

Missoula Housing Authority Regular Board Meeting Wednesday January 18, 2023

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**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, January 18, 2023 at 5:30pm at
Missoula Housing Authority
1235 34th Street, Missoula, MT 59801
with an option to attend virtually via
zoom.**

**Please contact Lori Davidson at
ldavidson@missoulahousing.org or
406-549-4113 x105 for Zoom information.**

Tab 1
Agenda
Agenda Notes

MISSOULA HOUSING AUTHORITY
REGULAR BOARD MEETING
January 18, 202
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. December 21, 2022
4. Commissioner Comments/Conflict of Interest Disclosure
5. Public Comments on Items not on the Agenda (limited to 3 minutes apiece.)
6. Action Items:
 - a. Resolution #1145- Amend HCV Administrative Plan for Local Preference
 - b. Resolution #1146- Assignment of Signatory Authority to new Executive Director
7. Staff Reports
 - a. National Museum of Forest Service History
 - b. Close out of Public Housing program
 - c. Villagio update
 - d. Trinity update
 - e. Speedway and 819 Stoddard/Outreach Coordinator position
 - f. Strategic planning – Continuing Succession and Measuring Success Discussion
8. Other Matters
 - a. **Lori's Retirement Party is next Tuesday night at Burns St Bistro! Let's all help her Celebrate!**

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: LORI DAVIDSON, EXECUTIVE DIRECTOR
SUBJECT: AGENDA NOTES BOARD MEETING JANUARY 18, 2023
DATE: JANUARY 12, 2023

6. Action Items:

- a. Resolution #1145- Amend HCV Administrative Plan for Local Preference
- b. Resolution #1146- Assignment of Signatory Authority to new Executive Director

7. Staff Reports:

- a. Bristlecone Development signed a contract with NMFSH to provide Owner's Representative Services on 1/9/2023. Bids are being received for ROM Pricing now. Owner and Architect want to begin pricing analysis week of 1/16/23. Pricing analysis will be followed by Contractor Selection in late January.
- b. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan.
- c. Villagio is following critical path scheduling to complete Building A by the beginning of May. Building A has sheetrock throughout with paint and drywall finishes finishing on floors 4 & 5. DAC Crews have been installing decking and railings on Building A balconies. Siding is 75% on Building A and 25% complete on Building B. Building B is being sheetrocked and the trades are moving from floor to floor.
- d. Trinity is proceeding slightly behind schedule. Due to labor and material shortages, and lost time over the holiday season, move in dates have been delayed roughly one month for the various phases of the project. The Cooley St apartments are cleared to begin move-ins on 1/25/23. The Stoddard Apartments will be ready for occupancy at the end of February. Workforce Housing at Mullan will be ready for occupancy in late March. Leasing has begun and MHA/BlueLine have Ben processing applicants from the waitlist.
- e. We have been interviewing for the Outreach Coordinator Position and have made an offer to a candidate. Still awaiting the offer's acknowledgement as of press time.
- f. Strategic planning is still on the agenda as we continue with Measuring Success Discussions as time allows.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, December 21st, 2022

- MINUTES-

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

Members Absent: Erma Mack-Wilkes

Staff Present: Lori Davidson, Mary Melton, Sam Oliver, Adam Ragsdale, Rebecca Stancil, Sierra Lowney
Via ZOOM: Ryan Sudbury

- 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 – November 16, 2022
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Bangs: I read an article in the New York Times detailing the struggles of large cities in finding housing solutions for the most vulnerable of populations. Something to keep our eye on if someone comes up with some good ideas.
Davidson: In my opinion the main barrier is the lack of robust social/ supportive services and a large part of that is the lack of funding and capacity. We have experienced this firsthand with the Permanent Supportive Housing at the Trinity apartments and how difficult it has been to get the Navigation Center staffed and ready for residents. Everyone wants to house the neediest populations but forget about the services needed to support and keep these vulnerable populations housed.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items: None
- VII. Staff Reports:
 - a. Presentation from Family Self Sufficiency Program Coordinators, Rebecca Stancil and Sierra Lowney: FSS is a 5-year program designed to help voucher participants work toward financial self-sufficiency through earned income. When a portion of your rent increases due to earned income, MHA contributes a roughly equal amount into an

escrow account which will be paid to the participant upon successful completion of the program. The coordinators can help you access services to eliminate barriers and help you reach your goals. Recently an updated action plan took effect further benefitting the program and its participants.

Please see: December 21, 2022 MHA Board Report - FSS Action Plan pages 12-20 for updates

b. Code Reform and Growth Policy Update "Our Missoula"

Avery: This is a great opportunity for MHA to advocate for common sense and code reform that helps ease our burden and make housing affordable across the board and eliminate silly rules.

Sudbury: I am on several work teams for the code reform project with the city. If folks have comments, input, and ideas I can introduce them to the various teams I am a part of, or you can submit them yourselves.

Oliver: A large diverse group in one room and the level of cooperation between groups was wonderful to see. Now the hard work begins. Everyone pledged to keep working together and engage in the public process.

Peterson: Codes and zoning have a huge impact on whether housing is affordable in our community, and we can't keep throwing money at projects, we need to adjust from a regulatory standpoint as well. The script and power point should be published and made available.

Avery: Do we have a vision for our standpoint on code reform?

Peterson: Keeping an eye on what the city is working towards and making sure MHA is at the table for these discussions. A great question to bring back to the board as things progress.

Bangs: I have spent 40 years fighting this battle and this is the first time I have seen this kind of opportunity.

c. Update on Museum of Forest Service History

Oliver: Interviewed 6 contractors in town. We have to go line by line with the various costs of this project as a lot of materials are donated. I think we will be in line with what they have raised for this project. The design team for the project and MHA met with county officials to introduce the project. It is important to invite them to the table early on and not wait until deadlines to inform them.

Davidson: County folks were very enthusiastic about it, and it was great to be in those meetings.

d. Close out of Public Housing program

Davidson: No update. No response from HUD at this time.

e. Villagio Update

Oliver: We were on site yesterday. Villagio is looking great. The units look really beautiful. This team is really tracking quality control. They are getting some good headway built up. All the infrastructure is done.

Davidson: The units are so nice. They feel spacious with a lot of natural light. People are going to want to live here, there is no doubt about it.

f. Trinity update

Oliver: We engaged in the pre punch list process for the Cooley building. Things are looking really good. The site has drastically transformed. The parking garage is almost complete, and we received our conditional certificate of occupancy. The Stoddard building should be tracking closely behind by about a month and the workforce housing will track in the next month as well. It was an opportunity to let the construction team know what we were seeing and what we didn't want to see moving forward.

Davidson: From the services standpoint, we are having many meetings with PHC for the PSH housing side of the project. Meeting with the Pov to discuss them doing 24-hour onsite coverage for the PSH. We are discussing how that will be paid for. We still do not have a clear idea of what the Navigation Center will look like, and we are still out another 5 or 6 months. The city is still working out details there. It will be another 3-4 months before we start leasing those PSH units.

Oliver: Workforce housing is to be filled first before the PSH side of the project.

Davidson: Melton has attended all the PSH meetings. Do you have any input or updates?

Melton: I think they are shaping up really well. PHC has a good idea of what they are facing now. What some of the issues could be for us as well. We are figuring it out with the recognition there will be mistakes and we will correct as we go.

g. Speedway and 819 Stoddard

Peterson: Any updates on the Outreach Coordinator position?

Davidson: We had a couple interviews but are still hoping to throw a wider net into the community. We hope to find the right candidate who meets the requirements of the job description. Adam has the job posted everywhere, including the website. The website is coming along nicely. It will be more user friendly and easy to navigate. It will address a lot of the questions the city had for us as far as the ability for the community to access information about our programs.

h. Strategic Planning:

Peterson: Looking forward to celebrating Lori's retirement and pairing it with acknowledging the accomplishments of the Housing Authority. We will get the invites out in the next week or so. Measuring success, nothing to update until we move into the new year.

VIII. Other Matters: Closed Board meeting next week to discuss litigation.

Meeting adjourned at 6:45 pm

Lori Davidson, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

RESOLUTION NUMBER 1145

A Resolution Amending the Administrative Plan for the Housing Choice Voucher Program to
Add Local Preferences to the Waitlist

WHEREAS, the HUD Section 8 Rental Voucher Program (Section 8) and was created by the United States Housing Act of 1937,

WHEREAS, the Missoula Housing Authority (MHA) administers the Section 8 under terms of U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Contributions Contract No. MT033VO,

WHEREAS, the MHA operates and administers its housing programs in accordance with Title 24 of the Code of Federal Regulations; all applicable HUD Regulations, Handbooks, and Notices; and all other applicable Federal, State and local laws, and

WHEREAS, the MHA seeks to maintain written policies which shall be guidelines for the MHA staff to follow in determining eligibility for admission and participation in the housing programs, such policies to be binding upon applicants, program participants, and the MHA, and

WHEREAS, effective July 18, 2000 the MHA established and adopted its *Administrative Plan for the Section 8 Voucher Program*, and

WHEREAS, MHA has been awarded FYI (Foster Youth for Independence) Vouchers which require a waitlist preferences, the board of commissioners adopts revised language included in the attached Memo.

THEREFORE BE IT RESOLVED by the Board of Commissioners of the Missoula Housing Authority to amend its Administrative Plan as recommended in the attached memo.

Date:

Kaia Peterson, Board Chair
Board of Commissioners
Missoula Housing Authority

RESOLUTION NUMBER 1146

A Resolution Assigning Signatory Authority to Sam Oliver

WHEREAS, the Missoula Housing Authority (“MHA”) is a public not-for-profit organization authorized under the laws of the State of Montana and established by vote of the citizens of Missoula as the City’s housing authority and overseen by a Board of Commissioners (“Board”) appointed by the Mayor of the City;

WHEREAS, the Board employs an Executive Director to manage the day-to-day activities of MHA;

WHEREAS, the Executive Director’s day-to-day management of MHA involves the regular need to execute minor contracts and documents and sign paychecks and other various documents;

WHEREAS, the Board has previously authorized Lori Davidson, as the existing Executive Director, to sign various documents on behalf of MHA through prior resolutions and Board actions; and

WHEREAS, Sam Oliver will be replacing Lori Davidson as Executive Director upon Lori Davidson’s retirement, and the Board desires to assign all existing signatory authority from Lori Davidson to Sam Oliver.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MISSOULA HOUSING AUTHORITY that all existing authority of Lori Davidson to sign or execute documents is hereby assigned to Sam Oliver, as the incoming Executive Director of MHA. Sam Oliver, acting in his capacity as Executive Director of MHA, shall have the authority to execute any document that Lori Davidson was previously authorized to execute.

Date: _____

Kaia Peterson, Chair
Board of Commissioners
Missoula Housing Authority

Tab 4
Staff Reports

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

From: Jim McGrath, director of HUD programs

Date: January 11, 2023

Subj: adding a waitlist preference for FYI participants

We are proposing to add a preference to the HCV waiting list to allow FYI participants to switch to HCV at the end of their 36 months.

We have been awarded a number of FYI vouchers (Foster Youth for Independence) which serves people between the ages of 18 and 24 that have been in foster care and are homeless or at risk of homelessness. They are referred by the State department of health and served by the local Youth Homes staff.

In its wisdom, the feds decided that this vulnerable population needed only short term assistance, so any individual youth in the program can have the voucher for a maximum of 36 months. We are now allowed to extend that to 5 years if they enroll in FSS. Even so, many of these young participants will need ongoing rental assistance beyond that period.

Our first batch of FYI tenants is coming up to the 3 year mark. HUD advises that we can add a preference to our HCV waitlist allowing someone on the waitlist who has a FYI that is ending to get a voucher. So that is what we are proposing.

Proposed preference: a person who has FYI voucher assistance that is expiring.

Board report January 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 1/11/2023 1526

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1061	12/30/22
MHA Homes	194	1280	12/28/22
Shelter Plus Care	98	--*	1/4/23
Uptown	14	266	11/22/22
Valor House	17	0*	12/1/22
YWCA	6	0*	10/5/22
Silvertip PBRA	8	863	7/20/22
811	64	0*	3/31/22
Cornerstone	12	0*	10/12/22
EHV	16	0*	3/28/22

New applicants

Since Dec 1, 2022 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	7	10	0
Mainstream	69	66	7
VASH	27	32	0
EHV	16	16	0

Tenant-based assistance

HCV Voucher Utilization FY 2023

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	873	14	9	7	138	26	674	5
November	876	14	9	7	136	27	679	4
December	864	13	8	7	133	26	674	3
January	861	14	7	7	131	27	672	3

Total FY23 3474
 Full utilization 4009
 Under 535 87% w/o VASH 87%
 Percent new admissions <30% AMI 74%
 Annual percentage required 75%

HCV Voucher Utilization CY 2023

Jan 861

 Total CY 23 861 834
 Full Utilization 1002 w/o VASH 970
 86% 86%

HCV Voucher Utilization CY 2022

Total CY 22 10829 10267
 Full Utilization 11975 w/o VASH 11591
 90% 89%*

*Although our units leased are low, we have spent 105% of our budget, so we will be considered fully leased for SEMAP.

NOTE: new voucher total is 964, with 178 new TPVs from conversion, 11 FYI vouchers. Mainstream (66) is tabulated separately and VASH (32) doesn't count on SEMAP. The total number is varying each month as the number of FYI vouchers change. We also received 7 new HCV vouchers starting 10-1-22.

Current outgoing portables 7
 Total HAP \$8379

Shelter Plus care:

Shelter Plus Care 98 unit grant total to be served: 126
 Total units actually leased: 86 total # served: 144

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

HCV 15
 SPC 8

**Missoula Housing Authority HCV Family Self-Sufficiency Program:
December 2022 Board Report**

Current Caseload Total: 131

YTD Caseload Total: 189

Total Graduates: 29

Total Escrow Balance to Date: \$345,079.89

There were two graduates this month:

The first FSS graduate successfully completed the FSS Program and is off all housing assistance. She had focused on credit repair while enrolled. She maintained employment with Missoula County Public Schools and graduated with a savings of \$3,616.82.

The second FSS graduate first enrolled while living at in the Veterans transitional housing. He has worked on addressing legal issues, paying down debt, obtaining a vehicle, obtaining employment and family reunification. He is graduating with \$9,812.03.

We are pleased to report that MHA's FSS program was awarded coordinator funding to continue to serve families through 2023!

Marketing materials to highlight 2022 FSS program impacts have been created. They will be shared on the website and on social media.

The total amount paid out to families who successfully graduated out of the FSS program in 2022 was \$197,796.78. We are very proud of the accomplishments of the families we serve!

We continue to market the FSS program to families receiving housing assistance through MHA as well as to our community partners who are excellent referral sources.

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: LIEAP, IDA, Habitat for Humanity, Montana Legal Services, NMCD, MHA Homes and properties, Missoula College, Missoula Job Service Special Programs, Homeward, Inc. Missoula College, Social Security Administration, MJS, OPI, Foodbank, VA, HAN, CCR, WMMHC, PHC, Area Property Management Companies, Voc Rehab, Dependable Employment Benefits, 549-HOPE, Salvation Army, Rural Dynamics, Human Resource Council, Clearwater Credit Union, Summit ILC

Submitted by: Sierra Lowney, Tamara Kindred and Rebecca Stancil
FSS Department 01/11/2023

Payment Summary

Property=hcv,ehv,ms5,spc2006 AND Bank=fib5720 AND mm/yy=12/2022-12/2022 AND All Checks=Yes AND Include Voids=All Checks

Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
94895	v0000021 - ADEA PROPERTY MANAGEMENT	12/1/2022	12-2022	25,737.00	12/31/2022
95132	v0000021 - ADEA PROPERTY MANAGEMENT	12/7/2022	12-2022	573.00	12/31/2022
95171	v0000021 - ADEA PROPERTY MANAGEMENT	12/15/2022	12-2022	518.00	12/31/2022
94899	v0000074 - BBF ENTERPRISES	12/1/2022	12-2022	1,193.00	12/31/2022
94901	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	12/1/2022	12-2022	4,907.00	12/31/2022
94903	v0000115 - BOUNTY REAL ESTATE LLC	12/1/2022	12-2022	835.00	12/31/2022
94904	v0000116 - BOURKE ROBINSON MANAGEMENT	12/1/2022	12-2022	126.00	12/31/2022
95020	v0000135 - RIVER RIDGE	12/1/2022	12-2022	13,717.00	12/31/2022
94910	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	12/1/2022	12-2022	8,865.00	12/31/2022
10538	v0000161 - CEDAR VILLAS LLP	12/1/2022	12-2022	1,344.00	12/31/2022
94911	v0000169 - CHILCOTE	12/1/2022	12-2022	115.00	12/31/2022
94916	v0000173 - CHINIKAYLO	12/1/2022	12-2022	1,579.00	12/31/2022
94917	v0000174 - CHINIKAYLO	12/1/2022	12-2022	753.00	12/31/2022
94920	v0000187 - CLARK FORK REALTY INC	12/1/2022	12-2022	5,192.00	12/31/2022
94930	v0000215 - CROMWELL	12/1/2022	12-2022	4,179.00	12/31/2022
95134	v0000215 - CROMWELL	12/7/2022	12-2022	823.00	12/31/2022
10546	v0000245 - DESCHAMPS INVESTMENTS	12/1/2022	12-2022	616.00	12/31/2022
94936	v0000253 - DISCHNER	12/1/2022	12-2022	948.00	12/31/2022
94941	v0000315 - FANGSRUD	12/1/2022	12-2022	653.00	12/31/2022
94944	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	12/1/2022	12-2022	35,096.00	12/31/2022
94950	v0000370 - GREAT PLACES INC	12/1/2022	12-2022	704.00	12/31/2022
94952	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	12/1/2022	12-2022	16,723.00	
94954	v0000395 - HARRINGTON	12/1/2022	12-2022	669.00	12/31/2022
94958	v0000404 - HEIDRICK	12/1/2022	12-2022	541.00	12/31/2022
94960	v0000424 - HOLY	12/1/2022	12-2022	1,469.00	12/31/2022
94970	v0000479 - JOHNSON	12/1/2022	12-2022	1,160.00	12/31/2022
95135	v0000479 - JOHNSON	12/7/2022	12-2022	844.00	12/31/2022
10562	v0000497 - KALLEMEYN	12/1/2022	12-2022	1,450.00	12/31/2022
94976	v0000504 - KELLEY	12/1/2022	12-2022	555.00	12/31/2022
94982	v0000554 - MACLAY COMMONS LLP	12/1/2022	12-2022	13,025.00	12/31/2022
94986	v0000567 - MATELICH	12/1/2022	12-2022	1,268.00	12/31/2022
94991	v0000583 - MEYER	12/1/2022	12-2022	696.00	12/31/2022
94998	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	12/1/2022	12-2022	29,888.00	12/31/2022
94999	v0000673 - MOTOWN INVESTMENTS LLP	12/1/2022	12-2022	2,038.00	12/31/2022
95046	v0000677 - TWITE FAMILY PARTNERSHIP	12/1/2022	12-2022	3,636.00	12/31/2022
95005	v0000715 - NKSJB RENTALS	12/1/2022	12-2022	1,151.00	12/31/2022
95092	v0000730 - OFFICE CITY	12/7/2022	12-2022	4,045.22	12/31/2022
95006	v0000736 - OLSON	12/1/2022	12-2022	502.00	12/31/2022
95007	v0000738 - OPPORTUNITY RESOURCES INC	12/1/2022	12-2022	781.00	12/31/2022
95010	v0000752 - PARKSIDE VILLAGE	12/1/2022	12-2022	8,871.00	12/31/2022
10583	v0000783 - PORCH	12/1/2022	12-2022	1,006.00	12/31/2022
10585	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	12/1/2022	12-2022	18,513.00	12/31/2022
10621	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	12/6/2022	12-2022	2,205.00	12/31/2022
10629	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	12/9/2022	12-2022	304.00	12/31/2022
10586	v0000807 - QUINN STOBIE	12/1/2022	12-2022	813.00	12/31/2022
95018	v0000837 - REYNOLDS	12/1/2022	12-2022	1,161.00	12/31/2022
95024	v0000852 - RUSSELL PROPERTIES LP	12/1/2022	12-2022	396.00	12/31/2022
95025	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	12/1/2022	12-2022	16,633.00	12/31/2022
95075	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	12/1/2022	12-2022	599.89	12/31/2022
95027	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	12/1/2022	12-2022	3,330.00	12/31/2022
95029	v0000872 - SCHLEGEL	12/1/2022	12-2022	468.00	
95030	v0000906 - SHERWOOD	12/1/2022	12-2022	992.00	12/31/2022
95036	v0000954 - STREAM AREA RENTALS	12/1/2022	12-2022	1,071.00	12/31/2022
95037	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	12/1/2022	12-2022	15,599.00	12/31/2022
95039	v0000967 - T AND T DEVELOPMENT	12/1/2022	12-2022	704.00	12/31/2022
95041	v0000974 - TARGET RANGE TRAILER COURT	12/1/2022	12-2022	2,598.00	12/31/2022
95047	v0001012 - TWO RIVERS MOBILE HOME PARK	12/1/2022	12-2022	637.00	12/31/2022
95052	v0001075 - WESTERN MT MENTAL HEALTH CENTER	12/1/2022	12-2022	1,069.00	12/31/2022
95055	v0001085 - WILKINS	12/1/2022	12-2022	810.00	12/31/2022
95057	v0001108 - YWCA OF MISSOULA	12/1/2022	12-2022	3,041.00	12/31/2022

Payment Summary

Property=hcv,ehv,ms5,spc2006 AND Bank=fib5720 AND mm/yy=12/2022-12/2022 AND All Checks=Yes AND Include Voids=All Checks

95058	v0001109 - ZAVARELLI ENT.	12/1/2022	12-2022	280.00	12/31/2022
94997	v0001111 - MISSOULA HOUSING AUTHORITY	12/1/2022	12-2022	9,770.00	12/31/2022
95138	v0001111 - MISSOULA HOUSING AUTHORITY	12/7/2022	12-2022	89.00	12/31/2022
94914	v0001113 - CHINIKAILO	12/1/2022	12-2022	1,115.00	12/31/2022
94956	v0001116 - HAUGE	12/1/2022	12-2022	431.00	12/31/2022
94992	v0001129 - MHA HOLDINGS LLC	12/1/2022	12-2022	15,811.00	12/31/2022
95136	v0001129 - MHA HOLDINGS LLC	12/7/2022	12-2022	839.00	12/31/2022
95174	v0001129 - MHA HOLDINGS LLC	12/15/2022	12-2022	19.00	12/31/2022
94987	v0001157 - MATELICH	12/1/2022	12-2022	91.00	12/31/2022
95048	v0001256 - UNION SQUARE APARTMENTS	12/1/2022	12-2022	1,840.00	12/31/2022
95042	v0001275 - TSAKARESTOS	12/1/2022	12-2022	1,500.00	
95114	v0001402 - MONTANA INTERACTIVE	12/7/2022	12-2022	160.00	12/31/2022
10601	v0001432 - UNRUH	12/1/2022	12-2022	916.00	12/31/2022
94979	v0001460 - LMB RENTALS LLC	12/1/2022	12-2022	1,140.00	12/31/2022
94940	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	12/1/2022	12-2022	1,182.00	12/31/2022
10557	v0001501 - HALVERSON	12/1/2022	12-2022	473.00	12/31/2022
94915	v0001536 - CHINIKAILO	12/1/2022	12-2022	437.00	12/31/2022
10550	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	12/1/2022	12-2022	1,575.00	12/31/2022
10612	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	12/6/2022	12-2022	932.00	12/31/2022
10556	v0001573 - GOLD DUST LIMITED PARTNERSHIP	12/1/2022	12-2022	1,533.00	12/31/2022
10569	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	12/1/2022	12-2022	1,101.00	12/31/2022
10619	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	12/6/2022	12-2022	1,257.00	12/31/2022
10580	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	12/1/2022	12-2022	4,881.00	12/31/2022
95004	v0001630 - MVE RENTALS	12/1/2022	12-2022	257.00	12/31/2022
95011	v0001631 - PETERSON	12/1/2022	12-2022	602.00	12/31/2022
10541	v0001642 - CLARK	12/1/2022	12-2022	787.00	12/31/2022
94943	v0001646 - FREY	12/1/2022	12-2022	375.00	12/31/2022
94945	v0001677 - GARDEN DISTRICT I L P	12/1/2022	12-2022	9,873.00	12/31/2022
10549	v0001774 - EQUINOX DEVELOPMENT LP	12/1/2022	12-2022	5,257.00	12/31/2022
10611	v0001774 - EQUINOX DEVELOPMENT LP	12/6/2022	12-2022	849.00	12/31/2022
95102	v0001797 - CLEARFLY COMMUNICATIONS	12/7/2022	12-2022	43.81	12/31/2022
10592	v0001806 - SOUCIE	12/1/2022	12-2022	1,337.00	12/31/2022
95192	v0001832 - VERIZON WIRELESS	12/21/2022	12-2022	43.29	
94962	v0001889 - IRELAND	12/1/2022	12-2022	793.00	12/31/2022
95056	v0001930 - YARMOLICH	12/1/2022	12-2022	711.00	12/31/2022
94995	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	12/1/2022	12-2022	271.00	12/31/2022
95061	v0001939 - DRIVER SERVICES BUREAU	12/1/2022	12-2022	103.00	12/31/2022
94948	v0001948 - GRAY	12/1/2022	12-2022	133.00	12/31/2022
94913	v0001988 - CHILCOTE ORCHARD HOMES OHLP	12/1/2022	12-2022	1,334.00	12/31/2022
94912	v0001989 - CHILCOTE HILLVIEW CHLP	12/1/2022	12-2022	1,136.00	12/31/2022
95044	v0001994 - TUCKER	12/1/2022	12-2022	700.00	12/31/2022
94990	v0002001 - METICULOUS MANAGEMENT LLC	12/1/2022	12-2022	1,050.00	12/31/2022
94961	v0002007 - HOWELL	12/1/2022	12-2022	611.00	12/31/2022
95049	v0002011 - VERITAS PROPERTY MANAGEMENT	12/1/2022	12-2022	1,690.00	12/31/2022
10553	v0002035 - FRANCIS	12/1/2022	12-2022	762.00	12/31/2022
10535	v0002046 - BURGESS	12/1/2022	12-2022	590.00	12/31/2022
94980	v0002073 - LOLO VISTA APARTMENTS LP	12/1/2022	12-2022	2,801.00	12/31/2022
10591	v0002082 - SOLSTICE DEVELOPMENT LP	12/1/2022	12-2022	6,652.00	12/31/2022
10624	v0002082 - SOLSTICE DEVELOPMENT LP	12/6/2022	12-2022	679.00	12/31/2022
10565	v0002096 - KING COUNTY HOUSING AUTHORITY	12/1/2022	12-2022	4,443.69	12/31/2022
10628	v0002096 - KING COUNTY HOUSING AUTHORITY	12/9/2022	12-2022	132.75	12/31/2022
95013	v0002143 - PLUM PROPERTY MANAGEMENT LLC	12/1/2022	12-2022	5,142.00	12/31/2022
94949	v0002182 - GRC LLC	12/1/2022	12-2022	1,525.00	
95032	v0002195 - SILVERTIP APARTMENTS	12/1/2022	12-2022	34,989.00	12/31/2022
95140	v0002195 - SILVERTIP APARTMENTS	12/7/2022	12-2022	2,414.00	12/31/2022
95008	v0002198 - PALACE APARTMENTS LP	12/1/2022	12-2022	16,784.00	12/31/2022
95139	v0002198 - PALACE APARTMENTS LP	12/7/2022	12-2022	1,680.00	12/31/2022
94918	v0002207 - CHINSKE	12/1/2022	12-2022	458.00	12/31/2022
94984	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	12/1/2022	12-2022	1,378.00	12/31/2022
95173	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	12/15/2022	12-2022	525.00	12/31/2022
94902	v0002232 - BONNER HOMES LLC	12/1/2022	12-2022	1,069.00	12/31/2022
94898	v0002236 - BARBARA RASMUSSEN	12/1/2022	12-2022	811.00	12/31/2022

Payment Summary

Property=hcv,ehv,ms5,spc2006 AND Bank=fib5720 AND mm/yy=12/2022-12/2022 AND All Checks=Yes AND Include Voids=All Checks

10576	v0002305 - MUIR	12/1/2022	12-2022	424.00	12/31/2022
94928	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	12/1/2022	12-2022	681.00	12/31/2022
94959	v0002319 - HIGHLAND PROPERTY MANAGEMENT	12/1/2022	12-2022	653.00	12/31/2022
95014	v0002340 - PM RENTALS	12/1/2022	12-2022	1,563.00	12/31/2022
95043	v0002346 - TSUBER	12/1/2022	12-2022	1,295.00	12/31/2022
95035	v0002355 - SPOKANE HOUSING AUTHORITY	12/1/2022	12-2022	492.00	12/31/2022
10559	v0002366 - HW PHILLIPS STREET LLC	12/1/2022	12-2022	40.00	12/31/2022
10627	v0002385 - HOMEFORWARD	12/9/2022	12-2022	4,888.66	12/31/2022
94989	v0002386 - MCLAIN TWITE	12/1/2022	12-2022	1,124.00	12/31/2022
94969	v0002446 - JK ENTERPRISES	12/1/2022	12-2022	665.00	12/31/2022
94985	v0002510 - MARTINS PROPERTY MANAGMENT LLC	12/1/2022	12-2022	536.00	12/31/2022
94896	v0002546 - ASPEN PLACE APARTMENTS	12/1/2022	12-2022	6,447.00	12/31/2022
95133	v0002546 - ASPEN PLACE APARTMENTS	12/7/2022	12-2022	20.00	12/31/2022
94893	v0002551 - 4 RENT LLC	12/1/2022	12-2022	3,495.00	12/31/2022
95053	v0002561 - WESTVIEW MOBILE HOME PARK	12/1/2022	12-2022	559.00	12/31/2022
95033	v0002571 - SIMONOVICH	12/1/2022	12-2022	56.00	
94955	v0002576 - HAUBRICH	12/1/2022	12-2022	386.00	12/31/2022
94906	v0002587 - BURT	12/1/2022	12-2022	2,475.00	12/31/2022
94974	v0002660 - KATHRYN R FLYNN FAMILY LP	12/1/2022	12-2022	582.00	12/31/2022
95040	v0002681 - TABISH	12/1/2022	12-2022	935.00	12/31/2022
10573	v0002700 - MISSION PROPERTIES MISSOULA LLC	12/1/2022	12-2022	712.00	12/31/2022
95045	v0002714 - TWITE	12/1/2022	12-2022	4,783.00	12/31/2022
94939	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	12/1/2022	12-2022	659.00	12/31/2022
94981	v0002740 - M AND L GENERAL CONTRACTOR INC	12/1/2022	12-2022	554.00	12/31/2022
94942	v0002807 - FIDELITY	12/1/2022	12-2022	251.00	12/31/2022
94897	v0002815 - BAIR CLARK PROPERTIES LLC	12/1/2022	12-2022	1,971.00	12/31/2022
94972	v0002860 - JUSTIN BRADLEY	12/1/2022	12-2022	449.00	12/31/2022
10596	v0002862 - SWEETGRASS COMMONS LLLP	12/1/2022	12-2022	3,283.00	12/31/2022
95123	v0002884 - MASTERCARD	12/7/2022	12-2022	259.32	12/31/2022
94908	v0002917 - CALIFORNIA STREET	12/1/2022	12-2022	1,000.00	12/31/2022
10589	v0002922 - SHAW	12/1/2022	12-2022	650.00	12/31/2022
94937	v0002927 - DONNA STIERS	12/1/2022	12-2022	129.00	12/31/2022
95101	v0002945 - AFFORDABLE HOUSING NETWORK LLC	12/7/2022	12-2022	750.00	12/31/2022
10544	v0002950 - CREEKSIDE APARTMENTS LLC	12/1/2022	12-2022	24,300.00	12/31/2022
10608	v0002950 - CREEKSIDE APARTMENTS LLC	12/6/2022	12-2022	4,306.00	12/31/2022
10588	v0002951 - SEARS	12/1/2022	12-2022	1,503.00	12/31/2022
94996	v0002967 - MINNEAPOLIS PUBLIC HA	12/1/2022	12-2022	922.23	12/31/2022
95009	v0002969 - PALMER	12/1/2022	12-2022	1,645.00	12/31/2022
10526	v0002979 - AMBELANG	12/1/2022	12-2022	90.00	12/31/2022
10524	v0002984 - 11TH STREET EXTRAVAGANZA LLC	12/1/2022	12-2022	295.00	12/31/2022
95038	v0003006 - T AND E LOWE RENTALS LLC	12/1/2022	12-2022	881.00	12/31/2022
94922	v0003070 - COAD I LP	12/1/2022	12-2022	1,952.00	12/31/2022
94923	v0003071 - COAD II LP	12/1/2022	12-2022	1,296.00	12/31/2022
94924	v0003072 - COAD III LP	12/1/2022	12-2022	605.00	12/31/2022
94967	v0003084 - JEFF MOLTZEN	12/1/2022	12-2022	1,568.00	12/31/2022
94983	v0003088 - MARTHA RIPLEY	12/1/2022	12-2022	352.00	12/31/2022
94925	v0003098 - COMBINED HA CITY OF VANCOUVER	12/1/2022	12-2022	2,619.28	12/31/2022
94951	v0003139 - GREG MCCUE	12/1/2022	12-2022	617.00	12/31/2022
94894	v0003142 - 4RENT LLC	12/1/2022	12-2022	2,684.00	12/31/2022
10536	v0003160 - C.K Risher LLC	12/1/2022	12-2022	275.00	12/31/2022
94966	v0003190 - JAMES R IMAN	12/1/2022	12-2022	143.00	12/31/2022
94993	v0003204 - MHA MANAGEMENT LLC	12/1/2022	12-2022	8,170.00	12/31/2022
95193	v0003204 - MHA MANAGEMENT LLC	12/21/2022	12-2022	447.00	12/31/2022
94947	v0003205 - GMA INC	12/1/2022	12-2022	172.00	12/31/2022
95002	v0003209 - MT PROPERTIES GROUP LLC	12/1/2022	12-2022	4,900.00	12/31/2022
95195	v0003209 - MT PROPERTIES GROUP LLC	12/21/2022	12-2022	693.00	12/31/2022
10554	v0003210 - GARY FLATOW	12/1/2022	12-2022	705.00	12/31/2022
94988	v0003226 - MATTHEW OLIVER	12/1/2022	12-2022	713.00	12/31/2022
94965	v0003231 - JAMES E. WILSON	12/1/2022	12-2022	937.00	12/31/2022
10610	v0003248 - DANA CREVAR	12/6/2022	12-2022	2,067.00	12/31/2022
95054	v0003249 - WHITAKER PARK TERRACES LLC	12/1/2022	12-2022	868.00	12/31/2022
10587	v0003298 - RYAN A WETHERALL	12/1/2022	12-2022	1,100.00	12/31/2022

Payment Summary

Property=hcv,ehv,ms5,spc2006 AND Bank=fib5720 AND mm/yy=12/2022-12/2022 AND All Checks=Yes AND Include Voids=All Checks

94994	v0003330 - MHA MANAGEMENT LLC	12/1/2022	12-2022	115,330.00	12/31/2022
95137	v0003330 - MHA MANAGEMENT LLC	12/7/2022	12-2022	4,004.00	12/31/2022
95194	v0003330 - MHA MANAGEMENT LLC	12/21/2022	12-2022	2,284.00	12/31/2022
10582	v0003335 - PATRICK EUGENE HAYS	12/1/2022	12-2022	444.00	12/31/2022
94905	v0003339 - BURLINGTON GARDENS LLC	12/1/2022	12-2022	6,520.00	12/31/2022
95172	v0003339 - BURLINGTON GARDENS LLC	12/15/2022	12-2022	846.00	12/31/2022
95050	v0003357 - VICTORIA DAILEY	12/1/2022	12-2022	404.00	12/31/2022
94963	v0003361 - IVAN LEMEZA	12/1/2022	12-2022	365.00	12/31/2022
95021	v0003369 - RIVER RUN FLATS LLC	12/1/2022	12-2022	4,370.00	12/31/2022
94921	v0003381 - CLARK FORK VENTURES	12/1/2022	12-2022	214.00	12/31/2022
10560	v0003383 - JENNIFER VANENGELBURG	12/1/2022	12-2022	716.00	12/31/2022
10615	v0003383 - JENNIFER VANENGELBURG	12/6/2022	12-2022	848.00	12/31/2022
10525	v0003397 - 3BS LLC	12/1/2022	12-2022	656.00	12/31/2022
94927	v0003399 - CORIE M. FRITZ	12/1/2022	12-2022	319.00	12/31/2022
95012	v0003405 - PETERSON PROPERTIES	12/1/2022	12-2022	787.00	12/31/2022
95000	v0003406 - MS01 LLC	12/1/2022	12-2022	1,567.00	12/31/2022
95142	v0003408 - CHARLOTTE PERRY	12/15/2022	12-2022	30.00	12/31/2022
95205	v0003408 - CHARLOTTE PERRY	12/29/2022	12-2022	23.75	
94957	v0003414 - HEAHTER H. LEIPHAM	12/1/2022	12-2022	644.00	
95028	v0003417 - SAVAGE RENTALS	12/1/2022	12-2022	151.00	12/31/2022
95034	v0003422 - SKYVIEW LLLP	12/1/2022	12-2022	6,624.00	12/31/2022
94933	v0003423 - DARLENE DAVIS	12/1/2022	12-2022	559.00	
94900	v0003425 - BEST PROPERTY MANAGEMENT	12/1/2022	12-2022	1,257.00	12/31/2022
94964	v0003441 - IVV PROPERTIES LLC	12/1/2022	12-2022	716.00	12/31/2022
94975	v0003445 - KATHY SCHAFF	12/1/2022	12-2022	458.00	12/31/2022
95022	v0003447 - RIVERSIDE VILLAGE	12/1/2022	12-2022	2,153.00	12/31/2022
94932	v0003458 - DANIEL J BOURASSA	12/1/2022	12-2022	193.00	12/31/2022
94938	v0003462 - ERIC ELANDER	12/1/2022	12-2022	653.00	12/31/2022
95003	v0003474 - MT PROPERTIES GROUP LLC	12/1/2022	12-2022	1,503.00	12/31/2022
95016	v0003481 - REBECCA TUCKER GARY TUCKER	12/1/2022	12-2022	923.00	12/31/2022
94953	v0003485 - HABITAT FOR HUMANITY OF MISSOULA	12/1/2022	12-2022	1,576.00	12/31/2022
95019	v0003487 - RHW HOLDINGS LLC	12/1/2022	12-2022	699.00	12/31/2022
94968	v0003489 - JEFFREY A HARLOW	12/1/2022	12-2022	822.00	12/31/2022
94907	v0003492 - C. JOANNE WINTER	12/1/2022	12-2022	505.00	
10599	v0003496 - UNION PLACE I	12/1/2022	12-2022	2,314.00	12/31/2022
10600	v0003497 - UNION PLACE II	12/1/2022	12-2022	2,039.00	12/31/2022
10630	v0003497 - UNION PLACE II	12/16/2022	12-2022	765.00	12/31/2022
94971	v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	12/1/2022	12-2022	1,944.00	12/31/2022
94946	v0003501 - GEOFF CURTIS	12/1/2022	12-2022	1,740.00	12/31/2022
94973	v0003503 - KATHRYN ANNE SCHMIDT	12/1/2022	12-2022	785.00	12/31/2022
95017	v0003504 - REDWOOD FLATTS LLV	12/1/2022	12-2022	837.00	12/31/2022
94909	v0003506 - CAMAS DANISON-FIELDHOUSE	12/1/2022	12-2022	1,730.00	12/31/2022
94977	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	12/1/2022	12-2022	606.00	12/31/2022
94929	v0003514 - CROESUS LLC	12/1/2022	12-2022	455.00	12/31/2022
95001	v0003517 - MT Properties Group	12/1/2022	12-2022	1,054.00	12/31/2022
94919	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	12/1/2022	12-2022	9,432.00	12/31/2022
94931	v0003520 - CRUACHAN INVESTORS STD LLC	12/1/2022	12-2022	1,422.00	12/31/2022
95026	v0003521 - RUTH HAGMAN	12/1/2022	12-2022	2,739.00	12/31/2022
95165	v0003541 - EUROTEK MT LLC	12/15/2022	12-2022	1,000.00	12/31/2022
				749,165.04	

All LITCH properties 2022 (.litch)

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	2,343,668.89
1111-60	Cash_Replacement Reserve	1,423,713.26
1111-65	Cash_Replace Reserve_RMDG	37,656.00
1111-70	Cash_Debt Service Reserve	92,726.62
1111-80	Cash_ PH Operating Reserve	591,564.79
1111-90	Cash_Savings	23,471.81
1114-00	Cash_tenant security deposits	339,874.43
1117-00	Cash_Petty cash	80.00
1119-00	TOTAL CASH	4,852,755.80
1120-00	ACCOUNTS RECEIVABLE	
1122-00	A/R_dwelling rent	87,575.70
1122-12	Allow doubt accts_rent	-21,273.40
1122-14	A/R Ten HAP	831.00
1122-16	A/R PRA HAP	194.50
1122-20	A/R tenants_other	272.02
1122-50	A/R Tenant based HAP suspense	280.00
1122-55	A/R PRA HAP suspense	-22.00
1135-20	A/R_miscellaneous	52,396.92
1140-18	Due from_Garden District	1,015,584.16
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	1,135,838.90
1170-00	DEFERRED CHARGES	
1175-00	Accum Amortization	-194,928.63
1211-00	Prepaid expenses	159,853.04
1213-00	Prepaid Prop Ins	82,093.20
1215-00	Prepaid_MIP	3,680.04
1285-00	Payroll Clearing	804.35
1290-10	Tax escrow	32,222.19
1290-20	Insurance escrow	29,948.03
1290-30	MIP escrow	33,679.60
1295-18	Interprogram due_business	-0.01
1300-00	TOTAL DEFERRED CHARGES	147,351.81
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-14,549,217.74
1400-57	Accum deprec current year	-6,427,434.54
1400-60	Land	8,469,999.62
1400-65	Land Improvements	48,666.00

All LITCH properties 2022 (.litch)

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1400-70	Buildings	43,531,849.96
1400-75	Building Improvements	301,926.56
1400-80	Dwelling furniture_fixtures equip	907,541.00
1400-90	Admin furniture_fixtures equip	90,312.50
1400-92	Dwelling furn_fixtures equip_Flooring	474,975.64
1400-93	Leasehold improvements	1,575,396.52
1410-50	Work in progress-Other	1,531,856.68
1420-00	Other assets	234,490.47
1500-00	TOTAL FIXED ASSETS NET OF DEPR	36,190,362.67
1900-00	TOTAL ASSETS	42,326,309.18
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	86,340.98
2110-20	Accounts payable_Accrued Prop Txs_rel	52,811.99
2110-30	Management Fee Payable	4,797.07
2114-00	Tenant security deposit	318,202.25
2114-20	Security Deposit Clearing	4,911.00
2114-40	Tenant pet deposit	11,932.00
2114-50	Garage deposit	524.00
2127-00	Interprogram due to	1,391,649.14
2128-00	TOTAL CURRENT LIABILITIES	1,871,168.43
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgrm	84,201.66
2130-09	LT Debt-Def Developer Fee	73,276.00
2130-10	Long term debt net current_cap prgrm	13,342,258.67
2130-11	Long term CDBG Loan	337,672.65
2130-14	Construction Loan	971,754.57
2130-17	Long term HOME	306,530.00
2130-30	Long term net current_operating	1,630,806.42
2130-60	Loan Liability_non-current	6,608,066.76
2130-65	Debt Issuance Costs Contra	-155,744.11
2130-66	Accum Amort of Debt Issuance	2,596.00
2130-70	TOTAL NOTES PAYABLE	23,201,418.62
2130-80	ACCRUED LIABILITIES	
2131-00	Accrued interest payable	243,953.15

All LITCH properties 2022 (.litch)

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2131-10	Accrued interest AHP	8,958.72
2134-00	Accrued liabilities_other	681.00
2135-20	Accrued comp absences_current	13,975.93
2135-30	Accrued comp absences_non-current	55,903.75
2140-00	TOTAL ACCRUED LIABILITIES	323,472.55
2160-00	TRUST DEPOSITS	
2185-00	Retention	1,139.76
2190-00	TOTAL TRUST DEPOSITS	1,139.76
2190-05	Current Portion of Cable Revenue contri	-2,492.00
2190-10	Cable Services Revenue-LT	2,492.00
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	106,282.95
2240-10	PRA HAP Repayment	674.00
2240-15	Prepaid Revenue - Commercial	3,642.00
2240-30	Ten_hap suspense clearing	-635.00
2240-40	PRA HAP suspense clearing	577.00
2700-00	TOTAL DEFERRED CREDITS	110,540.95
2750-00	TOTAL LIABILITIES	25,507,740.31
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Deb	-713,741.12
2804-10	Ltd. Partner Cap Contributions	19,128,523.26
2804-20	Gen Partner Cap Contributions	6,293,334.70
2806-00	Curr yr unrestricted net assets	-4,228,040.38
2809-00	Restricted Net Assets	115,267.88
2810-00	Unrestricted Net Assets	-3,776,775.47
2900-00	TOTAL EQUITY & FUND BALANCE	16,818,568.87
2950-00	TOTAL LIABILITIES & EQUITY FUND B	42,326,309.18

All LITCH properties 2022 (.litch)

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	436,959.00
3110-00	Tenant rental revenue	-1,747.99
3110-05	Pet Rental Revenue	75.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	90.00
3110-35	Garage rental	5,195.00
3110-40	Tenant rent_repayment_fraud	0.00
3110-45	Late payments	775.00
3110-54	Loss/Gain to Lease	0.00
3110-55	Less Vacancy	-7,424.53
3110-60	Plus Prepaid Rent	0.00
3130-00	Utility Reimbursement	-133.00
3190-00	Commercial rent	3,753.96
3190-10	Less Concessions	0.00
3200-00	NET RENTAL INCOME	437,542.44
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	96.52
3480-00	Laundry & vending income	1,098.00
3480-40	Insurance reimbursement_dividends	3,616.08
3610-00	Interest Income	340.62
3610-30	Repl Reserve Interest	0.00
3690-00	Other Income	601.17
3700-00	TOTAL OTHER INCOME	5,752.39
3900-00	TOTAL INCOME	443,294.83
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	30,800.10
4111-10	Payroll taxes_administrative	2,873.81
4111-20	Employee benefit contributions_administr	7,093.84
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	0.00
4130-30	Technical admin support	4,945.24
4140-00	Training	0.00
4150-00	Travel	0.00
4171-00	Auditing fees	0.00
4175-20	Asset management fee expense	0.00
4175-30	Management fees-Non-PH	25,858.38
4180-00	Rent_office space	438.46

All LITCH properties 2022 (.litch)

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysi_is

		Period to Date
4190-00	Sundry_administrative	215.98
4190-11	Office expense	2,323.27
4190-12	Postage	69.89
4190-13	Communications	1,819.51
4190-15	Marketing and leasing	94.50
4195-00	Other operating expenses	0.00
4200-00	TOTAL ADMINISTRATION	76,532.98
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	2,900.00
4245-00	Relocation costs	481.70
4250-00	TOTAL TENANT SERVICES	3,381.70
4300-00	UTILITIES	
4310-00	Water	7,164.53
4315-00	Sewer	6,822.71
4320-00	Electricity	14,581.05
4330-00	Gas	15,906.82
4395-00	TOTAL UTILITIES	44,475.11
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	21,377.33
4415-10	Payroll taxes_maintenance	1,517.55
4415-20	Employee benefit contributions_maint	5,402.86
4420-00	Materials	5,181.88
4420-10	Small tools & equipment	44.60
4420-11	Gasoline & oil	427.00
4420-12	Paint and coatings	627.24
4420-13	Doors	81.40
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	296.15
4420-16	Window coverings	0.00
4420-17	Flooring	5,883.00
4420-18	Appliances-Dwelling	1,679.49
4420-20	Lighting - fixtures	146.00
4420-21	Uniforms	79.98
4430-00	Fees for Service	279.46
4430-10	Window cleaning	75.00
4430-11	Maintenance contracting	27,892.74
4430-12	Alarm system service	150.00
4430-13	Appliance repair	1,423.30
4430-14	Auto service and repair	0.00
4430-15	Carpet cleaning	383.00
4430-16	Electrical contractor	0.00
4430-18	Glass/screen repairs	0.00

All LITCH properties 2022 (.litch)

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysi_is

		Period to Date
4430-19	Heating/Cooling	1,877.50
4430-20	Lawn maintenance	0.00
4430-21	Plumbing contractor	2,793.32
4430-22	Sewer service	0.00
4430-24	Painting	0.00
4430-25	Snow removal	23,505.43
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	1,110.78
4430-28	Exterminating	1,200.00
4430-29	Inspections	0.00
4430-30	Janitorial cleaning	2,299.20
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	8,720.51
4440-00	TOTAL MAINTENANCE & REPAIR	114,454.72
4450-00	PROTECTIVE SERVICES	
4480-00	Protective services_other contract costs	61.50
4490-00	TOTAL PROTECTIVE SERVICES	61.50
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	8,575.57
4510-20	Insurance premiums_property	13,089.02
4510-30	Insurance premiums_auto	587.76
4510-40	Insurance premiums_bond	68.52
4510-70	MIP-Mortgage Insurance	-424.96
4530-00	Compensated absences	0.00
4571-00	Bad debt_tenant rents	482.00
4572-00	Bad debt_other	546.50
4580-10	Interest expense_perm debt	86,795.15
4580-20	Interest expense_development fund	0.00
4580-30	Interest expense_other	0.00
4590-00	Other general expenses	-12,479.00
4590-10	Property Tax_SIDs	-4,860.40
4650-00	TOTAL GENERAL EXPENSES	92,380.16
8000-00	TOTAL EXPENSES	331,286.17
9000-00	NET INCOME (LOSS)	112,008.66
9300-00	Transfer to owner	0.00

Property = business spc2006 valor mt033003 hcv sro portprop dev uptwnhap spc2008 ross phfss bccone spc2012 rapid
eap 110_cali mhahome corner ehv ms5

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	3,720,323.07
1111-50	Cash - Restricted	1,113,918.89
1111-60	Cash_Replacement Reserve	244,479.60
1114-00	Cash_tenant security deposits	68,496.75
1117-00	Cash_Petty cash	210.00
1119-00	TOTAL CASH	5,147,428.31
1120-00	ACCOUNTS RECEIVABLE	
1121-00	Fraud recovery	13,484.50
1121-10	Allow doubtful accts_fraud	-1,419.51
1122-00	A/R_dwelling rent	34,076.46
1122-12	Allow doubt accts_rent	-3,391.96
1122-14	A/R Ten HAP	328.00
1122-16	A/R PRA HAP	1,120.00
1122-20	A/R tenants_other	-1,060.35
1122-30	A/R EAP loans	11,001.98
1122-50	A/R Tenant based HAP suspense	-4,744.00
1125-00	A/R_HUD	9,917.16
1131-00	Notes & mortgages receivable_current	28,701.43
1135-10	A/R_other government	10,173.88
1135-20	A/R_miscellaneous	6,946.99
1140-18	Due from_Garden District	375,000.00
1140-22	Due from_Wild	0.01
1145-00	Accrued interest receivable	116,523.29
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	596,657.88
1150-00	OTHER ASSETS	
1158-00	Notes & mortgages rec_non-current	640,663.28
1158-10	Notes Receivable Villagio HOME loan	1,176,000.00
1158-11	Notes receivable Maclay Commons	511,655.75
1159-50	Other assets	300.00
1160-00	TOTAL OTHER ASSETS	2,328,619.03
1161-00	INVESTMENTS	
1165-00	Investments restricted	375,000.00
1165-10	FSS escrow	342,564.83
1169-00	TOTAL INVESTMENTS	717,564.83

Property = business spc2006 valor mt033003 hcv sro portprop dev uptwnhap spc2008 ross phfss bccone spc2012 rapid
eap 110_cali mhahome corner ehv ms5

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

	Current Balance
1170-00 DEFERRED CHARGES	
1211-00 Prepaid expenses	185,943.65
1260-00 Consumable inventory	8,575.21
1285-00 Payroll Clearing	-804.35
1295-11 Interprogram due_dev	2,002,700.00
1295-25 Interprogram due_GCN	131,622.26
1295-28 Interprogram due_IDC/MHA loan	441,187.14
1295-29 Interprogram due_IDC/Accrued Interest	90,377.66
1295-33 Interprogram due_dev/GCN accrued int	117,190.31
1300-00 TOTAL DEFERRED CHARGES	2,976,791.88
1400-00 FIXED ASSETS	
1400-55 Accum depreciation	-12,044,255.87
1400-57 Accum deprec current year	-1,182,703.22
1400-60 Land	1,462,434.40
1400-70 Buildings	19,885,712.96
1400-75 Building Improvements	33,323.29
1400-80 Dwelling furniture_fixtures_equip	173,891.02
1400-90 Admin furniture_fixtures_equip	541,015.46
1400-92 Dwelling furn_fixtures_equip_Flooring	108,041.99
1400-93 Leasehold improvements	3,868,665.11
1400-95 Infrastructure	1,750.00
1410-25 Trinity Project	924.86
1410-50 Work in progress-Other	523,995.79
1499-00 Investments in joint ventures	1,255,004.97
1500-00 TOTAL FIXED ASSETS NET OF DEPR	14,627,800.76
1900-00 TOTAL ASSETS	26,394,862.69
2000-00 LIABILITIES & EQUITY	
2010-00 LIABILITIES	
2100-00 CURRENT LIABILITIES	
2110-10 Accounts payable < 90 days	58,673.13
2110-50 Accounts payable_HUD pha programs	9,042.00
2114-00 Tenant security deposit	67,826.00
2114-40 Tenant pet deposit	793.00
2120-13 FICA_Medicare Tax	9,966.61
2120-14 1st Non-profit unemployment ins	3,603.59
2120-15 Workers Comp Payable	-30,978.65

Property = business spc2006 valor mt033003 hcv sro portprop dev uptwnhap spc2008 ross phfss bccone spc2012 rapid
eap 110_cali mhahome corner ehv ms5

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

	Current Balance
2120-16 Health Insurance (Pacsource)Co pay	-26,704.05
2120-17 AFLAC Premium	557.54
2120-18 Medical/childcare flex	3,680.84
2125-00 Other current liabilities	109.05
2127-00 Interprogram due to	-5,512.62
2128-00 TOTAL CURRENT LIABILITIES	<u>91,056.44</u>
2129-00 NOTES PAYABLE	
2130-00 Current long term debt_capital prgrm	228,365.43
2130-11 Long term CDBG Loan	235,000.00
2130-14 Construction Loan	358,453.27
2130-16 MBOH loan	270,074.69
2130-18 EPC - 1ST SECURITY loan	1,708,488.82
2130-50 Non-current liabilities_other	6,000.00
2130-60 Loan Liability_non-current	480,000.00
2130-70 TOTAL NOTES PAYABLE	<u>3,286,382.21</u>
2130-80 ACCRUED LIABILITIES	
2135-20 Accrued comp absences_current	71,703.48
2135-30 Accrued comp absences_non-current	109,962.65
2140-00 TOTAL ACCRUED LIABILITIES	<u>181,666.13</u>
2160-00 TRUST DEPOSITS	
2180-00 FSS Escrow Liability	328,557.79
2185-00 Retention	16,330.11
2190-00 TOTAL TRUST DEPOSITS	<u>344,887.90</u>
2200-00 DEFERRED CREDITS	
2240-00 Prepaid Rent	47,382.59
2700-00 TOTAL DEFERRED CREDITS	<u>47,382.59</u>
2750-00 TOTAL LIABILITIES	<u>3,951,375.27</u>
2800-00 EQUITY & FUND BALANCE	
2801-00 Invested in Cap Assets Net Related Debt	9,978,557.85
2806-00 Curr yr unrestricted net assets	3,046,399.67
2809-00 Restricted Net Assets	450,679.53
2809-10 EAP Fund_Restricted	738.00
2810-00 Unrestricted Net Assets	8,967,112.37
2900-00 TOTAL EQUITY & FUND BALANCE	<u>22,443,487.42</u>

Property = business spc2006 valor mt033003 hcv sro portprop dev uptwnhap spc2008 ross phfss bcne spc2012 rapid
 eap 110_cali mhahome corner ehv ms5

Balance Sheet

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	26,394,862.69

Property = business spc2006 valor mtu33003 hcv sro portprop dev uptwnnap
 snc2008 ross nhfss hcone snc2012 ranid ean 110 cali mhahome corner ehv ms5

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	4,313.00
3110-00	Tenant rental revenue	82,932.00
3110-15	PRA tenant rent	0.00
3110-20	Tenant subsidy	141,235.00
3110-25	PRA Subsidy	560.00
3110-30	Tenant revenue_other	70.00
3110-45	Late payments	75.00
3110-55	Less Vacancy	-31.00
3200-00	NET RENTAL INCOME	229,154.00
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,155.00
3404-00	Other government grants	37,817.12
3410-00	PHA HAP Revenue	579,124.16
3410-10	HUD Admin Fee	80,510.00
3410-11	EHV-HAP REVENUE	25,844.00
3410-12	EHV-ADMIN REV	1,418.00
3410-13	MS5 HAP REV	35,705.00
3410-14	MS5 ADMIN REV	3,747.00
3410-20	HUD PHA FSS	20,518.75
3410-30	Port-In Admin Fee Earned	54.76
3410-40	Port-In HAP Earned	825.00
3415-00	TOTAL GRANTS AND DONATIONS	792,718.79
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	1.15
3440-10	Management fee revenue	22,273.46
3440-20	External management fees	46,368.54
3451-00	Fraud Recovery_Admin	1,089.00
3480-40	Insurance reimbursement_dividends	0.00
3610-00	Interest Income	58.59
3690-00	Other Income	776.94
3690-01	Fraud recovery_HAP	1,089.00
3690-02	Other Income_FSS Forfeits	8.89
3700-00	TOTAL OTHER INCOME	71,665.57
3900-00	TOTAL INCOME	1,093,538.36
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	94,986.53
4111-10	Payroll taxes_administrative	7,742.59

Property = business spc2006 valor mt033003 hcv sro portprop dev uptwnnap
 snc2008 ross nhfss hcone snc2012 ranid ean 110 cali mhahome corner ehv ms5

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysi_is

		Period to Date
4111-20	Employee benefit contributions_administrati	19,512.79
4130-10	Legal Expense	75.00
4130-20	Professional fees_administrative	0.00
4130-30	Technical admin support	15,628.99
4140-00	Training	342.00
4150-00	Travel	820.71
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	7,155.00
4175-15	Admin fees paid for ports	805.61
4175-30	Management fees-Non-PH	42,783.62
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	3,993.66
4190-11	Office expense	2,300.23
4190-12	Postage	930.11
4190-13	Communications	2,623.54
4190-14	Dues & subscriptions	3,231.44
4190-15	Marketing and leasing	3,298.86
4200-00	TOTAL ADMINISTRATION	211,411.18
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	51,574.05
4245-00	Relocation costs	1,413.20
4250-00	TOTAL TENANT SERVICES	52,987.25
4300-00	UTILITIES	
4310-00	Water	4,290.71
4315-00	Sewer	2,872.97
4320-00	Electricity	8,820.95
4330-00	Gas	4,102.94
4395-00	TOTAL UTILITIES	20,087.57
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	18,925.00
4415-10	Payroll taxes_maintenance	1,351.20
4415-20	Employee benefit contributions_maint	3,429.68
4420-00	Materials	5,446.59
4420-10	Small tools & equipment	2,009.93
4420-11	Gasoline & oil	310.89
4420-12	Paint and coatings	358.22
4420-13	Doors	0.00
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	0.00
4420-16	Window coverings	1,039.92
4420-17	Flooring	3,308.28
4420-18	Appliances-Dwelling	0.00

Property = business spc2006 valor mtu33003 ncv sro portprop dev uptwnnap
 snc2008 ross nhfss hcone snc2012 ranid ean 110 cali mhahome corner ehv ms5

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysi_is

		Period to Date
4420-20	Lighting - fixtures	48.00
4430-11	Maintenance contracting	140.57
4430-12	Alarm system service	521.00
4430-13	Appliance repair	181.78
4430-14	Auto service and repair	0.00
4430-15	Carpet cleaning	179.00
4430-18	Glass/screen repairs	30.00
4430-19	Heating/Cooling	2,122.87
4430-20	Lawn maintenance	0.00
4430-21	Plumbing contractor	149.00
4430-22	Sewer service	189.00
4430-25	Snow removal	18,271.23
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	0.00
4430-29	Inspections	450.00
4430-30	Janitorial cleaning	3,828.55
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	6,124.84
4440-00	TOTAL MAINTENANCE & REPAIR	68,415.55
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	3,778.28
4510-20	Insurance premiums_property	6,714.91
4510-30	Insurance premiums_auto	638.91
4510-40	Insurance premiums_bond	116.26
4510-50	Insurance premiums_D&O	1,022.69
4572-00	Bad debt_other	0.00
4580-10	Interest expense_perm debt	7,825.02
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	0.00
4650-00	TOTAL GENERAL EXPENSES	20,096.07
4715-00	HAP Housing assistance payments	710,363.00
4715-10	Utility reimbursement payment URP	3,890.00
4715-20	HAP FSS Escrow payments	25,364.00
4715-30	Port HAP URP	12,201.00
4750-00	TOTAL HAP EXPENSE	751,818.00
8000-00	TOTAL EXPENSES	913,404.44

Property = business spc2006 valor mt033003 hcv sro portprop dev uptwnnap
 snc2008 ross nhfss hcone snc2012 rapid ean 110 cali mhahome corner ehv ms5

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysi_is

		Period to Date
9000-00	NET INCOME (LOSS)	180,133.92