LIMITED PARTNERSHIP	12/1/2023	12-2023	1,706.00	12/31/2023
11720	v0001501 - HALVERSON	12/1/2023	12-2023	1,706.00	12/31/2023
11723	v0002385 - HOMEFORWARD	12/1/2023	12-2023	722.27	12/31/2023
11725	v0003383 - JENNIFER VANENGELBURG	12/1/2023	12-2023	1,974.00	12/31/2023
11727	v0000497 - KALLEMEYN	12/1/2023	12-2023	1,459.00	12/31/2023
11736	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	12/1/2023	12-2023	2,630.00	12/31/2023
11742	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	12/1/2023	12-2023	42,096.00	12/31/2023
11745	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	12/1/2023	12-2023	5,205.00	12/31/2023
11747	v0003335 - PATRICK EUGENE HAYS	12/1/2023	12-2023	398.00	12/31/2023
11749	v0000783 - PORCH	12/1/2023	12-2023	1,024.00	12/31/2023
11751	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	12/1/2023	12-2023	10,221.00	12/31/2023
11753	v0002951 - SEARS	12/1/2023	12-2023	1,935.00	12/31/2023
11758	v0002082 - SOLSTICE DEVELOPMENT LP	12/1/2023	12-2023	7,000.00	12/31/2023
11759	v0001806 - SOUCIE	12/1/2023	12-2023	1,279.00	12/31/2023
11761	v0002862 - SWEETGRASS COMMONS LLLP	12/1/2023	12-2023	2,922.00	12/31/2023
11764	v0003496 - UNION PLACE I	12/1/2023	12-2023	3,512.00	12/31/2023
11765	v0003497 - UNION PLACE II	12/1/2023	12-2023	4,758.00	12/31/2023
11772	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	12/8/2023	12-2023	204.00	12/31/2023
11774	v0003496 - UNION PLACE I	12/8/2023	12-2023	133.00	12/31/2023
98279	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	12/1/2023	12-2023	599.89	12/31/2023
98283	v0002551 - 4 RENT LLC	12/1/2023	12-2023	3,313.00	12/31/2023
98284	v0003142 - 4RENT LLC	12/1/2023	12-2023	2,348.00	12/31/2023
98285	v0003614 - 900 SPARTAN DRIVE LLC	12/1/2023	12-2023	926.00	12/31/2023
98286	v0000021 - ADEA PROPERTY MANAGEMENT	12/1/2023	12-2023	29,285.00	12/31/2023
98287	v0003087 - AISLING PROPERTIES LLC	12/1/2023	12-2023	898.00	12/31/2023
98289	v0002546 - ASPEN PLACE APARTMENTS	12/1/2023	12-2023	5,595.00	12/31/2023
98290	v0002815 - BAIR CLARK PROPERTIES LLC	12/1/2023	12-2023	2,388.00	12/31/2023
98291	v0000074 - BBF ENTERPRISES	12/1/2023	12-2023	871.00	12/31/2023
98292	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	12/1/2023	12-2023	3,299.00	12/31/2023
98293	v0002232 - BONNER HOMES LLC	12/1/2023	12-2023	1,215.00	12/31/2023
98294	v0000115 - BOUNTY REAL ESTATE LLC	12/1/2023	12-2023	836.00	12/31/2023
98295	v0000116 - BOURKE ROBINSON MANAGEMENT	12/1/2023	12-2023	852.00	12/31/2023
98297	v0002587 - BURT	12/1/2023	12-2023	655.00	12/31/2023
98298	v0003492 - C. JOANNE WINTER	12/1/2023	12-2023	510.00	12/31/2023
98299	v0002917 - CALIFORNIA STREET	12/1/2023	12-2023	1,363.00	12/31/2023
98300	v0003506 - CAMAS DANISON-FIELDHOUSE	12/1/2023	12-2023	1,815.00	12/31/2023
98301	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	12/1/2023	12-2023	8,457.00	12/31/2023
98302	v0001989 - CHILCOTE HILLVIEW CHLP	12/1/2023	12-2023	1,174.00	12/31/2023
98303	v0001988 - CHILCOTE ORCHARD HOMES OHLP	12/1/2023	12-2023	1,440.00	12/31/2023
98305	v0001113 - CHINIKAILO	12/1/2023	12-2023	1,072.00	12/31/2023
98306	v0001536 - CHINIKAILO	12/1/2023	12-2023	900.00	12/31/2023
98307	v0000173 - CHINIKAYLO	12/1/2023	12-2023	1,576.00	12/31/2023
98308	v0000174 - CHINIKAYLO	12/1/2023	12-2023	874.00	12/31/2023
98309	v0002207 - CHINSKE	12/1/2023	12-2023	436.00	12/31/2023
98310	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	12/1/2023	12-2023	6,703.00	12/31/2023
98311	v0000187 - CLARK FORK REALTY INC	12/1/2023	12-2023	4,826.00	12/31/2023
98312	v0003070 - COAD I LP	12/1/2023	12-2023	875.00	12/31/2023
98313	v0003071 - COAD II LP	12/1/2023	12-2023	1,283.00	12/31/2023
98314	v0003072 - COAD III LP	12/1/2023	12-2023	579.00	12/31/2023
98315	v0003399 - CORIE M. FRITZ	12/1/2023	12-2023	289.00	12/31/2023



**Payment Summary**

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=flb5720 AND mm/yy=12/2023-12/2023 AND All Checks=Yes AND Include Voids=All Checks

98316	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	12/1/2023	12-2023	895.00	12/31/2023
98317	v0003576 - CRJ TRAIL PROPERTIES LLC	12/1/2023	12-2023	1,700.00	12/31/2023
98318	v0003514 - CROESUS LLC	12/1/2023	12-2023	517.00	12/31/2023
98319	v0003520 - CRUACHAN INVESTORS STD LLC	12/1/2023	12-2023	1,568.00	12/31/2023
98321	v0003458 - DANIEL J BOURASSA	12/1/2023	12-2023	92.00	12/31/2023
98322	v0003423 - DARLENE DAVIS	12/1/2023	12-2023	530.00	
98323	v0003567 - DEBRA C. TAYLOR-CRAGG	12/1/2023	12-2023	550.00	12/31/2023
98325	v0000253 - DISCHNER	12/1/2023	12-2023	920.00	12/31/2023
98327	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	12/1/2023	12-2023	637.00	12/31/2023
98328	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	12/1/2023	12-2023	298.00	12/31/2023
98329	v0000315 - FANGSRUD	12/1/2023	12-2023	710.00	12/31/2023
98330	v0002807 - FIDELITY	12/1/2023	12-2023	257.00	12/31/2023
98331	v0003638 - FISHELL	12/1/2023	12-2023	1,006.00	
98333	v0001646 - FREY	12/1/2023	12-2023	0.00	
98334	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	12/1/2023	12-2023	42,959.00	12/31/2023
98335	v0001677 - GARDEN DISTRICT I L P	12/1/2023	12-2023	9,013.00	12/31/2023
98336	v0003501 - GEOFF CURTIS	12/1/2023	12-2023	1,881.00	12/31/2023
98337	v0003205 - GMA INC	12/1/2023	12-2023	200.00	12/31/2023
98338	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	12/1/2023	12-2023	3,287.00	12/31/2023
98339	v0002182 - GRC LLC	12/1/2023	12-2023	1,659.00	12/31/2023
98340	v0000370 - GREAT PLACES INC	12/1/2023	12-2023	658.00	12/31/2023
98341	v0003139 - GREG MCCUE	12/1/2023	12-2023	968.00	12/31/2023
98342	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	12/1/2023	12-2023	14,863.00	12/31/2023
98343	v0000395 - HARRINGTON	12/1/2023	12-2023	931.00	12/31/2023
98344	v0002576 - HAUBRICH	12/1/2023	12-2023	381.00	
98345	v0001116 - HAUGE	12/1/2023	12-2023	461.00	12/31/2023
98346	v0003414 - HEALTER H. LEIPHAM	12/1/2023	12-2023	1,581.00	12/31/2023
98347	v0000404 - HEIDRICK	12/1/2023	12-2023	651.00	12/31/2023
98348	v0002319 - HIGHLAND PROPERTY MANAGEMENT	12/1/2023	12-2023	844.00	12/31/2023
98349	v0003579 - HOGAN SENIOR LIVING LLC	12/1/2023	12-2023	2,165.00	12/31/2023
98350	v0003491 - HOUSING AUTHORITY OF GRANT COUNTY	12/1/2023	12-2023	603.27	12/31/2023
98351	v0002007 - HOWELL	12/1/2023	12-2023	611.00	12/31/2023
98352	v0001889 - IRELAND	12/1/2023	12-2023	761.00	12/31/2023
98353	v0003361 - IVAN LEMEZA	12/1/2023	12-2023	338.00	12/31/2023
98354	v0003441 - IVV PROPERTIES LLC	12/1/2023	12-2023	670.00	12/31/2023
98355	v0003231 - JAMES E. WILSON	12/1/2023	12-2023	268.00	12/31/2023
98356	v0003540 - JC PROPERTY HOLDINGS LLC	12/1/2023	12-2023	1,228.00	12/31/2023
98357	v0003084 - JEFF MOLTZEN	12/1/2023	12-2023	1,305.00	12/31/2023
98358	v0003489 - JEFFREY A HARLOW	12/1/2023	12-2023	903.00	12/31/2023
98360	v0002773 - JESSE GUEST	12/1/2023	12-2023	882.00	12/31/2023
98361	v0000479 - JOHNSON	12/1/2023	12-2023	1,977.00	12/31/2023
98362	v0002860 - JUSTIN BRADLEY	12/1/2023	12-2023	143.00	12/31/2023
98363	v0003503 - KATHRYN ANNE SCHMIDT	12/1/2023	12-2023	812.00	12/31/2023
98364	v0002660 - KATHRYN R FLYNN FAMILY LP	12/1/2023	12-2023	564.00	12/31/2023
98365	v0003445 - KATHY SCHAFF	12/1/2023	12-2023	586.00	12/31/2023
98366	v0000504 - KELLEY	12/1/2023	12-2023	612.00	12/31/2023
98367	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	12/1/2023	12-2023	541.00	
98369	v0001460 - LMB RENTALS LLC	12/1/2023	12-2023	1,096.00	12/31/2023
98370	v0002073 - LOLO VISTA APARTMENTS LP	12/1/2023	12-2023	3,084.00	12/31/2023
98372	v0002740 - M AND L GENERAL CONTRACTOR INC	12/1/2023	12-2023	523.00	12/31/2023
98373	v0000554 - MACLAY COMMONS LLP	12/1/2023	12-2023	16,428.00	12/31/2023
98374	v0003088 - MARTHA RIPLEY	12/1/2023	12-2023	326.00	12/31/2023
98375	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	12/1/2023	12-2023	1,955.00	12/31/2023
98376	v0002510 - MARTINS PROPERTY MANAGMENT LLC	12/1/2023	12-2023	686.00	12/31/2023
98377	v0000567 - MATELICH	12/1/2023	12-2023	295.00	12/31/2023
98378	v0003226 - MATTHEW OLIVER	12/1/2023	12-2023	754.00	12/31/2023
98379	v0002386 - MCLAIN TWITE	12/1/2023	12-2023	1,180.00	12/31/2023
98380	v0000583 - MEYER	12/1/2023	12-2023	601.00	12/31/2023
98381	v0001129 - MHA HOLDINGS LLC	12/1/2023	12-2023	21,076.00	12/31/2023
98382	v0003204 - MHA MANAGEMENT LLC	12/1/2023	12-2023	9,375.00	12/31/2023
98383	v0003330 - MHA MANAGEMENT LLC	12/1/2023	12-2023	144,414.00	12/31/2023
98384	v0003546 - MHA-TRINITY APARTMENTS LLC	12/1/2023	12-2023	64,234.00	12/31/2023
98385	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	12/1/2023	12-2023	305.00	12/31/2023
98386	v0001111 - MISSOULA HOUSING AUTHORITY	12/1/2023	12-2023	11,418.00	12/31/2023
98387	v0000673 - MOTOWN INVESTMENTS LLP	12/1/2023	12-2023	1,202.00	
98388	v0003406 - MS01 LLC	12/1/2023	12-2023	1,790.00	12/31/2023

## Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=12/2023-12/2023 AND All Checks=Yes AND Include Voids=All Checks

98389	v0003209 - MT PROPERTIES GROUP LLC	12/1/2023	12-2023	6,572.00	12/31/2023
98390	v0003517 - MT PROPERTIES GROUP LLC	12/1/2023	12-2023	977.00	12/31/2023
98391	v0001630 - MVE RENTALS	12/1/2023	12-2023	264.00	12/31/2023
98392	v0000715 - NKSJB RENTALS	12/1/2023	12-2023	1,691.00	12/31/2023
98393	v0000736 - OLSON	12/1/2023	12-2023	485.00	12/31/2023
98394	v0000738 - OPPORTUNITY RESOURCES INC	12/1/2023	12-2023	391.00	12/31/2023
98395	v0002198 - PALACE APARTMENTS LP	12/1/2023	12-2023	16,986.00	12/31/2023
98396	v0002969 - PALMER	12/1/2023	12-2023	1,145.00	12/31/2023
98397	v0000752 - PARKSIDE VILLAGE	12/1/2023	12-2023	20,201.00	12/31/2023
98398	v0003405 - PETERSON PROPERTIES	12/1/2023	12-2023	771.00	12/31/2023
98399	v0002143 - PLUM PROPERTY MANAGEMENT LLC	12/1/2023	12-2023	5,492.00	12/31/2023
98400	v0002340 - PM RENTALS	12/1/2023	12-2023	2,092.00	12/31/2023
98401	v0003481 - REBECCA TUCKER GARY TUCKER	12/1/2023	12-2023	1,138.00	12/31/2023
98402	v0003504 - REDWOOD FLATTS LLC	12/1/2023	12-2023	915.00	12/31/2023
98403	v0000837 - REYNOLDS	12/1/2023	12-2023	565.00	12/31/2023
98404	v0000135 - RIVER RIDGE	12/1/2023	12-2023	12,379.00	12/31/2023
98405	v0003369 - RIVER RUN FLATS LLC	12/1/2023	12-2023	10,591.00	12/31/2023
98406	v0003447 - RIVERSIDE VILLAGE	12/1/2023	12-2023	1,434.00	12/31/2023
98407	v0000852 - RUSSELL PROPERTIES LP	12/1/2023	12-2023	421.00	12/31/2023
98408	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	12/1/2023	12-2023	13,069.00	12/31/2023
98409	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	12/1/2023	12-2023	4,045.00	12/31/2023
98410	v0003417 - SAVAGE RENTALS	12/1/2023	12-2023	176.00	12/31/2023
98411	v0000872 - SCHLEGEL	12/1/2023	12-2023	456.00	
98412	v0000906 - SHERWOOD	12/1/2023	12-2023	891.00	12/31/2023
98414	v0002195 - SILVERTIP APARTMENTS	12/1/2023	12-2023	34,464.00	12/31/2023
98415	v0002571 - SIMONOVICH	12/1/2023	12-2023	72.00	12/31/2023
98416	v0003422 - SKYVIEW LLLP	12/1/2023	12-2023	6,313.00	12/31/2023
98417	v0003544 - SPEEDWAY	12/1/2023	12-2023	594.00	12/31/2023
98418	v0000954 - STREAM AREA RENTALS	12/1/2023	12-2023	1,283.00	12/31/2023
98419	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	12/1/2023	12-2023	18,056.00	12/31/2023
98420	v0003006 - T AND E LOWE RENTALS LLC	12/1/2023	12-2023	760.00	12/31/2023
98421	v0000967 - T AND T DEVELOPMENT	12/1/2023	12-2023	864.00	12/31/2023
98422	v0002681 - TABISH	12/1/2023	12-2023	421.00	12/31/2023
98423	v0000974 - TARGET RANGE TRAILER COURT	12/1/2023	12-2023	2,634.00	12/31/2023
98424	v0001275 - TSAKARESTOS	12/1/2023	12-2023	1,285.00	12/31/2023
98425	v0002346 - TSUBER	12/1/2023	12-2023	1,132.00	12/31/2023
98426	v0001994 - TUCKER	12/1/2023	12-2023	1,152.00	12/31/2023
98427	v0002714 - TWITE	12/1/2023	12-2023	5,886.00	12/31/2023
98428	v0000677 - TWITE FAMILY PARTNERSHIP	12/1/2023	12-2023	3,652.00	12/31/2023
98429	v0001012 - TWO RIVERS MOBILE HOME PARK	12/1/2023	12-2023	584.00	12/31/2023
98430	v0001256 - UNION SQUARE APARTMENTS	12/1/2023	12-2023	1,471.00	12/31/2023
98432	v0002011 - VERITAS PROPERTY MANAGEMENT	12/1/2023	12-2023	918.00	12/31/2023
98433	v0003357 - VICTORIA DAILEY	12/1/2023	12-2023	382.00	12/31/2023
98434	v0003328 - VILLAGIO LLLP	12/1/2023	12-2023	29,477.00	12/31/2023
98436	v0001075 - WESTERN MT MENTAL HEALTH CENTER	12/1/2023	12-2023	740.00	12/31/2023
98437	v0002561 - WESTVIEW MOBILE HOME PARK	12/1/2023	12-2023	709.00	12/31/2023
98438	v0001085 - WILKINS	12/1/2023	12-2023	757.00	12/31/2023
98439	v0001930 - YARMOLICH	12/1/2023	12-2023	731.00	
98440	v0001108 - YWCA OF MISSOULA	12/1/2023	12-2023	5,232.00	12/31/2023
98441	v0001109 - ZAVARELLI ENT.	12/1/2023	12-2023	525.00	12/31/2023
98443	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	12/1/2023	12-2023	1,288.00	12/31/2023
98445	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	12/6/2023	12-2023	126.00	12/31/2023
98447	v0000554 - MACLAY COMMONS LLP	12/6/2023	12-2023	2,006.00	12/31/2023
98448	v0003204 - MHA MANAGEMENT LLC	12/6/2023	12-2023	1,162.00	12/31/2023
98449	v0003330 - MHA MANAGEMENT LLC	12/6/2023	12-2023	2,279.00	12/31/2023
98451	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	12/6/2023	12-2023	1,020.00	12/31/2023
98452	v0002195 - SILVERTIP APARTMENTS	12/6/2023	12-2023	616.00	12/31/2023
98453	v0003328 - VILLAGIO LLLP	12/6/2023	12-2023	1,303.00	12/31/2023
98454	v0003546 - MHA-TRINITY APARTMENTS LLC	12/6/2023	12-2023	2,764.00	12/31/2023
98455	v0003546 - MHA-TRINITY APARTMENTS LLC	12/6/2023	12-2023	3,419.00	12/31/2023
98456	v0001205 - LES SCHWAB TIRES	12/7/2023	12-2023	459.84	12/31/2023
98457	v0001068 - KELLEY CONNECT	12/7/2023	12-2023	149.99	12/31/2023
98458	v0002945 - AFFORDABLE HOUSING NETWORK LLC	12/7/2023	12-2023	930.13	12/31/2023
98459	v0000730 - OFFICE CITY	12/7/2023	12-2023	181.99	12/31/2023
98460	v0001797 - CLEARFLY COMMUNICATIONS	12/7/2023	12-2023	45.19	12/31/2023
98461	v0001402 - MONTANA INTERACTIVE	12/7/2023	12-2023	180.00	12/31/2023

## Payment Summary

Property=HCV,EHV,MSS,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=12/2023-12/2023 AND All Checks=Yes AND Include Voids=All Checks

98462	v0002884 - MASTERCARD	12/7/2023	12-2023	116.53	12/31/2023
98463	v0003646 - TURAH TIRES LLC	12/7/2023	12-2023	370.00	12/31/2023
98465	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	12/13/2023	12-2023	642.00	12/31/2023
98466	v0003520 - CRUACHAN INVESTORS STD LLC	12/13/2023	12-2023	37.00	12/31/2023
98467	v0003204 - MHA MANAGEMENT LLC	12/13/2023	12-2023	819.00	
98468	v0003546 - MHA-TRINITY APARTMENTS LLC	12/13/2023	12-2023	632.00	12/31/2023
98469	v0003328 - VILLAGIO LLLP	12/13/2023	12-2023	752.00	12/31/2023
98470	v0003546 - MHA-TRINITY APARTMENTS LLC	12/13/2023	12-2023	2,324.00	12/31/2023
98471	v0003196 - LAURIE TACKITT	12/15/2023	12-2023	556.62	12/31/2023
98472	v0003648 - ALYSSA PETERSEN	12/15/2023	12-2023	1,000.00	12/31/2023
98473	v0003649 - FIRESTONE COMPLETE AUTO CARE	12/15/2023	12-2023	1,764.75	
98477	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	12/20/2023	12-2023	393.00	12/31/2023
98478	v0003546 - MHA-TRINITY APARTMENTS LLC	12/20/2023	12-2023	1,196.00	12/31/2023
98479	v0001111 - MISSOULA HOUSING AUTHORITY	12/20/2023	12-2023	496.00	12/31/2023
98481	v0000974 - TARGET RANGE TRAILER COURT	12/20/2023	12-2023	735.00	
98483	v0003328 - VILLAGIO LLLP	12/20/2023	12-2023	1,897.00	12/31/2023
98484	v0003651 - AEGIS GENERAL INSURANCE COMPANY	12/20/2023	12-2023	500.00	12/31/2023
98486	v0001766 - LIFE LONG LEARNING CENTER	12/20/2023	12-2023	193.00	
98487	v0003196 - LAURIE TACKITT	12/20/2023	12-2023	339.58	12/31/2023
98488	v0001832 - VERIZON WIRELESS	12/20/2023	12-2023	60.25	