

Missoula Housing Authority Regular Board Meeting Wednesday July 19, 2023

Table of Contents

- Notice of Regular Board Meeting

- Tab 1
 - Agenda
 - Agenda notes

- Tab 2
 - Minutes

- Tab 3
 - Action Items
 - Resolution #1149

- Tab 4
 - Staff Reports
 - Discussion of Draft Resolution Defining Procurement Policy Limits for ED
 - National Museum of Forest Service History
 - Close out of Public Housing
 - Villagio Update
 - Trinity Update
 - Speedway & 819 Stoddard
 - Strategic Planning

**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, July 19, 2023 at 5:30pm at
Missoula Housing Authority
1235 34th Street, Missoula, MT 59801
with an option to attend virtually via
zoom.**

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

Tab 1
Agenda
Agenda Notes

MISSOULA HOUSING AUTHORITY
REGULAR BOARD MEETING
July 19, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. June 21st, 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 #1149 – Approval of Annual Plan for Submittal to HUD
7. Staff Reports
 - a. Discussion of Draft Resolution Defining Procurement Limits for Executive Director
 - b. National Museum of Forest Service History Update
 - c. Close out of Public Housing program
 - d. Villagio update
 - e. Trinity update: Maple Flats (Trinity Workforce Housing-Mullan); Westside Place (Cooley/Stoddard Site); Blue Heron Place (PSH Wing- Mullan); Nav Center
 - f. Speedway and 819 Stoddard
 - g. Strategic planning – Continuing Succession and Measuring Success Discussion
8. Other Matters

Adjournment

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

MEMORANDUM

TO: MHA BOARD OF COMMISSIONERS
FROM: SAM OLIVER, EXECUTIVE DIRECTOR
SUBJECT: AGENDA NOTES BOARD MEETING JULY 19, 2023
DATE: JULY 14, 2023

7. Staff Reports:

- a. The draft resolution defining procurement limits for the Executive Director has been edited to reflect the purchasing limits in our ratified Procurement Manual. Edits requested by the Board have been made. This resolution is up for discussion and will remain on the agenda until the Board has had the chance to make any/all edits and wishes to formalize the resolution.
- b. Swank Enterprises was chosen as the most responsive bidder and is working with the design team as we finalize Design Development Drawings for permit with the County. Anticipated to break ground in Spring of '24. Working with Owner and County to establish drainage plan for the site so that it can be permitted when we are ready to submit.
- c. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan. MHA received a De-Obligation letter letting us know that the Department of Public and Indian Housing has de-obligated \$515,355.00 from our agency. This signals progress towards final closeout.
- d. Villagio Building A has been final cleaned and turned over to MHA. Our Property Manager (Sue Harrison) and two Maintenance Techs have established themselves on site. Building A is actively leasing. Building B is moving towards scheduled completion in August with turnover to MHA in early September. Exterior punch list and landscaping are active trades on both buildings. As of 7/12, there are nine families who have moved into Building A.
- e. The Cooley and Stoddard Buildings (Westside Place) are almost full. Work Force housing at Mullan (Maple St. Flats) is currently leasing. Property Manager (Erin Gillie) and Maintenance Techs (Ash Smith and Carl Murphy) are established on site. PSH wing will be available to lease in early August. The Nav Center is going to be ready by late July.
- f. Both of these projects follow the closeout of PH. When HUD has processed close-out, MHA will revisit the status/direction of both projects. We look forward to introducing the projects and some of our ideas to Sara, as grants will be a likely/potential funding source for future development.
- f. Strategic planning is still on the agenda as we continue with Measuring Success Discussions as time allows. This month, I have included a short list of priorities that the Board identified last month as items to circle back to for further discussion. Those topics include Agency-wide Succession Planning by Department (update scheduled for August Board Meeting); Discussion around re-branding; Formalize Annual Presentation to City Officials (review cooperation agreement and discuss annual report).

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting
Wednesday, June 21st, 2023

- MINUTES-

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

Members Absent: Kila Shields

Staff Present: Mary Melton, Debbie Hibbits, Evan Hauser, Adam Ragsdale
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 – May 17, 2023
Comer Winterer: Moves
Cerutti: 2nd
Approved

IV. Commissioner Comments/Conflict of Interest Disclosure: None

V. Public Comments on items not on the Agenda: None

VI. Action Items: None

VII. Staff Reports:

a. Discussion of Draft Resolution Defining Procurement Limits for Executive Director

Oliver: I made a few small obvious edits and placed it in the packet for your review/
approval for ratification.

Peterson: If we feel good about it, we can put it on the agenda for ratification next
month?

Oliver: I can send it in a separate email to board members for review.

Peterson: Does that work for everyone to have one last review and have it ready for
ratification next month? We will need any comments back a week prior to the July
board meeting.

b. Discussion of Legislative Session 2023 Housing Initiatives

Oliver: In the board packet we have included the best summary available at the time for what had come out of the session. House Bill 819 was ratified. Puts \$175mil towards housing initiatives and authorizes another \$50mil for low interest loans for developers with multifamily affordable housing projects. Happy to see something make it across the finish line here.

Peterson: We were tracking HB819 closely. \$100 mil for infrastructure, \$50mil for home ownership, and \$50mil for the coal trust fund(multifamily affordable development). The Board of Housing is ready to start distributing those funds when people start applying, which is exciting. I think it will be the fastest money to get out on the ground and then the home ownership piece there are still a lot of questions on how that will be structured and implemented. More to come on that.

Oliver: There was a focus on zoning reform for developers to make things easier. There seems to be a couple of opposing views between city and state. Nothing that was done looks attractive to MHA as far as funding.

Peterson: The coal trust money requires you to pay property taxes on any project and given that MHA properties are tax exempt this funding would not be applicable to our organization. We would have to decide for some reason that there was a project where it made sense to pay property taxes and then you could utilize those dollars. Many advocates and organizations were hoping there would be more money for social services and for supportive housing and really nothing came out of the session to support that need. For HB819 if you read the whereas portion, I think there is some really powerful language in there that sets precedents for recognizing affordable and obtainable housing as a public good in Montana. Something that is critical for communities critical for economic vitality, and that framing is not something that we have seen codified in state regulation historically and I think that is a huge win. Up until the first \$15mil was allocated 4 years ago there was zero state money for housing. The \$200mil may seem small comparatively but it is a huge step when you look at the lack of state investment in this sector historically.

Oliver: The folks that are not satisfied with the outcomes realize that they need to be louder, more involved, and really band together to advocate. Hoping for big things next time.

c. Review of Dayspring Restoration's request for MHA inclusion on marketing

Oliver: Has come to us because they have put tother some marketing information and would like to use MHA as a case study locally and potentially nationally. I have made some edits and the management team has reviewed the document before we brought it to you today. We do not owe this company anything but frankly we want to maintain the relationship we have with them, and they do give us preferential treatment, especially with weather-related events at our properties because we are such a large account.

Comer Winterer: What is their intent?

Oliver: Probably about a page case study.

Bangs: In my experience with Dayspring if there is a company that we want to recognize as being superior they definitely are. It is a good reflection on us that they would ask.

Peterson: Ultimately, I think this is Sam and the staff's decision. I think it is great to recognize partnerships with other local businesses and I do not have any concerns. I appreciate how thoughtful you have been about it.

d. National Museum of Forest Service History

Oliver: The owner and design team are working together to fortify their bid for the design drawings. When they came back this go around their numbers jumped considerably so much so that the project is in question where bid sits right now. We are meeting as a team to discuss other options. It is a really tricky thing right now across the entire industry with costs what they are. The Museum does have a cap on the budget and do not feel they can go back and raise more money. They have a ton of donated materials and raw lumber, and we need to get going on this building. It is tough right now, but we will get through it and hopefully bring better news next month.

e. Closeout of Public Housing

Oliver: We did see another step. We received a de-obligation letter. They de-obligated ½ a million dollars from our agency. We don't know what kind of final letter there is, but we do have a contact and check in about once a month. I want to ask for a trophy or something after all the work it took.

Peterson: I know others are looking to you all as an example of this process.

f. Villagio Update

Oliver: Building A has been turned over to us. We had a staff meeting out there last week which was wonderful. It is a beautiful project. We are moving on the landscaping and playground, but we are essentially good to go. They have moved the active construction site to building B only. Shoutout to our MHA team who have been doing some real heavy lifting when it comes to screening and leasing process.

Hauser: A moving truck was out front yesterday which is always great to see. Building systems have been working great. There was a gentleman that crashed his car further up the road which shut down power and the generators kicked on immediately. We are scheduled to perform our first round of interior punches on building B. Minor touch ups are needed on the exterior of A.

Comer Winterer: Is there a way to know where the tenants are coming from?

Melton: We can track that. It is good information for us as well. The 2 tenants in there currently were previously houseless. We have a 3rd moving in tomorrow. There are 32 project-based vouchers between the 2 buildings, and we have 20 files that have been sent up to Blueline for those thus far and a number of those are houseless people. A lot of these units are below 30% adjusted monthly income but we are seeing these fill up. It is a fortunate yet unfortunate situation.

Oliver: Sounds like some of the folks that need it most are getting it first.

g. Trinity Update

Oliver: Cooley is full, and Stoddard is well on its way. Recently we started leasing the workforce housing portion of Maple Street Flats. As the trades finish up larger parts of this it pushes them towards what is left which is the permanent supportive housing wing. It looks like we will have that full in no time which we all know is a giant need in this community. We are happy to be going to exterior punch list shortly.

Hauser: Majority of the radon testing was just completed on both sites. Still working through problem solving. Hopefully we have a lot of those resolved tomorrow. Things are just heating up now. They are moving fairly quickly with Blue Heron given that is a fraction of the size of the workforce housing.

Comer Winterer: Any high radon readings?

Hauser: We have not received the results yet.

Oliver: Typically, it is a check box deal but, in this instance, it was a lender requirement and effects payments. We had an issue with some of the thresholds in the units after it rained heavily water came into the units.

Hauser: That is one of the design issues I was referring to that we are working through right now. We are trying to come up with some long-term solutions.

h. Speedway & 819 Stoddard

Oliver: Still hanging out there as we know, waiting for our official closeout. Sarah might be very valuable there with her grant writing background. She might be able to get us a couple of projects going there.

i. Strategic Planning

Oliver: The three we left on there one was agency wide succession planning by department, and I will start meeting with department heads and talking about what that looks like. We are strategizing and we know we have a couple of staff members we would like to hire in the next year or so to really fortify our foundation. There will be more to come on that. The next was an open discussion about rebranding and the third item was to formalize our annual presentation to the city and county. We will be leaving those on here for further discussion.

Peterson: I think we were going to wait to get through city budgeting before we reached out but if you wouldn't mind, Sam, taking the lead and ccing me. I think it is nice to have a little lead time so we can really put together a solid presentation. Really looking on your lead with County as well since you have ongoing contact with them.

Comer Winterer: We should have a really good presentation this year in light of all we have accomplished.

Peterson: The Housing Trust Fund just did a presentation to the housing committee of council, and it was great to see all the different projects that have been funded in a 2-year lookback. There is a lot of great work happening. They did a wonderful job of being proactive about the budgeting process this year to create a strong case to present to the council.

Oliver: We did have a small budget ask for the navigation center at Blue Heron. Just south of \$200,000 and we did go in for that myself, PHC, Homeword, and All Nations went and spoke to the mayor about it. He asked about the 5-year history of the project, and it was great to bring him up to speed on the entire project.

Comer Winterer: As this role out and the new tax assessments are coming out this is setting up for a big clash.

Oliver: I spoke with a city official whose taxes are more than her retired mothers with a 2-million-dollar home in San Diego.

Peterson: I have heard rumors the governor may start looking at a sales tax. It is clear that we are strapped in terms of resources and a change in revenue would lead to a decrease property tax. It is hard to tie affordable housing to the increase in property taxes which in turn increases the costs of rent. We have very few avenues to go down.

VIII. Other Matters: None

Meeting adjourned at 6:25 pm

W. Samuel Oliver

Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications
Resolution #1149**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

_____ Annual PHA Plan for Fiscal Year 20_____

_____ 5-Year PHA Plan for Fiscal Years 20_____ - 20_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Signature

Date

Tab 4
Staff Reports

Resolution Number

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

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

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

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

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

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

WHEREAS, the State of Montana has established a comprehensive system of laws governing the procurement of real property, personal property, goods and services by municipalities, including the requirement that contracts for the purchase of any automobile, truck, other vehicles, road machinery, other machinery, apparatus, appliance, equipment or materials or supplies for construction, repair, or maintenance in excess of \$150,000 must be given to the lowest responsible bidder; and

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

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

1. The Executive Director is authorized to sign agreements with no fiscal impact or that convey budgeted revenue to the Housing Authority, and/or purchase contracts or purchase orders less than \$150,000 provided that such supplies, materials, services, vehicles, machinery, equipment, appliances, apparatus, construction, repair and maintenance are contemplated in the final adopted budget or if the final budget has not been adopted, the Executive Director's budget.
2. The Executive Director is further empowered and authorized by this resolution to approve vehicle, machinery, and equipment purchases which have been approved in the current year's budget, or if the final budget has not been adopted, the Executive Director's executive budget.
3. When departments submit proposed purchase contracts or purchase orders of \$150,000 or more for approval, they shall prepare recapitulations of the quotations and bids along with written justification for their recommendations.
4. The Executive Director is further empowered and authorized by this resolution to approve change orders to contracts, if the change orders are (1) within the scope and approved budget of the original contract and consistent with the initial public bidding process, (2) the aggregate total of the purchase contract, if administratively approved, and change order(s) are less than \$150,000, (3) the aggregate total of change orders to a purchase contract, having already been approved by the Housing Authority, are less than \$150,000, and (4) sufficient moneys are budgeted and remain unexpended to cover the additional cost. However, the Board of Commissioners may, upon recommendation of the Executive Director, extend the aggregate limits on administrative authority to approve change orders on specific contracts whenever the size of the contract and submitting change orders to the Board of Commissioners for approval would delay delivery of goods or services pursuant to the contract or cause unnecessary administrative work. For public works contracts, change orders may be approved by the Executive Director if the amount of the change order is within the amount of the remaining contract contingency budget in a Board approved contract.
5. Under very limited circumstances, the Executive Director and the Procurement Officer may need the flexibility to make an emergency purchase. Such purchases are typically made outside of the normal purchasing procedures due to the sudden and unexpected situation that requires immediate action. The Board of Commissioners shall be notified as soon as possible about the need for emergency purchases and/or contracts.
6. Whenever any vendor or resident shall have a grievance, complaint or concern about any purchasing policy, procedure, practice, purchase or contract, award of purchase or contract, specification used to obtain quotations, bids or proposals, or any other matter related to the Housing Authorities purchasing activities, such vendor or resident should

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

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=06/2023-06/2023 AND All Checks=Yes AND Include Voids=All Checks

Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
11132	v0002984 - 11TH STREET EXTRAVAGANZA LLC	6/1/2023	06-2023	319.00	6/30/2023
11133	v0003397 - 3BS LLC	6/1/2023	06-2023	656.00	6/30/2023
11135	v0002979 - AMBELANG	6/1/2023	06-2023	1,492.00	6/30/2023
11138	v0003537 - BRITTNI BISHOP DBA	6/1/2023	06-2023	413.00	6/30/2023
11144	v0002046 - BURGESS	6/1/2023	06-2023	683.00	6/30/2023
11146	v0000161 - CEDAR VILLAS LLP	6/1/2023	06-2023	628.00	6/30/2023
11148	v0001642 - CLARK	6/1/2023	06-2023	851.00	6/30/2023
11151	v0002950 - CREEKSIDE APARTMENTS LLC	6/1/2023	06-2023	35,232.00	6/30/2023
11153	v0003248 - DANA CREVAR	6/1/2023	06-2023	1,716.00	6/30/2023
11156	v0000245 - DESCHAMPS INVESTMENTS	6/1/2023	06-2023	785.00	6/30/2023
11158	v0001774 - EQUINOX DEVELOPMENT LP	6/1/2023	06-2023	5,975.00	6/30/2023
11160	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	6/1/2023	06-2023	1,585.00	6/30/2023
11163	v0002035 - FRANCIS	6/1/2023	06-2023	762.00	6/30/2023
11164	v0003210 - GARY FLATOW	6/1/2023	06-2023	805.00	6/30/2023
11165	v0001573 - GOLD DUST LIMITED PARTNERSHIP	6/1/2023	06-2023	1,597.00	6/30/2023
11166	v0001501 - HALVERSON	6/1/2023	06-2023	584.00	6/30/2023
11170	v0002385 - HOMEFORWARD	6/1/2023	06-2023	677.27	6/30/2023
11171	v0003383 - JENNIFER VANENGELENBURG	6/1/2023	06-2023	2,010.00	6/30/2023
11173	v0000497 - KALLEMEYN	6/1/2023	06-2023	1,459.00	6/30/2023
11177	v0002096 - KING COUNTY HOUSING AUTHORITY	6/1/2023	06-2023	5,075.81	6/30/2023
11183	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	6/1/2023	06-2023	2,613.00	6/30/2023
11187	v0002700 - MISSION PROPERTIES MISSOULA LLC	6/1/2023	06-2023	712.00	6/30/2023
11188	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	6/1/2023	06-2023	35,255.00	6/30/2023
11191	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	6/1/2023	06-2023	5,279.00	6/30/2023
11193	v0003335 - PATRICK EUGENE HAYS	6/1/2023	06-2023	398.00	6/30/2023
11194	v0000783 - PORCH	6/1/2023	06-2023	1,024.00	6/30/2023
11196	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	6/1/2023	06-2023	16,079.00	6/30/2023
11198	v0002951 - SEARS	6/1/2023	06-2023	1,059.00	6/30/2023
11203	v0002082 - SOLSTICE DEVELOPMENT LP	6/1/2023	06-2023	7,516.00	6/30/2023
11204	v0001806 - SOUCIE	6/1/2023	06-2023	1,323.00	6/30/2023
11207	v0002862 - SWEETGRASS COMMONS LLLP	6/1/2023	06-2023	3,260.00	6/30/2023
11210	v0003496 - UNION PLACE I	6/1/2023	06-2023	3,661.00	6/30/2023
11211	v0003497 - UNION PLACE II	6/1/2023	06-2023	4,793.00	6/30/2023
11212	v0001432 - UNRUH	6/1/2023	06-2023	924.00	6/30/2023
11219	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	6/23/2023	06-2023	327.00	6/30/2023
96776	v0002551 - 4 RENT LLC	6/1/2023	06-2023	3,272.00	6/30/2023
96777	v0003142 - 4RENT LLC	6/1/2023	06-2023	2,349.00	6/30/2023
96778	v0000021 - ADEA PROPERTY MANAGEMENT	6/1/2023	06-2023	30,628.00	6/30/2023
96779	v0003087 - AISLING PROPERTIES LLC	6/1/2023	06-2023	898.00	6/30/2023
96780	v0002546 - ASPEN PLACE APARTMENTS	6/1/2023	06-2023	5,282.00	6/30/2023
96781	v0002815 - BAIR CLARK PROPERTIES LLC	6/1/2023	06-2023	1,895.00	6/30/2023
96782	v0000074 - BBF ENTERPRISES	6/1/2023	06-2023	597.00	6/30/2023
96783	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	6/1/2023	06-2023	5,696.00	6/30/2023
96784	v0002232 - BONNER HOMES LLC	6/1/2023	06-2023	1,102.00	6/30/2023
96785	v0000115 - BOUNTY REAL ESTATE LLC	6/1/2023	06-2023	836.00	6/30/2023
96786	v0000116 - BOURKE ROBINSON MANAGEMENT	6/1/2023	06-2023	849.00	6/30/2023
96787	v0003339 - BURLINGTON GARDENS LLC	6/1/2023	06-2023	6,915.00	6/30/2023
96788	v0002587 - BURT	6/1/2023	06-2023	1,452.00	6/30/2023
96789	v0003492 - C. JOANNE WINTER	6/1/2023	06-2023	505.00	6/30/2023
96790	v0002917 - CALIFORNIA STREET	6/1/2023	06-2023	1,389.00	6/30/2023
96791	v0003506 - CAMAS DANISON-FIELDHOUSE	6/1/2023	06-2023	1,730.00	6/30/2023
96792	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	6/1/2023	06-2023	7,050.00	6/30/2023
96794	v0000169 - CHILCOTE	6/1/2023	06-2023	4.00	6/30/2023
96795	v0001989 - CHILCOTE HILLVIEW CHLP	6/1/2023	06-2023	1,174.00	6/30/2023
96796	v0001988 - CHILCOTE ORCHARD HOMES OHLP	6/1/2023	06-2023	1,489.00	6/30/2023
96797	v0001113 - CHINIKAILO	6/1/2023	06-2023	1,115.00	6/30/2023
96798	v0001536 - CHINIKAILO	6/1/2023	06-2023	637.00	6/30/2023
96799	v0000173 - CHINIKAYLO	6/1/2023	06-2023	1,579.00	6/30/2023
96800	v0000174 - CHINIKAYLO	6/1/2023	06-2023	874.00	6/30/2023
96801	v0002207 - CHINSKE	6/1/2023	06-2023	436.00	6/30/2023
96802	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	6/1/2023	06-2023	9,944.00	6/30/2023
96803	v0000187 - CLARK FORK REALTY INC	6/1/2023	06-2023	5,146.00	6/30/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=06/2023-06/2023 AND All Checks=Yes AND Include Voids=All Checks

96804	v0003381 - CLARK FORK VENTURES	6/1/2023	06-2023	214.00	6/30/2023
96805	v0003070 - COAD I LP	6/1/2023	06-2023	908.00	6/30/2023
96806	v0003071 - COAD II LP	6/1/2023	06-2023	1,226.00	6/30/2023
96807	v0003072 - COAD III LP	6/1/2023	06-2023	579.00	6/30/2023
96808	v0003098 - COMBINED HA CITY OF VANCOUVER	6/1/2023	06-2023	2,581.10	6/30/2023
96809	v0003399 - CORIE M. FRITZ	6/1/2023	06-2023	319.00	
96810	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	6/1/2023	06-2023	300.00	6/30/2023
96811	v0003576 - CRJ TRAIL PROPERTIES LLC	6/1/2023	06-2023	1,636.00	6/30/2023
96812	v0003514 - CROESUS LLC	6/1/2023	06-2023	455.00	6/30/2023
96813	v0003520 - CRUACHAN INVESTORS STD LLC	6/1/2023	06-2023	1,524.00	6/30/2023
96814	v0003458 - DANIEL J BOURASSA	6/1/2023	06-2023	215.00	6/30/2023
96815	v0003423 - DARLENE DAVIS	6/1/2023	06-2023	559.00	6/30/2023
96816	v0003567 - DEBRA C. TAYLOR-CRAGG	6/1/2023	06-2023	550.00	6/30/2023
96818	v0000253 - DISCHNER	6/1/2023	06-2023	932.00	6/30/2023
96819	v0002927 - DONNA STIERS	6/1/2023	06-2023	129.00	6/30/2023
96820	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	6/1/2023	06-2023	637.00	6/30/2023
96821	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	6/1/2023	06-2023	823.00	6/30/2023
96822	v0000315 - FANGSRUD	6/1/2023	06-2023	710.00	6/30/2023
96823	v0002807 - FIDELITY	6/1/2023	06-2023	257.00	6/30/2023
96824	v0001646 - FREY	6/1/2023	06-2023	375.00	6/30/2023
96825	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	6/1/2023	06-2023	41,253.00	6/30/2023
96826	v0001677 - GARDEN DISTRICT I L P	6/1/2023	06-2023	10,180.00	6/30/2023
96827	v0003501 - GEOFF CURTIS	6/1/2023	06-2023	1,740.00	6/30/2023
96828	v0003205 - GMA INC	6/1/2023	06-2023	202.00	6/30/2023
96829	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	6/1/2023	06-2023	2,474.00	6/30/2023
96830	v0002182 - GRC LLC	6/1/2023	06-2023	1,659.00	6/30/2023
96831	v0000370 - GREAT PLACES INC	6/1/2023	06-2023	658.00	6/30/2023
96832	v0003139 - GREG MCCUE	6/1/2023	06-2023	653.00	6/30/2023
96833	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	6/1/2023	06-2023	14,627.00	6/30/2023
96834	v0000395 - HARRINGTON	6/1/2023	06-2023	1,345.00	6/30/2023
96835	v0002576 - HAUBRICH	6/1/2023	06-2023	381.00	6/30/2023
96836	v0001116 - HAUGE	6/1/2023	06-2023	431.00	6/30/2023
96837	v0003414 - HEALTER H. LEIPHAM	6/1/2023	06-2023	1,472.00	
96838	v0000404 - HEIDRICK	6/1/2023	06-2023	651.00	6/30/2023
96839	v0002319 - HIGHLAND PROPERTY MANAGEMENT	6/1/2023	06-2023	803.00	6/30/2023
96840	v0000424 - HOLY	6/1/2023	06-2023	681.00	6/30/2023
96841	v0002007 - HOWELL	6/1/2023	06-2023	611.00	6/30/2023
96842	v0001889 - IRELAND	6/1/2023	06-2023	793.00	6/30/2023
96843	v0003361 - IVAN LEMEZA	6/1/2023	06-2023	338.00	6/30/2023
96844	v0003441 - IVV PROPERTIES LLC	6/1/2023	06-2023	716.00	
96845	v0003231 - JAMES E. WILSON	6/1/2023	06-2023	268.00	6/30/2023
96846	v0003190 - JAMES R IMAN	6/1/2023	06-2023	143.00	6/30/2023
96847	v0003540 - JC PROPERTY HOLDINGS LLC	6/1/2023	06-2023	1,267.00	6/30/2023
96848	v0003084 - JEFF MOLTZEN	6/1/2023	06-2023	1,675.00	6/30/2023
96849	v0003489 - JEFFREY A HARLOW	6/1/2023	06-2023	822.00	6/30/2023
96850	v0002773 - JESSE GUEST	6/1/2023	06-2023	882.00	6/30/2023
96851	v0002446 - JK ENTERPRISES	6/1/2023	06-2023	347.00	6/30/2023
96852	v0000479 - JOHNSON	6/1/2023	06-2023	1,826.00	6/30/2023
96853	v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	6/1/2023	06-2023	2,800.00	6/30/2023
96854	v0002860 - JUSTIN BRADLEY	6/1/2023	06-2023	499.00	
96855	v0003503 - KATHRYN ANNE SCHMIDT	6/1/2023	06-2023	785.00	6/30/2023
96856	v0002660 - KATHRYN R FLYNN FAMILY LP	6/1/2023	06-2023	582.00	6/30/2023
96857	v0003445 - KATHY SCHAFF	6/1/2023	06-2023	586.00	6/30/2023
96858	v0000504 - KELLEY	6/1/2023	06-2023	612.00	6/30/2023
96859	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	6/1/2023	06-2023	606.00	6/30/2023
96860	v0001460 - LMB RENTALS LLC	6/1/2023	06-2023	1,140.00	6/30/2023
96861	v0002073 - LOLO VISTA APARTMENTS LP	6/1/2023	06-2023	2,986.00	6/30/2023
96862	v0002740 - M AND L GENERAL CONTRACTOR INC	6/1/2023	06-2023	554.00	6/30/2023
96863	v0000554 - MACLAY COMMONS LLP	6/1/2023	06-2023	15,050.00	6/30/2023
96864	v0003088 - MARTHA RIPLEY	6/1/2023	06-2023	326.00	6/30/2023
96865	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	6/1/2023	06-2023	1,810.00	6/30/2023
96866	v0002510 - MARTINS PROPERTY MANAGMENT LLC	6/1/2023	06-2023	708.00	6/30/2023
96867	v0000567 - MATELICH	6/1/2023	06-2023	1,315.00	6/30/2023
96868	v0001157 - MATELICH	6/1/2023	06-2023	191.00	6/30/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=06/2023-06/2023 AND All Checks=Yes AND Include Voids=All Checks

96869	v0003226 - MATTHEW OLIVER	6/1/2023	06-2023	754.00	6/30/2023
96870	v0002386 - MCLAIN TWITE	6/1/2023	06-2023	1,202.00	6/30/2023
96871	v0003521 - MEADOWLARK VENTURES	6/1/2023	06-2023	962.00	6/30/2023
96872	v0000583 - MEYER	6/1/2023	06-2023	696.00	6/30/2023
96873	v0001129 - MHA HOLDINGS LLC	6/1/2023	06-2023	21,601.00	6/30/2023
96874	v0003204 - MHA MANAGEMENT LLC	6/1/2023	06-2023	8,564.00	6/30/2023
96875	v0003330 - MHA MANAGEMENT LLC	6/1/2023	06-2023	144,705.00	6/30/2023
96876	v0003546 - MHA-TRINITY APARTMENTS LLC	6/1/2023	06-2023	12,407.00	6/30/2023
96877	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	6/1/2023	06-2023	271.00	6/30/2023
96878	v0001111 - MISSOULA HOUSING AUTHORITY	6/1/2023	06-2023	11,564.00	6/30/2023
96879	v0000673 - MOTOWN INVESTMENTS LLP	6/1/2023	06-2023	1,471.00	6/30/2023
96880	v0003406 - MS01 LLC	6/1/2023	06-2023	1,722.00	6/30/2023
96881	v0003209 - MT PROPERTIES GROUP LLC	6/1/2023	06-2023	6,341.00	6/30/2023
96882	v0003517 - MT PROPERTIES GROUP LLC	6/1/2023	06-2023	977.00	6/30/2023
96883	v0001630 - MVE RENTALS	6/1/2023	06-2023	287.00	6/30/2023
96884	v0000715 - NKSJB RENTALS	6/1/2023	06-2023	1,246.00	6/30/2023
96885	v0000736 - OLSON	6/1/2023	06-2023	502.00	6/30/2023
96886	v0000738 - OPPORTUNITY RESOURCES INC	6/1/2023	06-2023	964.00	6/30/2023
96887	v0002198 - PALACE APARTMENTS LP	6/1/2023	06-2023	16,431.00	6/30/2023
96888	v0002969 - PALMER	6/1/2023	06-2023	537.00	6/30/2023
96889	v0000752 - PARKSIDE VILLAGE	6/1/2023	06-2023	15,043.00	6/30/2023
96890	v0001631 - PETERSON	6/1/2023	06-2023	663.00	6/30/2023
96891	v0003405 - PETERSON PROPERTIES	6/1/2023	06-2023	787.00	6/30/2023
96892	v0002143 - PLUM PROPERTY MANAGEMENT LLC	6/1/2023	06-2023	5,322.00	6/30/2023
96893	v0002340 - PM RENTALS	6/1/2023	06-2023	1,736.00	6/30/2023
96894	v0003481 - REBECCA TUCKER GARY TUCKER	6/1/2023	06-2023	1,106.00	6/30/2023
96895	v0003504 - REDWOOD FLATTS LLC	6/1/2023	06-2023	837.00	6/30/2023
96896	v0000837 - REYNOLDS	6/1/2023	06-2023	456.00	6/30/2023
96897	v0000135 - RIVER RIDGE	6/1/2023	06-2023	12,738.00	6/30/2023
96898	v0003369 - RIVER RUN FLATS LLC	6/1/2023	06-2023	6,271.00	6/30/2023
96899	v0003447 - RIVERSIDE VILLAGE	6/1/2023	06-2023	1,434.00	6/30/2023
96900	v0000852 - RUSSELL PROPERTIES LP	6/1/2023	06-2023	443.00	6/30/2023
96901	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	6/1/2023	06-2023	14,670.00	6/30/2023
96902	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	6/1/2023	06-2023	3,510.00	6/30/2023
96903	v0003417 - SAVAGE RENTALS	6/1/2023	06-2023	151.00	6/30/2023
96904	v0000872 - SCHLEGEL	6/1/2023	06-2023	456.00	6/30/2023
96905	v0000906 - SHERWOOD	6/1/2023	06-2023	992.00	6/30/2023
96907	v0002195 - SILVERTIP APARTMENTS	6/1/2023	06-2023	33,404.00	6/30/2023
96908	v0002571 - SIMONOVICH	6/1/2023	06-2023	72.00	6/30/2023
96909	v0003422 - SKYVIEW LLLP	6/1/2023	06-2023	6,175.00	6/30/2023
96910	v0003544 - SPEEDWAY	6/1/2023	06-2023	594.00	6/30/2023
96911	v0000954 - STREAM AREA RENTALS	6/1/2023	06-2023	1,283.00	6/30/2023
96912	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	6/1/2023	06-2023	15,809.00	6/30/2023
96913	v0003006 - T AND E LOWE RENTALS LLC	6/1/2023	06-2023	760.00	6/30/2023
96914	v0000967 - T AND T DEVELOPMENT	6/1/2023	06-2023	695.00	6/30/2023
96915	v0002681 - TABISH	6/1/2023	06-2023	421.00	6/30/2023
96916	v0000974 - TARGET RANGE TRAILER COURT	6/1/2023	06-2023	3,014.00	6/30/2023
96917	v0001275 - TSAKARESTOS	6/1/2023	06-2023	1,500.00	6/30/2023
96918	v0002346 - TSUBER	6/1/2023	06-2023	1,132.00	6/30/2023
96919	v0001994 - TUCKER	6/1/2023	06-2023	700.00	6/30/2023
96920	v0002714 - TWITE	6/1/2023	06-2023	5,109.00	6/30/2023
96921	v0000677 - TWITE FAMILY PARTNERSHIP	6/1/2023	06-2023	3,577.00	6/30/2023
96922	v0001012 - TWO RIVERS MOBILE HOME PARK	6/1/2023	06-2023	584.00	6/30/2023
96923	v0001256 - UNION SQUARE APARTMENTS	6/1/2023	06-2023	1,357.00	6/30/2023
96924	v0002011 - VERITAS PROPERTY MANAGEMENT	6/1/2023	06-2023	918.00	6/30/2023
96925	v0003357 - VICTORIA DAILEY	6/1/2023	06-2023	404.00	6/30/2023
96927	v0003564 - WESLEY DELANO	6/1/2023	06-2023	1,113.00	6/30/2023
96928	v0001075 - WESTERN MT MENTAL HEALTH CENTER	6/1/2023	06-2023	1,069.00	6/30/2023
96929	v0002561 - WESTVIEW MOBILE HOME PARK	6/1/2023	06-2023	712.00	6/30/2023
96930	v0003249 - WHITAKER PARK TERRACES LLC	6/1/2023	06-2023	868.00	6/30/2023
96931	v0001085 - WILKINS	6/1/2023	06-2023	757.00	6/30/2023
96932	v0001930 - YARMOLICH	6/1/2023	06-2023	731.00	6/30/2023
96933	v0001108 - YWCA OF MISSOULA	6/1/2023	06-2023	1,318.00	6/30/2023
96934	v0001109 - ZAVARELLI ENT.	6/1/2023	06-2023	280.00	6/30/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=06/2023-06/2023 AND All Checks=Yes AND Include Voids=All Checks

96936	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	6/1/2023	06-2023	1,050.00	6/30/2023
96938	v0000254 - HUMAN RESOURCE COUNCIL	6/1/2023	06-2023	1,425.00	6/30/2023
96945	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	6/1/2023	06-2023	600.81	6/30/2023
96946	v0003589 - DISCOUNT TIRES	6/1/2023	06-2023	774.00	6/30/2023
96948	v0002923 - NISSAN AND HYUNDAI OF MISSOULA	6/1/2023	06-2023	1,106.18	6/30/2023
96971	v0003186 - CLEARWATER CREDIT UNION	6/1/2023	06-2023	1,685.16	6/30/2023
96975	v0001797 - CLEARFLY COMMUNICATIONS	6/2/2023	06-2023	43.81	6/30/2023
96982	v0001733 - MASTERCARD	6/2/2023	06-2023	91.96	6/30/2023
96985	v0002884 - MASTERCARD	6/2/2023	06-2023	295.42	6/30/2023
96989	v0000169 - CHILCOTE	6/7/2023	06-2023	111.00	6/30/2023
96990	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	6/7/2023	06-2023	964.00	6/30/2023
96991	v0003485 - HABITAT FOR HUMANITY OF MISSOULA	6/7/2023	06-2023	0.00	
96992	v0000554 - MACLAY COMMONS LLP	6/7/2023	06-2023	1,512.00	6/30/2023
96993	v0003330 - MHA MANAGEMENT LLC	6/7/2023	06-2023	0.00	
96994	v0003546 - MHA-TRINITY APARTMENTS LLC	6/7/2023	06-2023	1,891.00	6/30/2023
96995	v0002143 - PLUM PROPERTY MANAGEMENT LLC	6/7/2023	06-2023	542.00	6/30/2023
96996	v0001108 - YWCA OF MISSOULA	6/7/2023	06-2023	2,870.00	6/30/2023
96998	v0001434 - ROEMER'S TIRE FACTORY	6/8/2023	06-2023	1,620.07	6/30/2023
97021	v0001402 - MONTANA INTERACTIVE	6/8/2023	06-2023	180.00	6/30/2023
97034	v0001105 - YARDI SYSTEMS INC	6/8/2023	06-2023	1,095.00	6/30/2023
97035	v0003330 - MHA MANAGEMENT LLC	6/7/2023	06-2023	2,797.00	6/30/2023
97036	v0003330 - MHA MANAGEMENT LLC	6/7/2023	06-2023	2,248.00	6/30/2023
97037	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	6/14/2023	06-2023	2,840.00	6/30/2023
97038	v0003579 - HOGAN SENIOR LIVING LLC	6/14/2023	06-2023	526.00	6/30/2023
97039	v0003578 - LORI GOFFE	6/14/2023	06-2023	1,600.00	6/30/2023
97040	v0003330 - MHA MANAGEMENT LLC	6/14/2023	06-2023	1,391.00	6/30/2023
97041	v0003546 - MHA-TRINITY APARTMENTS LLC	6/14/2023	06-2023	653.00	6/30/2023
97044	v0003591 - ALLY CREDIT CARD	6/15/2023	06-2023	298.00	6/30/2023
97045	v0003590 - BUMBLEBEE ACADEMY	6/15/2023	06-2023	202.00	6/30/2023
97046	v0000470 - JIFFY LUBE	6/15/2023	06-2023	54.99	
97047	v0001768 - WALMART SUPERCENTER	6/15/2023	06-2023	376.00	
97048	v0003559 - WRENCH WORKS	6/15/2023	06-2023	1,786.13	6/30/2023
97049	v0003311 - CAPITAL ONE	6/15/2023	06-2023	311.00	
97050	v0001205 - LES SCHWAB TIRES	6/15/2023	06-2023	831.84	6/30/2023
97075	v0003204 - MHA MANAGEMENT LLC	6/21/2023	06-2023	434.00	
97076	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	6/21/2023	06-2023	1,246.00	6/30/2023
97077	v0001108 - YWCA OF MISSOULA	6/21/2023	06-2023	850.00	6/30/2023
97080	v0001205 - LES SCHWAB TIRES	6/22/2023	06-2023	695.25	6/30/2023
97081	v0003593 - W CHIROPRACTIC	6/22/2023	06-2023	948.00	6/30/2023
97094	v0002819 - DENMAN	6/22/2023	06-2023	15.98	6/30/2023
97104	v0001832 - VERIZON WIRELESS	6/22/2023	06-2023	42.99	
97279	v0003594 - WILLY'S AUTO	6/29/2023	06-2023	803.86	
97280	v0003596 - ROGER BEVOLDEN	6/29/2023	06-2023	1,091.97	
494382	v0001108 - YWCA OF MISSOULA	6/6/2023	06-2023	0.00	
494383	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	6/6/2023	06-2023	0.00	
494384	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	6/6/2023	06-2023	0.00	
494385	v0001169 - DJT FAMILY LIMITED	6/6/2023	06-2023	0.00	
494386	v0002714 - TWITE	6/6/2023	06-2023	0.00	
494387	v0003495 - HRA OF VIRGINIA MN	6/6/2023	06-2023	0.00	
494388	v0001129 - MHA HOLDINGS LLC	6/7/2023	06-2023	0.00	
494389	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	6/13/2023	06-2023	0.00	
494390	v0000807 - QUINN STOBIE	6/13/2023	06-2023	0.00	
494391	v0002979 - AMBELANG	6/15/2023	06-2023	0.00	
494392	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	6/23/2023	06-2023	0.00	
				800,823.60	

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = Jun 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
1000-00 ASSETS			
1100-00 CASH			
1111-40 Cash_unrestricted	3,271,987.39	3,420,726.52	-148,739.13
1111-60 Cash_Replacement Reserve	1,474,530.94	1,385,592.12	88,938.82
1111-65 Cash_Replace Reserve_RMDG	37,656.00	37,656.00	0.00
1111-70 Cash_Debt Service Reserve	93,444.94	93,317.09	127.85
1111-80 Cash_PH Operating Reserve	593,773.15	593,355.79	417.36
1111-90 Cash_Savings	23,383.12	23,397.79	-14.67
1114-00 Cash_tenant security deposits	343,505.53	343,202.03	303.50
1117-00 Cash_Petty cash	80.00	80.00	0.00
1119-00 TOTAL CASH	5,838,361.07	5,897,327.34	-58,966.27
1120-00 ACCOUNTS RECEIVABLE			
1122-00 A/R_dwelling rent	85,146.34	92,122.49	-6,976.15
1122-12 Allow doubt accts_rent	-19,480.38	-19,480.38	0.00
1122-14 A/R Ten HAP	1,610.00	912.00	698.00
1122-16 A/R PRA HAP	-2,903.00	2,451.00	-5,354.00
1122-20 A/R tenants_other	5,543.35	6,184.07	-640.72
1122-50 A/R Tenant based HAP suspense	80.00	600.00	-520.00
1122-55 A/R PRA HAP suspense	22.00	22.00	0.00
1135-20 A/R_miscellaneous	9,570.98	11,070.98	-1,500.00
1149-00 TOTAL RECEIVABLE NET ALLOWANCES	79,589.29	93,882.16	-14,292.87
1170-00 DEFERRED CHARGES			
1175-00 Accum Amortization	-201,022.70	-200,093.13	-929.57
1211-00 Prepaid expenses	109,704.45	135,167.18	-25,462.73
1213-00 Prepaid Prop Ins	17,052.64	22,693.84	-5,641.20
1215-00 Prepaid_MIP	17,477.93	19,326.83	-1,848.90
1290-10 Tax escrow	32,150.80	13,639.10	18,511.70
1290-20 Insurance escrow	60,908.18	52,141.14	8,767.04
1290-30 MIP escrow	21,183.56	17,239.94	3,943.62
1300-00 TOTAL DEFERRED CHARGES	57,454.86	60,114.90	-2,660.04
1400-00 FIXED ASSETS			
1400-55 Accum depreciation	-14,562,425.61	-14,562,425.61	0.00
1400-57 Accum deprec current year	-7,297,181.07	-7,153,588.65	-143,592.42
1400-60 Land	8,469,999.62	8,469,999.62	0.00
1400-65 Land Improvements	48,666.00	48,666.00	0.00
1400-70 Buildings	43,531,849.96	43,531,849.96	0.00
1400-75 Building Improvements	326,491.56	326,491.56	0.00
1400-80 Dwelling furniture_fixtures equip	907,541.00	907,541.00	0.00
1400-90 Admin furniture_fixtures equip	90,312.50	90,312.50	0.00
1400-92 Dwelling furn_fixtures equip_Flooring	474,975.64	474,975.64	0.00
1400-93 Leasehold improvements	1,722,771.81	1,700,302.04	22,469.77
1420-00 Other assets	234,490.47	234,490.47	0.00
1500-00 TOTAL FIXED ASSETS NET OF DEPR	33,947,491.88	34,068,614.53	-121,122.65
1900-00 TOTAL ASSETS	39,922,897.10	40,119,938.93	-197,041.83
2000-00 LIABILITIES & EQUITY			
2010-00 LIABILITIES			

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = Jun 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
2100-00	CURRENT LIABILITIES		
2110-10	21,487.74	181,485.90	-159,998.16
2110-20	52,484.73	43,785.63	8,699.10
2110-30	10,441.00	10,441.00	0.00
2114-00	314,941.65	321,085.65	-6,144.00
2114-20	2,587.00	0.00	2,587.00
2114-40	11,232.00	12,582.00	-1,350.00
2114-50	564.00	564.00	0.00
2128-00	413,738.12	569,944.18	-156,206.06
2129-00	NOTES PAYABLE		
2130-00	154,888.18	165,172.71	-10,284.53
2130-09	73,276.00	73,276.00	0.00
2130-10	13,177,943.10	13,194,215.85	-16,272.75
2130-11	327,136.61	337,371.63	-10,235.02
2130-17	306,530.00	306,530.00	0.00
2130-30	1,463,640.99	1,469,363.45	-5,722.46
2130-50	433,529.16	433,529.16	0.00
2130-60	6,560,832.13	6,576,650.20	-15,818.07
2130-65	-155,744.11	-155,744.11	0.00
2130-66	6,490.00	6,490.00	0.00
2130-70	22,348,522.06	22,406,854.89	-58,332.83
2130-80	ACCRUED LIABILITIES		
2131-00	243,953.15	243,953.15	0.00
2131-10	8,958.72	8,958.72	0.00
2134-00	681.00	681.00	0.00
2135-20	11,807.93	11,807.93	0.00
2135-30	47,231.74	47,231.74	0.00
2140-00	312,632.54	312,632.54	0.00
2160-00	TRUST DEPOSITS		
2185-00	5,655.50	5,655.50	0.00
2190-00	5,655.50	5,655.50	0.00
2190-05	-1,342.00	-1,342.00	0.00
2190-10	1,342.00	1,342.00	0.00
2200-00	DEFERRED CREDITS		
2240-00	109,948.69	104,153.19	5,795.50
2240-10	674.00	674.00	0.00
2240-15	2,492.00	2,492.00	0.00
2240-30	3,195.00	2,784.00	411.00
2240-40	22.00	22.00	0.00
2700-00	116,331.69	110,125.19	6,206.50
2750-00	23,196,879.91	23,405,212.30	-208,332.39
2800-00	EQUITY & FUND BALANCE		
2801-00	-662,532.53	-662,532.53	0.00
2804-10	19,128,523.26	19,128,523.26	0.00
2804-20	6,293,334.70	6,293,334.70	0.00
2806-00	-3,731,640.57	-3,742,931.13	11,290.56

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = Jun 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
2809-00	Restricted Net Assets	144,161.81	144,161.81	0.00
2810-00	Unrestricted Net Assets	-4,443,239.48	-4,443,239.48	0.00
2900-00	TOTAL EQUITY & FUND BALANCE	16,728,607.19	16,717,316.63	11,290.56
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	39,925,487.10	40,122,528.93	-197,041.83

Russell Square Apartments, L.P. (rsa)

Budget Comparison

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget
3000-00	INCOME		
3100-00	RENTAL INCOME		
3105-00	Gross Potential Rent	49,081.00	39,595.00
3110-00	Tenant rental revenue	0.00	0.00
3110-30	Tenant revenue_other	388.00	0.00
3110-35	Garage rental	0.00	166.67
3110-45	Late payments	100.00	32.25
3110-54	Loss/Gain to Lease	-7,470.00	0.00
3110-55	Less Vacancy	-2,453.00	-1,979.75
3190-00	Commercial rent	3,753.96	3,754.00
3200-00	NET RENTAL INCOME	43,399.96	41,568.17
3420-00	OTHER INCOME		
3430-00	Investment income_unrestricted	52.06	15.00
3480-40	Insurance reimbursement_dividends	0.00	0.00
3700-00	TOTAL OTHER INCOME	52.06	15.00
3900-00	TOTAL INCOME	43,452.02	41,583.17
4000-00	EXPENSES		
4100-00	ADMINISTRATION		
4111-00	Salaries administrative	3,905.57	4,054.00
4111-10	Payroll taxes_administrative	328.13	303.75
4111-20	Employee benefit contributions_administration	1,030.46	450.25
4111-30	WC_Admin	0.00	75.42
4130-10	Legal Expense	75.00	0.00
4130-30	Technical admin support	455.26	382.08
4140-00	Training	0.00	0.00
4150-00	Travel	0.00	0.00
4171-00	Auditing fees	0.00	0.00
4175-30	Management fees-Non-PH	2,580.72	2,248.83
4180-00	Rent_office space	254.69	182.92
4190-00	Sundry_administrative	155.52	221.42
4190-11	Office expense	3.39	59.25
4190-12	Postage	74.90	80.00
4190-13	Communications	26.06	208.33
4190-15	Marketing and leasing	79.85	110.00
4190-25	Debt Service	0.00	0.00
4200-00	TOTAL ADMINISTRATION	8,969.55	8,376.25
4300-00	UTILITIES		
4310-00	Water	1,325.24	823.58
4315-00	Sewer	702.13	648.92
4320-00	Electricity	481.79	495.42
4330-00	Gas	149.07	908.58
4395-00	TOTAL UTILITIES	2,658.23	2,876.50
4400-00	MAINTENANCE & REPAIR		
4415-00	Salaries maintenance	3,391.97	3,019.08
4415-10	Payroll taxes_maintenance	233.97	231.50

Russell Square Apartments, L.P. (rsa)

Budget Comparison

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget
4415-20	Employee benefit contributions_maint	282.73	701.50
4415-30	WC_Maint	0.00	55.00
4420-00	Materials	578.43	333.33
4420-10	Small tools & equipment	0.00	41.67
4420-11	Gasoline & oil	100.51	66.67
4420-12	Paint and coatings	0.00	83.33
4420-14	Auto parts & tires	0.00	8.33
4420-15	Janitorial supplies	0.00	13.00
4420-16	Window coverings	0.00	64.33
4420-17	Flooring	0.00	1,250.00
4420-18	Appliances-Dwelling	250.00	666.67
4420-19	Maintenance cost paid to tenants	150.00	0.00
4420-20	Lighting - fixtures	42.75	94.33
4420-21	Uniforms	0.00	20.83
4430-00	Fees for Service	0.00	12.50
4430-11	Maintenance contracting	1,574.30	375.00
4430-12	Alarm system service	197.28	20.83
4430-13	Appliance repair	0.00	83.33
4430-14	Auto service and repair	6.50	54.83
4430-16	Electrical contractor	0.00	45.33
4430-19	Heating/Cooling	224.55	166.67
4430-20	Lawn maintenance	589.00	2,500.00
4430-21	Plumbing contractor	0.00	0.00
4430-24	Painting	0.00	795.33
4430-25	Snow removal	0.00	0.00
4430-26	Sprinkler system maintenance	0.00	0.00
4430-29	Inspections	0.00	500.00
4430-30	Janitorial cleaning	0.00	291.67
4430-32	Dry/Blind cleaning	0.00	13.00
4431-00	Garbage removal	850.64	925.17
4440-00	TOTAL MAINTENANCE & REPAIR	8,472.63	12,433.23
4500-00	GENERAL EXPENSES		
4510-10	Insurance premiums_liability	332.10	764.17
4510-20	Insurance premiums_property	1,035.90	969.67
4510-30	Insurance premiums_auto	49.50	80.92
4510-40	Insurance premiums_bond	5.10	5.25
4571-00	Bad debt_tenant rents	0.00	166.67
4572-00	Bad debt_other	0.00	250.00
4580-10	Interest expense_perm debt	4,558.61	4,664.00
4580-20	Interest expense_development fund	0.00	91.67
4580-30	Interest expense_other	848.04	0.00
4590-10	Property Tax_SIDs	0.00	0.00
4650-00	TOTAL GENERAL EXPENSES	6,829.25	6,992.35
8000-00	TOTAL EXPENSES	26,929.66	30,678.33
9000-00	NET INCOME (LOSS)	16,522.36	10,904.84

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	536,344.00
3110-00	Tenant rental revenue	58.00
3110-05	Pet Rental Revenue	100.00
3110-20	Tenant subsidy	0.00
3110-30	Tenant revenue_other	5,970.28
3110-35	Garage rental	5,910.00
3110-45	Late payments	700.00
3110-54	Loss/Gain to Lease	-63,971.00
3110-55	Less Vacancy	-36,229.00
3130-00	Utility Reimbursement	0.00
3190-00	Commercial rent	3,753.96
3200-00	NET RENTAL INCOME	452,636.24
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	952.98
3451-00	Fraud Recovery_Admin	36.00
3480-00	Laundry & vending income	1,693.75
3480-40	Insurance reimbursement_dividends	0.00
3610-00	Interest Income	438.25
3610-30	Repl Reserve Interest	0.00
3690-00	Other Income	1,638.83
3700-00	TOTAL OTHER INCOME	4,759.81
3900-00	TOTAL INCOME	457,396.05
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	29,105.86
4111-10	Payroll taxes_administrative	2,340.33
4111-20	Employee benefit contributions_administration	7,975.29
4130-10	Legal Expense	150.00
4130-30	Technical admin support	6,291.58
4140-00	Training	291.66
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	26,629.11
4180-00	Rent_office space	438.46
4190-00	Sundry_administrative	216.96
4190-11	Office expense	2,635.15
4190-12	Postage	142.80

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4190-13	Communications	2,082.15
4190-15	Marketing and leasing	1,248.56
4200-00	TOTAL ADMINISTRATION	79,547.91
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	736.57
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	736.57
4300-00	UTILITIES	
4310-00	Water	9,391.22
4315-00	Sewer	6,689.02
4320-00	Electricity	7,300.10
4330-00	Gas	4,729.87
4395-00	TOTAL UTILITIES	28,110.21
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	25,140.04
4415-10	Payroll taxes_maintenance	1,810.83
4415-20	Employee benefit contributions_maint	2,722.85
4420-00	Materials	6,084.90
4420-10	Small tools & equipment	176.97
4420-11	Gasoline & oil	477.54
4420-12	Paint and coatings	455.30
4420-13	Doors	66.81
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	116.50
4420-16	Window coverings	275.20
4420-17	Flooring	1,235.00
4420-18	Appliances-Dwelling	2,830.80
4420-19	Maintenance cost paid to tenants	150.00
4420-20	Lighting - fixtures	178.08
4420-21	Uniforms	0.00
4430-00	Fees for Service	185.50
4430-10	Window cleaning	89.00
4430-11	Maintenance contracting	1,635.64
4430-12	Alarm system service	197.28
4430-13	Appliance repair	1,040.00
4430-14	Auto service and repair	21.09
4430-15	Carpet cleaning	198.00
4430-16	Electrical contractor	0.00
4430-18	Glass/screen repairs	0.00
4430-19	Heating/Cooling	1,150.87
4430-20	Lawn maintenance	4,407.00
4430-21	Plumbing contractor	7,040.58

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4430-22	Sewer service	0.00
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	650.00
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	1,425.00
4430-29	Inspections	0.00
4430-30	Janitorial cleaning	1,405.00
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	8,263.81
4440-00	TOTAL MAINTENANCE & REPAIR	<u>69,429.59</u>
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	350.00
4480-00	Protective services_other contract costs	0.00
4490-00	TOTAL PROTECTIVE SERVICES	<u>350.00</u>
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	5,440.50
4510-20	Insurance premiums_property	21,755.30
4510-30	Insurance premiums_auto	495.85
4510-40	Insurance premiums_bond	66.30
4510-70	MIP-Mortgage Insurance	2,643.64
4571-00	Bad debt_tenant rents	0.00
4572-00	Bad debt_other	0.00
4580-10	Interest expense_perm debt	83,397.95
4580-30	Interest expense_other	848.04
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	8,761.64
4650-00	TOTAL GENERAL EXPENSES	<u>123,409.22</u>
8000-00	TOTAL EXPENSES	<u>301,583.50</u>
9000-00	NET INCOME (LOSS)	<u>155,812.55</u>

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 = Jun 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
1000-00 ASSETS			
1100-00 CASH			
1111-40 Cash_unrestricted	4,363,926.86	4,334,587.15	29,339.71
1111-50 Cash - Restricted	1,339,742.15	1,339,742.15	0.00
1111-60 Cash_Replacement Reserve	434,273.09	249,373.01	184,900.08
1114-00 Cash_tenant security deposits	75,214.53	75,213.37	1.16
1117-00 Cash_Petty cash	210.00	210.00	0.00
1119-00 TOTAL CASH	6,213,366.63	5,999,125.68	214,240.95
1120-00 ACCOUNTS RECEIVABLE			
1121-00 Fraud recovery	13,676.50	13,713.50	-37.00
1121-10 Allow doubtful accts_fraud	-1,419.51	-1,419.51	0.00
1122-00 A/R_dwelling rent	49,161.88	50,412.98	-1,251.10
1122-12 Allow doubt accts_rent	-3,391.96	-3,391.96	0.00
1122-14 A/R Ten HAP	-4,294.00	-4,277.00	-17.00
1122-20 A/R tenants_other	-1,744.10	-1,129.10	-615.00
1122-30 A/R EAP loans	14,239.98	14,106.98	133.00
1122-50 A/R Tenant based HAP suspense	-2,718.00	-1,196.00	-1,522.00
1125-00 A/R_HUD	161,567.54	20,546.54	141,021.00
1131-00 Notes & mortgages receivable_current	29,714.42	29,714.42	0.00
1135-10 A/R_other government	9,791.21	9,772.90	18.31
1135-20 A/R_miscellaneous	6,305.61	28,226.25	-21,920.64
1140-23 Due from_TRINITY	2,346,008.19	2,339,368.90	6,639.29
1140-24 Due from_VILLAGIO	62,634.27	53,205.93	9,428.34
1145-00 Accrued interest receivable	245,310.52	245,310.52	0.00
1149-00 TOTAL RECEIVABLE NET ALLOWANCES	2,924,842.55	2,792,965.35	131,877.20
1150-00 OTHER ASSETS			
1158-00 Notes & mortgages rec_non-current	840,663.28	840,663.28	0.00
1158-10 Notes Receivable Villagio HOME loan	3,176,000.00	3,176,000.00	0.00
1158-11 Notes receivable Maclay Commons	491,402.34	491,402.34	0.00
1159-50 Other assets	300.00	300.00	0.00
1160-00 TOTAL OTHER ASSETS	4,508,365.62	4,508,365.62	0.00
1161-00 INVESTMENTS			
1165-00 Investments restricted	0.00	375,000.00	-375,000.00
1165-10 FSS escrow	409,686.95	356,516.07	53,170.88
1165-20 FSS Forfeits	9,091.45	6,575.09	2,516.36
1169-00 TOTAL INVESTMENTS	418,778.40	738,091.16	-319,312.76
1170-00 DEFERRED CHARGES			
1211-00 Prepaid expenses	74,177.96	92,702.66	-18,524.70
1260-00 Consumable inventory	8,575.21	8,575.21	0.00
1285-00 Payroll Clearing	-0.01	0.00	-0.01
1295-11 Interprogram due_dev	2,700.00	2,700.00	0.00
1295-25 Interprogram due_GCN	131,622.26	131,622.26	0.00
1295-28 Interprogram due_IDC/MHA loan	441,187.14	441,187.14	0.00

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 = Jun 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
1295-29 Interprogram due_IDC/Accrued Interest	90,377.66	90,377.66	0.00
1295-33 Interprogram due_dev/GCN accrued int	117,190.31	117,190.31	0.00
1300-00 TOTAL DEFERRED CHARGES	865,830.53	884,355.24	-18,524.71
1400-00 FIXED ASSETS			
1400-55 Accum depreciation	-12,044,255.87	-12,044,255.87	0.00
1400-57 Accum deprec current year	-1,408,555.89	-1,353,986.96	-54,568.93
1400-60 Land	1,462,434.40	1,462,434.40	0.00
1400-70 Buildings	19,885,712.96	19,885,712.96	0.00
1400-75 Building Improvements	33,323.29	33,323.29	0.00
1400-80 Dwelling furniture_fixtures equip	173,891.02	173,891.02	0.00
1400-90 Admin furniture_fixtures equip	584,515.46	584,515.46	0.00
1400-92 Dwelling furn_fixtures equip_Flooring	108,041.99	108,041.99	0.00
1400-93 Leasehold improvements	3,868,665.11	3,868,665.11	0.00
1400-95 Infrastructure	1,750.00	1,750.00	0.00
1410-50 Work in progress-Other	191,737.91	191,737.91	0.00
1499-00 Investments in joint ventures	2,837,694.97	2,837,694.97	0.00
1500-00 TOTAL FIXED ASSETS NET OF DEPR	15,694,955.35	15,749,524.28	-54,568.93
1900-00 TOTAL ASSETS	30,626,139.08	30,672,427.33	-46,288.25
2000-00 LIABILITIES & EQUITY			
2010-00 LIABILITIES			
2100-00 CURRENT LIABILITIES			
2110-10 Accounts payable < 90 days	95,017.35	88,980.25	6,037.10
2114-00 Tenant security deposit	72,745.00	72,595.00	150.00
2114-40 Tenant pet deposit	693.00	593.00	100.00
2120-13 FICA_Medicare Tax	9,966.60	9,966.60	0.00
2120-14 1st Non-profit unemployment ins	4,425.65	3,690.01	735.64
2120-15 Workers Comp Payable	-36,522.60	-37,994.03	1,471.43
2120-16 Health Insurance (Pacsourc)Co pay	-35,549.72	-30,347.35	-5,202.37
2120-17 AFLAC Premium	849.72	845.92	3.80
2120-18 Medical/childcare flex	4,894.11	5,978.42	-1,084.31
2120-19 SEP Plan payable	0.00	5,975.09	-5,975.09
2120-20 Legal Shield payable	0.00	8.75	-8.75
2125-00 Other current liabilities	4,309.09	3,662.93	646.16
2128-00 TOTAL CURRENT LIABILITIES	120,828.20	123,954.59	-3,126.39
2129-00 NOTES PAYABLE			
2130-00 Current long term debt_capital prgrm	228,365.43	228,365.43	0.00
2130-11 Long term CDBG Loan	235,000.00	235,000.00	0.00
2130-16 MBOH loan	266,626.17	267,204.39	-578.22
2130-18 EPC - 1ST SECURITY loan	1,590,323.77	1,609,672.14	-19,348.37
2130-50 Non-current liabilities_other	6,000.00	6,000.00	0.00
2130-60 Loan Liability_non-current	5,981,000.00	5,981,000.00	0.00
2130-70 TOTAL NOTES PAYABLE	8,307,315.37	8,327,241.96	-19,926.59

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 = Jun 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
2130-80 ACCRUED LIABILITIES			
2135-20 Accrued comp absences_current	71,703.48	71,703.48	0.00
2135-30 Accrued comp absences_non-current	109,962.65	109,962.65	0.00
2140-00 TOTAL ACCRUED LIABILITIES	181,666.13	181,666.13	0.00
2160-00 TRUST DEPOSITS			
2180-00 FSS Escrow Liability	407,706.81	382,215.15	25,491.66
2185-00 Retention	14,387.15	14,387.15	0.00
2190-00 TOTAL TRUST DEPOSITS	422,093.96	396,602.30	25,491.66
2200-00 DEFERRED CREDITS			
2240-00 Prepaid Rent	37,792.39	37,740.19	52.20
2240-30 Ten_hap suspense clearing	1,714.00	1,084.00	630.00
2700-00 TOTAL DEFERRED CREDITS	39,506.39	38,824.19	682.20
2750-00 TOTAL LIABILITIES	9,071,410.05	9,068,289.17	3,120.88
2800-00 EQUITY & FUND BALANCE			
2801-00 Invested in Cap Assets Net Related Debt	9,932,849.96	9,932,849.96	0.00
2806-00 Curr yr unrestricted net assets	-43,466.85	2,815.28	-46,282.13
2809-00 Restricted Net Assets	533,229.40	533,229.40	0.00
2809-10 EAP Fund_Restricted	81.50	3,208.50	-3,127.00
2810-00 Unrestricted Net Assets	11,132,035.02	11,132,035.02	0.00
2900-00 TOTAL EQUITY & FUND BALANCE	21,554,729.03	21,604,138.16	-49,409.13
2950-00 TOTAL LIABILITIES & EQUITY FUND BAL	30,626,139.08	30,672,427.33	-46,288.25

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

Income Statement

Period = Jun 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	84,561.00
3110-15	PRA tenant rent	0.00
3110-20	Tenant subsidy	172,950.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	2,836.00
3110-45	Late payments	425.00
3110-54	Loss/Gain to Lease	-852.00
3110-55	Less Vacancy	0.00
3200-00	NET RENTAL INCOME	264,456.00
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,132.50
3404-00	Other government grants	0.00
3410-00	PHA HAP Revenue	728,733.00
3410-10	HUD Admin Fee	88,379.00
3410-11	EHV-HAP REVENUE	11,156.00
3410-12	EHV-ADMIN REV	2,835.00
3410-13	MS5 HAP REV	49,207.00
3410-14	MS5 ADMIN REV	10,014.00
3410-20	HUD PHA FSS	22,100.64
3410-30	Port-In Admin Fee Earned	55.70
3410-40	Port-In HAP Earned	928.00
3415-00	TOTAL GRANTS AND DONATIONS	920,540.84
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	1,131.64
3440-10	Management fee revenue	29,964.00
3440-20	External management fees	50,198.27
3451-00	Fraud Recovery_Admin	234.00
3480-00	Laundry & vending income	874.25
3480-40	Insurance reimbursement_dividends	7,946.00
3610-00	Interest Income	0.00
3690-00	Other Income	1,080.65
3690-01	Fraud recovery_HAP	234.00
3690-02	Other Income_FSS Forfeits	7,668.49
3700-00	TOTAL OTHER INCOME	99,331.30
3900-00	TOTAL INCOME	1,284,328.14
4000-00	EXPENSES	

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

Income Statement

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	109,505.52
4111-10	Payroll taxes_administrative	8,396.53
4111-20	Employee benefit contributions_administration	20,353.32
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	0.00
4130-30	Technical admin support	7,859.80
4140-00	Training	239.00
4150-00	Travel	1,094.37
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	7,132.50
4175-15	Admin fees paid for ports	501.82
4175-30	Management fees-Non-PH	53,533.17
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	285.60
4190-11	Office expense	3,242.67
4190-12	Postage	1,857.20
4190-13	Communications	2,388.94
4190-14	Dues & subscriptions	1,195.00
4190-15	Marketing and leasing	666.88
4200-00	TOTAL ADMINISTRATION	223,432.82
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	51,196.34
4232-00	FSS rounding account	0.00
4245-00	Relocation costs	3,348.24
4250-00	TOTAL TENANT SERVICES	54,544.58
4300-00	UTILITIES	
4310-00	Water	7,681.60
4315-00	Sewer	3,171.09
4320-00	Electricity	7,433.21
4330-00	Gas	1,330.68
4395-00	TOTAL UTILITIES	19,616.58
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	19,237.01
4415-10	Payroll taxes_maintenance	1,358.00
4415-20	Employee benefit contributions_maint	2,123.62
4420-00	Materials	4,286.72
4420-10	Small tools & equipment	0.00
4420-11	Gasoline & oil	324.68
4420-12	Paint and coatings	59.78
4420-13	Doors	663.37

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

Income Statement

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	6.87
4420-16	Window coverings	713.81
4420-17	Flooring	2,130.20
4420-18	Appliances-Dwelling	379.05
4420-20	Lighting - fixtures	190.00
4420-21	Uniforms	0.00
4430-00	Fees for Service	0.00
4430-11	Maintenance contracting	192.56
4430-12	Alarm system service	1,031.50
4430-13	Appliance repair	201.00
4430-14	Auto service and repair	21.99
4430-15	Carpet cleaning	0.00
4430-18	Glass/screen repairs	0.00
4430-19	Heating/Cooling	130.00
4430-20	Lawn maintenance	1,120.17
4430-21	Plumbing contractor	2,729.90
4430-22	Sewer service	0.00
4430-24	Painting	0.00
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	150.00
4430-29	Inspections	3,360.00
4430-30	Janitorial cleaning	3,922.00
4430-31	Garage doors	1,382.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	5,435.50
4440-00	TOTAL MAINTENANCE & REPAIR	51,149.73
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	0.00
4480-00	Protective services_other contract costs	662.50
4490-00	TOTAL PROTECTIVE SERVICES	662.50
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	3,656.40
4510-20	Insurance premiums_property	6,498.30
4510-30	Insurance premiums_auto	618.30
4510-40	Insurance premiums_bond	112.50
4510-50	Insurance premiums_D&O	989.70
4571-00	Bad debt_tenant rents	0.00
4572-00	Bad debt_other	0.00

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

Income Statement

Period = Jun 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4580-10	Interest expense_perm debt	7,372.06
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	0.00
4650-00	TOTAL GENERAL EXPENSES	<u>19,247.26</u>
4715-00	HAP Housing assistance payments	861,242.00
4715-10	Utility reimbursement payment URP	4,185.00
4715-20	HAP FSS Escrow payments	32,248.92
4715-30	Port HAP URP	9,712.00
4750-00	TOTAL HAP EXPENSE	<u>907,387.92</u>
8000-00	TOTAL EXPENSES	<u>1,276,041.39</u>
9000-00	NET INCOME (LOSS)	<u>8,286.75</u>

Board report July 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 7/12/2023 2194

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1578	4/13/23
MHA Homes	194	1530	5/5/23
Shelter Plus Care	98	--*	3/8/23
Uptown	14	470	5/22/23
Valor House	17	5*	12/1/22
YWCA	6	1*	5/31/23
Silvertip PBRA	8	1270	3/1/23
811	64	1*	3/31/22
Cornerstone	12	0*	1/11/23
EHV	16	1*	4/12/23

New applicants

Since June 1, 2023 through June 30, 2023 138

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

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

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

Note: new vouchers	leased	award	issued
FYI	6	8	0
Mainstream	63	66	0
VASH	25	32	0
EHV	15	16	1

Tenant-based assistance

HCV Voucher Utilization FY 2023

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	873	14	9	7	138	26	674	5
November	876	14	9	7	136	27	679	4
December	864	13	8	7	133	26	674	3
January	858	14	7	7	131	27	670	2
February	866	14	5	7	130	26	680	4
March	866	13	5	7	128	25	682	6
April	863	13	5	7	127	25	683	3
May	864	13	6	6	126	24	685	4
June	866	13	6	6	126	24	685	6
July	866	13	6	6	125	25	687	4

Total FY23	8662							
Full utilization	10003							
Under	1314	87%				w/o VASH	88%	
Percent new admissions <30% AMI			78%					
Annual percentage required			75%					

HCV Voucher Utilization CY 2023

Jan	858
Feb	866
Mar	866
April	863
May	864
June	866
Jul	866

Total CY 23	6049		5871
Full Utilization	6995	w/o VASH	6773
	86%		87%

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

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

Current outgoing portables	Total HAP
6	\$8115

Shelter Plus care:

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

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

HCV	6
SPC	1

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

Current Caseload Total: 136

YTD Caseload Total: 168

Total Graduates: 10

Total Escrow Balance to Date: \$378,948.88

Total Forfeit/HELP Account Balance: \$7,168.49

There was one graduate this month.

The participant was enrolled in the FSS program for a year and a half. She more than doubled her earned income during participation, increasing her income by over \$19,000. She had been employed in the fast-food industry and secured better employment as a Direct Support Professional for the ARC of Western Montana (formerly MDSC). She received certifications to administer medication, as well as First Aid and CPR. This participant submitted her notice to vacate and moved off the voucher program. She saved \$3,834.89 in her escrow account.

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

Unfortunately, there was an additional deposit made into the forfeiture account due to a family losing their housing assistance, The family's rental home was sold in October, and they were unable to lease with the voucher despite their efforts and those of the coordinator. This family forfeited over \$7,000 in escrow,

Coordinators are continuing to participate in committee work with our community partners. Coordinators are collaborating with MHA Marketing Coordinator to feature The Family Self Sufficiency Program, participants, and graduates.

Ongoing committee work:

Tamara- Winter Rental Assistance Program

Rebecca- Veteran Support Network, NAMI & ARHC

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

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

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred
FSS Department 7/12/2023