

Missoula Housing Authority Regular Board Meeting Wednesday June 21, 2023

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**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, June 21, 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
June 21, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. May 17th, 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:

None
7. Staff Reports
 - a. Discussion of Draft Resolution Defining Procurement Limits for Executive Director
 - b. Discussion of Legislative Session 2023 Housing Initiatives
 - c. Review of Dayspring Restoration's request for MHA inclusion in marketing.
 - d. National Museum of Forest Service History Update
 - e. Close out of Public Housing program
 - f. Villagio update
 - g. Trinity update: Maple Flats (Trinity Workforce Housing-Mullan); Westside Place (Cooley/Stoddard Site); Blue Heron Place (PSH Wing- Mullan); Nav Center
 - h. Speedway and 819 Stoddard
 - i. 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 JUNE 21, 2023
DATE: JUNE 21, 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. Per a request made by Board Member Teigan Avery at the May Board meeting, staff has provided an article that gives a preliminary summary of housing initiatives waiting to be signed into law following the 2023 Legislative Session.
- c. One of our trade partners, Dayspring Restoration, has asked MHA's approval to use our relationship as a "case study" to be included in some of their national marketing materials. The request is brought for discussion and a draft of the proposed marketing flier included in the Board Packet.
- d. 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 Fall of '23.
- e. 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.
- f. 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 punchlist and landscaping are active trades on both buildings.
- g. Leasing has begun and MHA/Blueline have been processing applicants from the waitlist! 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 July. The Nav Center is going to be ready by late July.
- h. 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; 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, May 17th, 2023

MINUTES-

Members Present: Sam Oliver, Jack Richards, Sheena Comer Winterer,
Jennifer Cerutti, Tiegan Avery

Members Absent: Kaia Peterson, Colin Bangs, Kila Shields

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

- 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 – April 19, 2023
Avery: Moves
Richards: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Avery: It would be nice to have a run down on legislature and how it affects affordable housing.
Oliver: That is something we can undertake in the next month.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items: None
- VII. Staff Reports:
 - a. Resident Board Member Update
Oliver: Now we have a new member, Jennifer Cerutti.
 - b. Discussion of Draft Resolution Defining Procurement Limits for Executive Director

Oliver: This will remain on the agenda for another month until we make a few more refinements. We went through the draft and made sure it aligned with our ratified procurement policy. We will bring those edits back next month.

c. Voucher Funding Update

McGrath: Our funding this year is very tight. Every year you lease as many as you can. HUD says this is how much you spent last year so this is all you get for this year despite circumstances. If you have unspent funds in your reserves, you can use those. We were underutilizing during COVID. They funded us at cost with a significantly low inflation percentage. HUD said we had too much, so they took \$215,000 of our reserves. They are not acknowledging our real per unit costs. We have 865 leased but can only support 834 so we need to drop that many people off the program. In the next few months, we are adding 32 PBV units at Villagio that we have to lease as we are under contract. These changes are not subject to appeal. There are 3 pools of money set aside in the budget that we can apply for. One of these is for portability. We usually get about \$10,000 for that. The other fund is providing us with the difference from what they project a unit cost to be and what is actually is, but it will be only for what we have leased and not more. My estimate for that is about \$50,000. There are funds set aside for PBV. You take those units and set them aside and we report this to HUD, and they are supposed to take that into account. They do not explain their formula for how much we will get. Hopefully it will be a significant amount so we can deal with Villagio. We stopped issuing vouchers and accepting PORTs unless billed to the other agency. We will see what happens with HUD and funding in the next few weeks/months as we open Villagio. Further steps are a lot harder and less effective and many of them are very painful for the tenants. For example, lowering our payment standards would save us money but we would not know when we can lease and anyone that can lease under those terms would have to pay more out of pocket. PS are the cap we can pay on a particular unit size. We want to hold off on that but if we have to, we have to and that would be in late fall. Because of the funding formula as we reduce our numbers, that means next year, they will say this is what you spent, and this is what you need even though we needed more this year and had to adjust to meet that funding. We will spend every penny in reserves and hopefully get back to where we are. If we can get people leased in cheaper units and also get people with more income that all saves the amount of rental assistance we pay out. I am hoping we won't be seeing a spiral downward.

Comer Winterer: What do you think the reasoning behind this?

McGrath: They go around and all those agencies with reserves and they redistribute the funds to an agency that needs it. Typically, they do not do that to us but this year they did. Now they are basing the inflation rate on fair market rents, which is not a good representation of actually increasing rents and markets anymore. Those are the 2 big pieces. No one will lose their voucher; we will just not be leasing new vouchers. There are many different factors that fluctuate the number of utilized vouchers so we will see how this plays out in the next few months.

d. National Museum of Forest Service History

Oliver: There is going to be a story in the paper. Moving the B2 Bomber to the site. Right now, we are working with the chosen contractor to reverify pricing based on the design drawings that have been submitted. Ahead of the permit we will meet with the County and bring them up to speed. Get in for permit with the hopes of timing it so we can get in the ground this fall with the foundation work. Working with all of the suppliers and donated material right now to see if the contractor can even get the long lead items to show up in Missoula in the appropriate time frame. It should take off and we will have a lot more to report here as we move forward.

e. Close Out of Public Housing Program

Oliver: No updates yet. Just still waiting to hear back. It may be a period of months.

f. Villagio Update

Hauser: Building A is ready for move in 5th and 4th floor have been cleaned and signed off on. Projected to be fully cleaned, all floors by 5/27. The fence is being moved closer and tighter to building B. We will finalize trash contracts this week. We have both maintenance staff and PM on site. Otherwise, everything is going well and building B is on track for their anticipated TCO of 9/1/23. Maintenance staff is 50% on site and 50% with other maintenance staff assisting. They have been working on inventory lists and been doing some minor check list items. They will be working on their on-call training as well.

Oliver: Mary's dept is working closely with Blueline and we need to have some families in by the end of the month. We are getting excited to start moving people in and transitioning to an active site. As we finish both of these jobs it is still in front of mind how difficult it is to hire people and we have some trades on our sites that are struggling with that. We have been very fortunate with our hiring at MHA.

g. Trinity Update

Hauser: Moving along. They have the same deadline for the Mullan site needing to get people moved in by the end of the month. They do have their TCO permit but still have quite a bit of work to get through. Now it is just the contractor pushing as hard as they to get things completed. It will be important to clean up the job site. Punch list verification begins tomorrow. The cleaning crew will be on the Mullan site starting tomorrow. They do anticipate that they will have to come back with it still being an active construction site.

Oliver: We are trying to get everyone across the finish line and move on to what we do and get people moved in. Trinity is more behind than Villagio.

Melton: Stoddard is close to half full now. Westside Place has 4 buildings and Mullan has 100 workforce housing units, 30 PSH units and a navigation center. All nations will be doing behavioral health services and PHC will have a medical clinic.

Avery: I have been hearing concerns regarding traffic on the northside with the addition of Vilagio.

Oliver: Villagio was carefully placed and thought out for that because of all the infrastructure that does exist. Anytime you see a project that big it creates an impact on the area but if anything, it is creating more responsible traffic patterns with the added population.

Melton: We will look into communicating with Mountain Line to increase bus routes out there in the future.

h. Speedway & 819 Stoddard

Oliver: Waiting for the closeout. I will take Sarah over there and show her those properties now that the weather is nice.

i. Strategic Planning

Oliver: This has remained on here to revisit. One item was staying on the program of meeting with the city and speaking with city council. They really like the communication.

Comer Winterer: We are well positioned with the mayoral candidates that are all familiar with our work and the agency.

Oliver: Jim was kind enough to remind staff of that topic and how we are to respond or not respond in a public way that would represent the organization. We are well positioned.

VIII. Other Matters: None

Meeting adjourned at 6:25 pm

Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

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;

2023 LEGISLATURE

How the 2023 Legislature tried to tackle Montana's housing crunch

Lawmakers hope pro-construction zoning and a \$225 million spending package will ease the state's affordability woes. Did they go far enough?

by Eric Dietrich
05.10.2023



Photo-illustration by Stephanie Farmer. Photo by Adobe stock. May not be republished without license.

This is news to no one: Montana is facing a historic housing crunch.

Population growth, much of it driven by in-migration, has spurred demand for homes and apartments beyond available supply in many if not most of the state's communities. According to real estate website Zillow, the state's typical home value was nearly \$428,000 as of March, up from \$267,000 at the beginning of 2020. Higher rents, too, make it increasingly hard for




businesses to find workers. In particularly tight markets such as Bozeman, it's **not uncommon for full-time workers to be living out of the local homeless shelter.**

That housing pain was a top-of-mind issue for many lawmakers as the Montana Legislature convened in the state Capitol this winter, taking its every-other-year run at solving the state's problems with new laws and public spending. As far back as last summer, Gov. Greg Gianforte signaled that he expected housing to be one of the session's top-tier issues, **convening a task force to suggest potential legislation.** As the Legislature wrapped up its work last week, the year's single largest housing bill, authorizing \$225 million in housing spending, passed to the governor's desk with one of the last votes taken by the Montana House.

Lawmakers made two main pushes on the housing issue — both of which ultimately drew bipartisan support.

First, they passed an array of regulatory reform measures that, broadly speaking, intend to accelerate home construction by making it easier to build. Some of those bills focus on streamlining subdivision review, making it faster to divide undeveloped parcels into lots for homes or apartments. Others rein in city zoning powers, negating local land-use rules that housing advocates accuse of bogging down residential construction.

Second, lawmakers passed **House Bill 819**, a compromise spending package that puts \$175 million toward housing initiatives as well as authorizing an extra \$50 million for low-interest loans to developers who build rent-restricted apartments.

| | |
|--|---|
| HB 819: Create Montana community reinvestment act to fund workforce housing <i>As amended, bundles several housing investment proposals into a single bill.</i> | |
| Sponsor: Paul Green (R-Hardin) | |
|  Bill text | PROGRESS <input checked="" type="checkbox"/> 1ST CMTE. <input checked="" type="checkbox"/> HOUSE <input checked="" type="checkbox"/> SENATE <input checked="" type="checkbox"/> GOV. |
|  Fiscal note | |
|  No legal note | |
| See more on MTFP's 2023 Capitol Tracker. | |

Gianforte, a Republican, has signaled his support for most of the zoning measures and the spending package, although most of the housing bills haven't been formally transmitted to his office for his signature.

Other housing efforts were generally unsuccessful. A bill to establish a state workforce housing tax credit to fund affordable housing projects fell short, as did state-level efforts to tax Airbnb-style short-term rentals, which can inflame the housing shortage by shifting tourists into homes that would otherwise be homes for long-term residents. Conversely, efforts to limit how cities and towns can regulate short-term rentals themselves also failed.

Additionally, multiple bills aiming to expand legal protections for mobile home park tenants fell short amid opposition from the Montana Landlords Association. One mobile home tenant protection measure, House Bill 889, did pass the Legislature. That bill would among other provisions guarantee mobile home tenants, who often own their home and rent the land beneath it, the option of signing one-year leases instead of month-to-month contracts. It hasn't yet been signed or vetoed by the governor.

Working with the governor's encouragement, lawmakers passed a host of pro-housing zoning measures — overcoming opposition from local government leaders and other critics who worry the resulting infill development could transform neighborhoods and overload existing sewer systems.

Senate Bill 245, for example, forces cities of 7,000 residents or more to allow apartment-style housing in most areas set aside as a commercial zone. A second, Senate Bill 528, requires cities and towns to adopt rules allowing the construction of accessory dwelling units, or smaller housing units that share a lot with a primary home. A third bill, Senate Bill 323, makes duplex housing allowable on any home lot in cities with 5,000 residents or more, preempting regulations that currently set aside some areas for only single-family homes.

RELATED

Attempt at housing compromise emerges in Legislature's final days

With days to go in the 2023 session of the Montana Legislature, a months-long debate over how to put a portion of the state's \$2.5 billion budget surplus toward housing affordability efforts has converged on a single compromise measure.

That third bill, SB 323, demonstrates how fast the politics of the Legislature have shifted around zoning. A similar bill, brought by a progressive Missoula Democrat, **was in effect laughed out of the House Local Government Committee** during the 2021 session. Sponsored by a Republican senator from Great Falls, the year's SB 323 drew bipartisan support as it cleared the House and Senate.

Kendall Cotton, who runs the Republican-leaning Frontier Institute and spent much of the session lobbying for the zoning bills, attributed the change to both the severity of the housing crunch and the governor's decision to focus attention on it by establishing his task force.

"I think getting the task force together was really a way to crystallize this as a big priority for the Legislature — for both parties," said Cotton, who served on the group.

"Zoning reform isn't a silver bullet by any means," Cotton acknowledged, "but this is a great way we can tackle the low-hanging fruit."

Lawmakers also authorized the Montana Land Use Planning Act, or **Senate Bill 382**, a wholesale rewrite of the land-use planning statutes that apply to towns and cities in counties of at least 70,000 people. It requires municipalities of 5,000 residents or more in the state's urban counties to plan for the housing they need to accommodate population growth. In an attempt to discourage NIMBY-style opposition to projects, it also **makes an explicit effort** to shift public participation in land-use planning earlier in the process by inviting more public input as growth plans are written and limiting comment once specific projects are proposed.

The land-use planning act bill also requires that local zoning codes treat manufactured homes like site-built houses instead of mobile homes, a provision that could allow for wider adoption of less expensive, factory-built homes.

As it turned out, the zoning bills were the easy lift for housing in political terms at the Legislature this year. Proposals for spending a portion of the state's \$2.5 billion budget surplus on housing came from a number of sources, only to be faced with intense debate in and out of public view. It took until the final days of the session **for a compromise package to emerge**.

That compromise, bundled into **House Bill 819**, breaks down its \$225 million of spending into four primary buckets, three of them filled by the \$175 million in General Fund spending, plus the \$50 million in additional affordable housing loans.

The \$50 million authorization represents a major expansion of the state's existing **Multifamily Coal Trust Homes Program**, which lends money from the state coal trust to affordable housing developers at below-market rates. In exchange for the low-interest loan, developers agree to price the resulting apartments at rents that are considered affordable for lower-income families.

The \$175 million in General Fund spending is divided into \$107 million to set up an housing infrastructure fund, \$56 million for a mortgage assistance program and \$12 million to make more housing options available for workers at the state hospital in Warm Springs and the state prison in Deer Lodge.

The infrastructure fund provision is a reduced version of the \$200 million Home Ownership Means Economic Security, or HOMES, proposal advanced by the governor's office before its standalone implementation bill **was killed on the House floor**.

As it heads to the governor's desk in HB 819, the fund would offer low-interest loans to help housing developers and local governments build the infrastructure necessary to support new urban housing — water lines, sewer lines, streets and sidewalks, among other things. Those loans would be repaid to the fund. The bill requires that state officials ensure that projects benefiting from infrastructure loans are subject to “provisions to preserve long-term affordability of the housing.”

RELATED

Land planning overhaul would prioritize proactive urban planning

Senate Bill 382 would require additional planning by local governments, rework how and when residents can participate in planning decisions and, supporters say, make it easier to build the housing necessary to accommodate rapid population growth.

by Eric Dietrich 02.23.2023

The mortgage assistance program would work by distributing the \$56 million between regional economic development entities, which would match the money from other sources and use it to help middle-income homebuyers with up to 30% of the cost of purchasing a home. Beneficiaries

would have their properties deed-restricted until they sell the home or pay back the program to limit how much equity they can earn from rising home values.

Democrats on the House side of the Legislature expressed concern that the low-interest loan rates specified in the coal trust portion of the compromise bill might not be low enough to subsidize developments to the point they're affordable for very low-income Montanans. Additionally, they pushed unsuccessfully for stronger permanent affordability requirements with the infrastructure fund.

Most Democrats ultimately supported the bill on the House floor in the sessions' final hours regardless, siding with moderate Republicans to give the bill the votes it needed to pass over opposition from hardliners.

"I think a lot of stakeholders we trust and folks in our community would say that 'Yes it is, in sum, better than nothing,'" **Rep. Alice Buckley, D-Bozeman**, said during a press conference May 4.

As lawmakers head home from the session, they're already debating whether their crop of housing bills goes far enough.

Minority Democrats, who hold about a third of the Legislature's seats, have argued that they believe the Republican-controlled body hasn't done enough to ease Montanans' housing pain. Democrats at various points in the session floated much bigger housing spending measures, **one totalling \$500 million**. They also advocated unsuccessfully for offering a tax credit for landlords who rent their properties below market rates and pushed to have one-time property tax credits from the state budget surplus benefit renters as well as homeowners.

"We provided no immediate solutions to the housing crisis," **Senate Minority Leader Pat Flowers, D-Belgrade**, said at a press conference May 4. "There's nothing for renters that came out of this session."

The governor and legislative Republicans have typically focused on housing as a market issue, arguing that the root cause of the problem is that the state has too few homes to house Montanans. As such, they were generally skeptical of subsidy proposals, especially those that passed money to individual renters or homebuyers instead of those that directed funds to encourage construction.

“Given the magnitude of the problem, there is not enough money in the state budget to subsidize housing in a way that would be meaningful across the entire state,” Gianforte said during a press conference March 29.

(The state’s Board of Housing last year funded projects that would produce 158 units of rent-restricted housing at an average subsidy of \$186,000 per unit. State housing officials have told lawmakers that Montana needs 31,000 more homes and apartments that are available to rent at prices affordable to very-low-income renters. Multiplying that figure by the board’s per-unit average produces a price tag of \$5.8 billion.)

At that same press conference, Gianforte argued for boosting the housing supply by making it easier to build and putting state dollars into the water lines, sewer lines and roads necessary to serve new homes. He also touted his work to promote apprenticeships in trades such as plumbing, carpentry and electrical work, efforts intended to minimize the extent that skilled labor is a bottleneck for housing construction.

Republican legislative leaders have also expressed ambivalence about how much state action can do to shift the weight of the housing market off of cost-burdened residents — and how fast the pro-construction measures they’ve signed onto will shift the market, even under ideal circumstances.

“Housing is a very complex issue,” House Majority Leader Sue Vinton, R-Billings, said at a press conference May 4, in response to a question about whether she believed the Legislature had done enough to address the pain produced by rising prices. “There are many folks who believe the market should really determine what is affordable housing and what should be out there for purchase,” she added.

Vinton, who owns a homebuilding company with her husband, also argued that the Legislature’s efforts to streamline development will ultimately bring prices down as more homes are built.

“Just drive along our roads and you’ll see new construction. I see it now, but I think we’ll see it to an even greater extent in the future,” she said.

Senate President Jason Ellsworth, R-Hamilton, expressed similar sentiments about the pro-construction housing reforms in a separate press briefing May 4, though he acknowledged it will take time for the new rules to translate into housing projects.

“It’s a big undertaking, so it’s not going to be something that you’re going to see tomorrow. But it is something I think you’re going to see within the next 12 to 18 months,” Ellsworth said.

LATEST STORIES

Neither Chief Justice Mike McGrath nor Justice Dirk Sandefur will seek re-election to Montana Supreme Court in 2024

Neither Montana Supreme Court Chief Justice Mike McGrath nor Justice Dirk Sandefur will run for re-election in 2024, they independently told Montana Free Press. That means both of next year’s races for the state Supreme Court will be open contests at a time of heightened political visibility for the judiciary and unprecedented price tags for...

by [Arren Kimbel-Sannit](#) 06.07.2023

Ravalli County officials hear election integrity concerns

The Ravalli County Commission held a special meeting Monday to hear from the Montana Election Integrity Project about alleged corruption in Montana elections. But officials appeared reluctant to meet the biggest demand from skeptics: no more voting machines.

by [Alex Sakariassen](#) 06.06.2023

Even in Libby, Montana’s housing crisis having an impact

Since the beginning of 2020, the median sales price of a home in Lincoln County has more than doubled, from \$179,000 in January 2020 to \$435,000 in May 2023, according to data from Montana Regional MLS. That increase is also impacting rent prices.

by [Justin Franz](#) 06.06.2023

OVERVIEW

Created in 1978, the Missoula Housing Authority (MHA) is the second largest public housing authority in Montana with a portfolio of 1,178 rent-restricted apartments and housing choice vouchers, providing affordable housing to more than 5,000 families with a broad range of incomes.

MHA's mission is to provide quality housing solutions for low and middle-income households in Missoula and the surrounding area through creative partnerships and innovative development.

MHA is recognized as a progressive, forward-thinking agency that creatively implements services, uses innovative development financing, and collaborative partnerships to achieve its mission.

CHALLENGE

- Budgeting for unforeseen disaster restoration costs.
- Preventative maintenance for a diverse portfolio of building types and ages.
- Managing properties in an area where capable disaster response contractors are very limited during weather events.
- All housing programs have a waitlist for entry due to demand.
- Restoration work is on a tight completion schedule because of the limited availability of units if relocating is necessary.
- Tenant comfort during occupied disaster restoration.

SOLUTION / STRATEGY

Team Dayspring Restoration is always ready to use our expertise to creatively achieve excellent and timely solutions.

- Working collectively with the property managers and maintenance teams to put together proactive emergency water and fire plans.
- Educating maintenance staff on how to restore smaller issues internally to save money on outsourcing Dayspring.
- Knowledge of the buildings and homes before working onsite reduces cost and tenant interruption.
- Educating tenants how to identify common restoration losses and what to do when it happens.
- Maintaining consistent and transparent communication with management regarding project updates and timelines with weekly reports and final project summary.



Restoration Starts Here.

Board report June 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 5/10/2023 1939

| <u>Waiting lists</u> | <u>#units</u> | <u>#on list</u> | <u>Date of most recent pull from list</u> |
|------------------------|---------------|-----------------|---|
| Housing Choice Voucher | 858 | 1371 | 4/13/23 |
| MHA Homes | 194 | 1228 | 5/5/23 |
| Shelter Plus Care | 98 | --* | 3/8/23 |
| Uptown | 14 | 419 | 11/22/22 |
| Valor House | 17 | 0* | 12/1/22 |
| YWCA | 6 | 0* | 5/10/23 |
| Silvertip PBRA | 8 | 1118 | 3/1/23 |
| 811 | 64 | 1* | 3/31/22 |
| Cornerstone | 12 | 0* | 1/11/23 |
| EHV | 16 | 0* | 4/12/23 |

New applicants

Since May 1, 2023 through May 31, 2023 154

*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 | 1 |
| Mainstream | 69 | 66 | 0 |
| VASH | 24 | 32 | 0 |
| EHV | 15 | 16 | 0 |

Tenant-based assistance

HCV Voucher Utilization FY 2023

| Month | Total UML | Homeowner | FYI | Ports | TPV | VASH | Other | PBV vacant |
|----------|-----------|-----------|-----|-------|-----|------|-------|------------|
| October | 873 | 14 | 9 | 7 | 138 | 26 | 674 | 5 |
| November | 876 | 14 | 9 | 7 | 136 | 27 | 679 | 4 |
| December | 864 | 13 | 8 | 7 | 133 | 26 | 674 | 3 |
| January | 858 | 14 | 7 | 7 | 131 | 27 | 670 | 2 |
| February | 866 | 14 | 5 | 7 | 130 | 26 | 680 | 4 |
| March | 866 | 13 | 5 | 7 | 128 | 25 | 682 | 6 |
| April | 863 | 13 | 5 | 7 | 127 | 25 | 683 | 3 |
| May | 864 | 13 | 6 | 6 | 126 | 24 | 685 | 4 |
| June | 867 | 13 | 6 | 6 | 125 | 25 | 685 | 8 |

| | | | | | | | | |
|---------------------------------|------|-----|-----|--|--|--------------|--|--|
| Total FY23 | 7797 | | | | | | | |
| Full utilization | 9004 | | | | | | | |
| Under | 1207 | 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 | 867 | | |
| Total CY 23 | 5184 | | 5031 |
| Full Utilization | 5996 | w/o VASH | 5806 |
| | 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 | \$7455 |

Shelter Plus care:

| | |
|---------------------------------|-------------------------|
| Shelter Plus Care 98 unit grant | total to be served: 126 |
| Total units actually leased: 83 | total # served: 142 |

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

| | |
|-----|----|
| HCV | 16 |
| SPC | 1 |

Missoula Housing Authority HCV Family Self-Sufficiency Program:

May 2023 Board Report

Current Caseload Total: 137

YTD Caseload Total: 164

Total Graduates: 9

Total Escrow Balance to Date: \$393,851.60

Total Forfeit/HELP Account Balance: \$2,923.02

There were four graduates this month.

The first graduate left with \$1,206.17 and finished school, found full time employment and repaired his credit. This graduate finished the program early.

The second graduate left with \$1,705.14 who was a VASH voucher and she secured full-time employment, maintained a vehicle, found childcare and worked on her credit. This graduate finished the program early.

The third graduate is a family who graduated with \$209.49. This family secured full-time employment, looked into homeownership and maintained vehicles. This graduate finished the program early.

The fourth graduate is a mother of 2 young children who completed the program in 5 years. During her time in the program, she maintained employment, even during the Covid 19 crisis. Also, she was able to gain childcare assistance utilizing Childcare Resources revised eligibility guidelines. This graduate completed Homeward's "Getting Ready for Homeownership" classes and hopes to move into homeownership in the future. She increased her income by \$17,108 and was able to utilize \$8,116.00 while enrolled. She is graduating with \$10,338.12 saved.

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. Revised Action Plan filed with Field Office.

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, NMCCDC, 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 6/14/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=05/2023-05/2023 AND All Checks=Yes AND Include Voids=All Checks

| Check# Vendor | Check Date | Post Month | Total Amount | Date Reconciled |
|---|------------|------------|--------------|-----------------|
| 11038 v0002984 - 11TH STREET EXTRAVAGANZA LLC | 5/1/2023 | 05-2023 | 319.00 | 5/31/2023 |
| 11039 v0003397 - 3BS LLC | 5/1/2023 | 05-2023 | 656.00 | 5/31/2023 |
| 11041 v0002979 - AMBELANG | 5/1/2023 | 05-2023 | 1,492.00 | 5/31/2023 |
| 11044 v0003537 - BRITTNI BISHOP DBA | 5/1/2023 | 05-2023 | 413.00 | 5/31/2023 |
| 11050 v0002046 - BURGESS | 5/1/2023 | 05-2023 | 650.00 | 5/31/2023 |
| 11052 v0000161 - CEDAR VILLAS LLP | 5/1/2023 | 05-2023 | 695.00 | 5/31/2023 |
| 11054 v0001642 - CLARK | 5/1/2023 | 05-2023 | 787.00 | 5/31/2023 |
| 11057 v0002950 - CREEKSIDE APARTMENTS LLC | 5/1/2023 | 05-2023 | 35,397.00 | 5/31/2023 |
| 11059 v0003248 - DANA CREVAR | 5/1/2023 | 05-2023 | 1,716.00 | 5/31/2023 |
| 11062 v0000245 - DESCHAMPS INVESTMENTS | 5/1/2023 | 05-2023 | 785.00 | 5/31/2023 |
| 11064 v0001774 - EQUINOX DEVELOPMENT LP | 5/1/2023 | 05-2023 | 6,009.00 | 5/31/2023 |
| 11066 v0001569 - FIREWEED COURT LIMITED PARTNERSHIP | 5/1/2023 | 05-2023 | 1,585.00 | 5/31/2023 |
| 11069 v0002035 - FRANCIS | 5/1/2023 | 05-2023 | 762.00 | 5/31/2023 |
| 11070 v0003210 - GARY FLATOW | 5/1/2023 | 05-2023 | 805.00 | 5/31/2023 |
| 11071 v0001573 - GOLD DUST LIMITED PARTNERSHIP | 5/1/2023 | 05-2023 | 1,619.00 | 5/31/2023 |
| 11072 v0001501 - HALVERSON | 5/1/2023 | 05-2023 | 584.00 | 5/31/2023 |
| 11075 v0002385 - HOMEFORWARD | 5/1/2023 | 05-2023 | 675.23 | 5/31/2023 |
| 11076 v0002366 - HW PHILLIPS STREET LLC | 5/1/2023 | 05-2023 | 76.00 | 5/31/2023 |
| 11077 v0003383 - JENNIFER VANENGELBURG | 5/1/2023 | 05-2023 | 2,010.00 | 5/31/2023 |
| 11079 v0000497 - KALLEMEYN | 5/1/2023 | 05-2023 | 1,459.00 | 5/31/2023 |
| 11083 v0002096 - KING COUNTY HOUSING AUTHORITY | 5/1/2023 | 05-2023 | 4,539.69 | 5/31/2023 |
| 11091 v0001574 - LENOX FLATS LIMITED PARTNERSHIP | 5/1/2023 | 05-2023 | 2,444.00 | 5/31/2023 |
| 11095 v0002700 - MISSION PROPERTIES MISSOULA LLC | 5/1/2023 | 05-2023 | 712.00 | 5/31/2023 |
| 11096 v0000617 - MISSOULA PROPERTY MANAGEMENT LLC | 5/1/2023 | 05-2023 | 35,806.00 | 5/31/2023 |
| 11099 v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP | 5/1/2023 | 05-2023 | 5,301.00 | 5/31/2023 |
| 11101 v0003335 - PATRICK EUGENE HAYS | 5/1/2023 | 05-2023 | 398.00 | 5/31/2023 |
| 11102 v0000783 - PORCH | 5/1/2023 | 05-2023 | 1,024.00 | 5/31/2023 |
| 11104 v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC | 5/1/2023 | 05-2023 | 19,489.00 | 5/31/2023 |
| 11107 v0003298 - RYAN A WETHERALL | 5/1/2023 | 05-2023 | 1,100.00 | 5/31/2023 |
| 11108 v0002951 - SEARS | 5/1/2023 | 05-2023 | 1,047.00 | 5/31/2023 |
| 11113 v0002082 - SOLSTICE DEVELOPMENT LP | 5/1/2023 | 05-2023 | 7,712.00 | 5/31/2023 |
| 11114 v0001806 - SOUCIE | 5/1/2023 | 05-2023 | 1,323.00 | 5/31/2023 |
| 11117 v0002862 - SWEETGRASS COMMONS LLLP | 5/1/2023 | 05-2023 | 3,260.00 | 5/31/2023 |
| 11120 v0003496 - UNION PLACE I | 5/1/2023 | 05-2023 | 3,661.00 | 5/31/2023 |
| 11121 v0003497 - UNION PLACE II | 5/1/2023 | 05-2023 | 5,852.00 | 5/31/2023 |
| 11122 v0001432 - UNRUH | 5/1/2023 | 05-2023 | 964.00 | 5/31/2023 |
| 11130 v0000617 - MISSOULA PROPERTY MANAGEMENT LLC | 5/12/2023 | 05-2023 | 462.00 | 5/31/2023 |
| 11131 v0002082 - SOLSTICE DEVELOPMENT LP | 5/19/2023 | 05-2023 | 14.00 | 5/31/2023 |
| 96457 v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS | 5/1/2023 | 05-2023 | 599.89 | 5/31/2023 |
| 96476 v0002551 - 4 RENT LLC | 5/1/2023 | 05-2023 | 3,373.00 | 5/31/2023 |
| 96477 v0003142 - 4RENT LLC | 5/1/2023 | 05-2023 | 2,349.00 | 5/31/2023 |
| 96478 v0000021 - ADEA PROPERTY MANAGEMENT | 5/1/2023 | 05-2023 | 29,582.00 | 5/31/2023 |
| 96479 v0002546 - ASPEN PLACE APARTMENTS | 5/1/2023 | 05-2023 | 5,314.00 | 5/31/2023 |
| 96480 v0002815 - BAIR CLARK PROPERTIES LLC | 5/1/2023 | 05-2023 | 1,895.00 | 5/31/2023 |
| 96481 v0000074 - BBF ENTERPRISES | 5/1/2023 | 05-2023 | 597.00 | 5/31/2023 |
| 96482 v0000100 - BITTERROOT PROPERTY MANAGEMENT INC | 5/1/2023 | 05-2023 | 5,605.00 | 5/31/2023 |
| 96483 v0002232 - BONNER HOMES LLC | 5/1/2023 | 05-2023 | 1,102.00 | 5/31/2023 |
| 96484 v0000115 - BOUNTY REAL ESTATE LLC | 5/1/2023 | 05-2023 | 836.00 | 5/31/2023 |
| 96485 v0000116 - BOURKE ROBINSON MANAGEMENT | 5/1/2023 | 05-2023 | 849.00 | 5/31/2023 |

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=05/2023-05/2023 AND All Checks=Yes AND Include Voids=All Checks

| | | | | |
|---|----------|---------|-----------|-----------|
| 96486 v0003339 - BURLINGTON GARDENS LLC | 5/1/2023 | 05-2023 | 6,939.00 | 5/31/2023 |
| 96487 v0002587 - BURT | 5/1/2023 | 05-2023 | 1,452.00 | 5/31/2023 |
| 96488 v0003492 - C. JOANNE WINTER | 5/1/2023 | 05-2023 | 505.00 | 5/31/2023 |
| 96489 v0002917 - CALIFORNIA STREET | 5/1/2023 | 05-2023 | 1,389.00 | 5/31/2023 |
| 96490 v0003506 - CAMAS DANISON-FIELDHOUSE | 5/1/2023 | 05-2023 | 1,730.00 | 5/31/2023 |
| 96491 v0000155 - CARAS PROPERTY MANAGEMENT COMPANY | 5/1/2023 | 05-2023 | 7,195.00 | 5/31/2023 |
| 96493 v0000169 - CHILCOTE | 5/1/2023 | 05-2023 | 115.00 | 5/31/2023 |
| 96494 v0001989 - CHILCOTE HILLVIEW CHLP | 5/1/2023 | 05-2023 | 1,114.00 | 5/31/2023 |
| 96495 v0001988 - CHILCOTE ORCHARD HOMES OHLP | 5/1/2023 | 05-2023 | 1,334.00 | 5/31/2023 |
| 96496 v0001113 - CHINIKAILO | 5/1/2023 | 05-2023 | 1,115.00 | 5/31/2023 |
| 96497 v0001536 - CHINIKAILO | 5/1/2023 | 05-2023 | 637.00 | 5/31/2023 |
| 96498 v0000173 - CHINIKAYLO | 5/1/2023 | 05-2023 | 1,579.00 | 5/31/2023 |
| 96499 v0000174 - CHINIKAYLO | 5/1/2023 | 05-2023 | 874.00 | 5/31/2023 |
| 96500 v0002207 - CHINSKE | 5/1/2023 | 05-2023 | 436.00 | 5/31/2023 |
| 96501 v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS | 5/1/2023 | 05-2023 | 7,996.00 | 5/31/2023 |
| 96502 v0000187 - CLARK FORK REALTY INC | 5/1/2023 | 05-2023 | 5,192.00 | 5/31/2023 |
| 96503 v0003381 - CLARK FORK VENTURES | 5/1/2023 | 05-2023 | 214.00 | 5/31/2023 |
| 96504 v0003070 - COAD I LP | 5/1/2023 | 05-2023 | 908.00 | 5/31/2023 |
| 96505 v0003071 - COAD II LP | 5/1/2023 | 05-2023 | 1,226.00 | 5/31/2023 |
| 96506 v0003072 - COAD III LP | 5/1/2023 | 05-2023 | 579.00 | 5/31/2023 |
| 96507 v0003098 - COMBINED HA CITY OF VANCOUVER | 5/1/2023 | 05-2023 | 2,579.28 | 5/31/2023 |
| 96508 v0003399 - CORIE M. FRITZ | 5/1/2023 | 05-2023 | 319.00 | 5/31/2023 |
| 96509 v0002315 - CRESCENT PROPERTY MANAGEMENT LLC | 5/1/2023 | 05-2023 | 300.00 | 5/31/2023 |
| 96510 v0003514 - CROESUS LLC | 5/1/2023 | 05-2023 | 455.00 | 5/31/2023 |
| 96511 v0003520 - CRUACHAN INVESTORS STD LLC | 5/1/2023 | 05-2023 | 1,501.00 | 5/31/2023 |
| 96512 v0003458 - DANIEL J BOURASSA | 5/1/2023 | 05-2023 | 109.00 | 5/31/2023 |
| 96513 v0003423 - DARLENE DAVIS | 5/1/2023 | 05-2023 | 559.00 | 5/31/2023 |
| 96515 v0000253 - DISCHNER | 5/1/2023 | 05-2023 | 932.00 | 5/31/2023 |
| 96516 v0002927 - DONNA STIERS | 5/1/2023 | 05-2023 | 129.00 | 5/31/2023 |
| 96517 v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC | 5/1/2023 | 05-2023 | 637.00 | 5/31/2023 |
| 96518 v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS | 5/1/2023 | 05-2023 | 823.00 | 5/31/2023 |
| 96519 v0000315 - FANGSRUD | 5/1/2023 | 05-2023 | 710.00 | 5/31/2023 |
| 96520 v0002807 - FIDELITY | 5/1/2023 | 05-2023 | 257.00 | 5/31/2023 |
| 96521 v0001646 - FREY | 5/1/2023 | 05-2023 | 375.00 | 5/31/2023 |
| 96522 v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC | 5/1/2023 | 05-2023 | 41,557.00 | 5/31/2023 |
| 96523 v0001677 - GARDEN DISTRICT I L P | 5/1/2023 | 05-2023 | 10,218.00 | 5/31/2023 |
| 96524 v0003501 - GEOFF CURTIS | 5/1/2023 | 05-2023 | 1,740.00 | 5/31/2023 |
| 96525 v0003205 - GMA INC | 5/1/2023 | 05-2023 | 202.00 | 5/31/2023 |
| 96526 v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC | 5/1/2023 | 05-2023 | 1,503.00 | 5/31/2023 |
| 96527 v0001948 - GRAY | 5/1/2023 | 05-2023 | 133.00 | |
| 96528 v0002182 - GRC LLC | 5/1/2023 | 05-2023 | 1,673.00 | 5/31/2023 |
| 96529 v0000370 - GREAT PLACES INC | 5/1/2023 | 05-2023 | 658.00 | 5/31/2023 |
| 96530 v0003139 - GREG MCCUE | 5/1/2023 | 05-2023 | 667.00 | 5/31/2023 |
| 96531 v0000376 - GRIZZLY PROPERTY MANAGEMENT INC | 5/1/2023 | 05-2023 | 14,651.00 | 5/31/2023 |
| 96532 v0000395 - HARRINGTON | 5/1/2023 | 05-2023 | 1,345.00 | 5/31/2023 |
| 96533 v0002576 - HAUBRICH | 5/1/2023 | 05-2023 | 381.00 | 5/31/2023 |
| 96534 v0001116 - HAUGE | 5/1/2023 | 05-2023 | 431.00 | 5/31/2023 |
| 96535 v0003414 - HEAHTER H. LEIPHAM | 5/1/2023 | 05-2023 | 1,472.00 | 5/31/2023 |
| 96536 v0000404 - HEIDRICK | 5/1/2023 | 05-2023 | 651.00 | 5/31/2023 |
| 96537 v0002319 - HIGHLAND PROPERTY MANAGEMENT | 5/1/2023 | 05-2023 | 803.00 | 5/31/2023 |
| 96538 v0000424 - HOLY | 5/1/2023 | 05-2023 | 681.00 | 5/31/2023 |

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=05/2023-05/2023 AND All Checks=Yes AND Include Voids=All Checks

| | | | | |
|--|----------|---------|------------|-----------|
| 96539 v0002007 - HOWELL | 5/1/2023 | 05-2023 | 611.00 | 5/31/2023 |
| 96540 v0001889 - IRELAND | 5/1/2023 | 05-2023 | 793.00 | 5/31/2023 |
| 96541 v0003361 - IVAN LEMEZA | 5/1/2023 | 05-2023 | 365.00 | 5/31/2023 |
| 96542 v0003441 - IVV PROPERTIES LLC | 5/1/2023 | 05-2023 | 716.00 | 5/31/2023 |
| 96543 v0003231 - JAMES E. WILSON | 5/1/2023 | 05-2023 | 268.00 | 5/31/2023 |
| 96544 v0003190 - JAMES R IMAN | 5/1/2023 | 05-2023 | 143.00 | 5/31/2023 |
| 96545 v0003540 - JC PROPERTY HOLDINGS LLC | 5/1/2023 | 05-2023 | 1,267.00 | 5/31/2023 |
| 96546 v0003084 - JEFF MOLTZEN | 5/1/2023 | 05-2023 | 1,568.00 | 5/31/2023 |
| 96547 v0003489 - JEFFREY A HARLOW | 5/1/2023 | 05-2023 | 822.00 | 5/31/2023 |
| 96548 v0002773 - JESSE GUEST | 5/1/2023 | 05-2023 | 907.00 | 5/31/2023 |
| 96549 v0002446 - JK ENTERPRISES | 5/1/2023 | 05-2023 | 347.00 | 5/31/2023 |
| 96550 v0000479 - JOHNSON | 5/1/2023 | 05-2023 | 1,826.00 | 5/31/2023 |
| 96551 v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD | 5/1/2023 | 05-2023 | 2,800.00 | 5/31/2023 |
| 96552 v0002860 - JUSTIN BRADLEY | 5/1/2023 | 05-2023 | 499.00 | 5/31/2023 |
| 96553 v0003503 - KATHRYN ANNE SCHMIDT | 5/1/2023 | 05-2023 | 785.00 | 5/31/2023 |
| 96554 v0002660 - KATHRYN R FLYNN FAMILY LP | 5/1/2023 | 05-2023 | 582.00 | 5/31/2023 |
| 96555 v0003445 - KATHY SCHAFF | 5/1/2023 | 05-2023 | 586.00 | 5/31/2023 |
| 96556 v0000504 - KELLEY | 5/1/2023 | 05-2023 | 612.00 | 5/31/2023 |
| 96557 v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT | 5/1/2023 | 05-2023 | 606.00 | 5/31/2023 |
| 96558 v0001460 - LMB RENTALS LLC | 5/1/2023 | 05-2023 | 1,140.00 | 5/31/2023 |
| 96559 v0003553 - LODGING INVESTORS LLC | 5/1/2023 | 05-2023 | 67.00 | |
| 96560 v0002073 - LOLO VISTA APARTMENTS LP | 5/1/2023 | 05-2023 | 3,022.00 | 5/31/2023 |
| 96561 v0002740 - M AND L GENERAL CONTRACTOR INC | 5/1/2023 | 05-2023 | 554.00 | 5/31/2023 |
| 96562 v0000554 - MACLAY COMMONS LLP | 5/1/2023 | 05-2023 | 16,982.00 | 5/31/2023 |
| 96563 v0003088 - MARTHA RIPLEY | 5/1/2023 | 05-2023 | 326.00 | 5/31/2023 |
| 96564 v0002210 - MARTINS PROPERTY MANAGEMENT LLC | 5/1/2023 | 05-2023 | 1,810.00 | 5/31/2023 |
| 96565 v0002510 - MARTINS PROPERTY MANAGMENT LLC | 5/1/2023 | 05-2023 | 708.00 | 5/31/2023 |
| 96566 v0000567 - MATELICH | 5/1/2023 | 05-2023 | 1,315.00 | 5/31/2023 |
| 96567 v0001157 - MATELICH | 5/1/2023 | 05-2023 | 191.00 | 5/31/2023 |
| 96568 v0003226 - MATTHEW OLIVER | 5/1/2023 | 05-2023 | 754.00 | 5/31/2023 |
| 96569 v0002386 - MCLAIN TWITE | 5/1/2023 | 05-2023 | 1,202.00 | 5/31/2023 |
| 96570 v0003521 - MEADOWLARK VENTURES | 5/1/2023 | 05-2023 | 962.00 | 5/31/2023 |
| 96571 v0000583 - MEYER | 5/1/2023 | 05-2023 | 696.00 | 5/31/2023 |
| 96572 v0001129 - MHA HOLDINGS LLC | 5/1/2023 | 05-2023 | 21,468.00 | 5/31/2023 |
| 96573 v0003204 - MHA MANAGEMENT LLC | 5/1/2023 | 05-2023 | 8,700.00 | 5/31/2023 |
| 96574 v0003330 - MHA MANAGEMENT LLC | 5/1/2023 | 05-2023 | 144,145.00 | 5/31/2023 |
| 96575 v0003546 - MHA-TRINITY APARTMENTS LLC | 5/1/2023 | 05-2023 | 3,965.00 | 5/31/2023 |
| 96576 v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT | 5/1/2023 | 05-2023 | 271.00 | 5/31/2023 |
| 96577 v0001111 - MISSOULA HOUSING AUTHORITY | 5/1/2023 | 05-2023 | 11,028.00 | 5/31/2023 |
| 96578 v0000673 - MOTOWN INVESTMENTS LLP | 5/1/2023 | 05-2023 | 2,427.00 | 5/31/2023 |
| 96579 v0003406 - MS01 LLC | 5/1/2023 | 05-2023 | 1,722.00 | 5/31/2023 |
| 96580 v0003209 - MT PROPERTIES GROUP LLC | 5/1/2023 | 05-2023 | 8,502.00 | 5/31/2023 |
| 96581 v0003517 - MT PROPERTIES GROUP LLC | 5/1/2023 | 05-2023 | 977.00 | 5/31/2023 |
| 96582 v0001630 - MVE RENTALS | 5/1/2023 | 05-2023 | 287.00 | 5/31/2023 |
| 96583 v0000715 - NKSJB RENTALS | 5/1/2023 | 05-2023 | 1,246.00 | 5/31/2023 |
| 96584 v0000736 - OLSON | 5/1/2023 | 05-2023 | 502.00 | 5/31/2023 |
| 96585 v0000738 - OPPORTUNITY RESOURCES INC | 5/1/2023 | 05-2023 | 964.00 | 5/31/2023 |
| 96586 v0002198 - PALACE APARTMENTS LP | 5/1/2023 | 05-2023 | 16,749.00 | 5/31/2023 |
| 96587 v0002969 - PALMER | 5/1/2023 | 05-2023 | 537.00 | 5/31/2023 |
| 96588 v0000752 - PARKSIDE VILLAGE | 5/1/2023 | 05-2023 | 14,903.00 | 5/31/2023 |
| 96589 v0001631 - PETERSON | 5/1/2023 | 05-2023 | 663.00 | 5/31/2023 |

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=05/2023-05/2023 AND All Checks=Yes AND Include Voids=All Checks

| | | | | |
|--|----------|---------|-----------|-----------|
| 96590 v0003405 - PETERSON PROPERTIES | 5/1/2023 | 05-2023 | 787.00 | 5/31/2023 |
| 96591 v0002143 - PLUM PROPERTY MANAGEMENT LLC | 5/1/2023 | 05-2023 | 5,287.00 | 5/31/2023 |
| 96592 v0002340 - PM RENTALS | 5/1/2023 | 05-2023 | 1,736.00 | 5/31/2023 |
| 96593 v0003481 - REBECCA TUCKER GARY TUCKER | 5/1/2023 | 05-2023 | 1,106.00 | 5/31/2023 |
| 96594 v0003504 - REDWOOD FLATTS LLC | 5/1/2023 | 05-2023 | 837.00 | 5/31/2023 |
| 96595 v0000837 - REYNOLDS | 5/1/2023 | 05-2023 | 456.00 | 5/31/2023 |
| 96596 v0000135 - RIVER RIDGE | 5/1/2023 | 05-2023 | 12,816.00 | 5/31/2023 |
| 96597 v0003369 - RIVER RUN FLATS LLC | 5/1/2023 | 05-2023 | 5,922.00 | 5/31/2023 |
| 96598 v0003447 - RIVERSIDE VILLAGE | 5/1/2023 | 05-2023 | 1,434.00 | 5/31/2023 |
| 96599 v0000852 - RUSSELL PROPERTIES LP | 5/1/2023 | 05-2023 | 443.00 | 5/31/2023 |
| 96600 v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS | 5/1/2023 | 05-2023 | 14,722.00 | 5/31/2023 |
| 96601 v0000857 - S A T FAMILY LIMITED PARTNERSHIP | 5/1/2023 | 05-2023 | 3,510.00 | 5/31/2023 |
| 96602 v0003417 - SAVAGE RENTALS | 5/1/2023 | 05-2023 | 151.00 | 5/31/2023 |
| 96603 v0000872 - SCHLEGEL | 5/1/2023 | 05-2023 | 456.00 | 5/31/2023 |
| 96604 v0000906 - SHERWOOD | 5/1/2023 | 05-2023 | 992.00 | 5/31/2023 |
| 96606 v0002195 - SILVERTIP APARTMENTS | 5/1/2023 | 05-2023 | 33,524.00 | 5/31/2023 |
| 96607 v0002571 - SIMONOVICH | 5/1/2023 | 05-2023 | 72.00 | 5/31/2023 |
| 96608 v0003422 - SKYVIEW LLLP | 5/1/2023 | 05-2023 | 6,149.00 | 5/31/2023 |
| 96609 v0003544 - SPEEDWAY | 5/1/2023 | 05-2023 | 594.00 | 5/31/2023 |
| 96610 v0002355 - SPOKANE HOUSING AUTHORITY | 5/1/2023 | 05-2023 | 395.58 | |
| 96611 v0000954 - STREAM AREA RENTALS | 5/1/2023 | 05-2023 | 1,283.00 | 5/31/2023 |
| 96612 v0000962 - SUMMIT PROPERTY MANAGEMENT INC | 5/1/2023 | 05-2023 | 17,105.00 | 5/31/2023 |
| 96613 v0003006 - T AND E LOWE RENTALS LLC | 5/1/2023 | 05-2023 | 760.00 | 5/31/2023 |
| 96614 v0000967 - T AND T DEVELOPMENT | 5/1/2023 | 05-2023 | 695.00 | 5/31/2023 |
| 96615 v0002681 - TABISH | 5/1/2023 | 05-2023 | 421.00 | 5/31/2023 |
| 96616 v0000974 - TARGET RANGE TRAILER COURT | 5/1/2023 | 05-2023 | 3,014.00 | 5/31/2023 |
| 96617 v0001275 - TSAKARESTOS | 5/1/2023 | 05-2023 | 1,500.00 | |
| 96618 v0002346 - TSUBER | 5/1/2023 | 05-2023 | 1,132.00 | 5/31/2023 |
| 96619 v0001994 - TUCKER | 5/1/2023 | 05-2023 | 700.00 | 5/31/2023 |
| 96620 v0002714 - TWITE | 5/1/2023 | 05-2023 | 5,014.00 | 5/31/2023 |
| 96621 v0000677 - TWITE FAMILY PARTNERSHIP | 5/1/2023 | 05-2023 | 3,531.00 | 5/31/2023 |
| 96622 v0001012 - TWO RIVERS MOBILE HOME PARK | 5/1/2023 | 05-2023 | 584.00 | 5/31/2023 |
| 96623 v0001256 - UNION SQUARE APARTMENTS | 5/1/2023 | 05-2023 | 1,357.00 | 5/31/2023 |
| 96624 v0002011 - VERITAS PROPERTY MANAGEMENT | 5/1/2023 | 05-2023 | 918.00 | 5/31/2023 |
| 96625 v0003357 - VICTORIA DAILEY | 5/1/2023 | 05-2023 | 404.00 | 5/31/2023 |
| 96627 v0003564 - WESLEY DELANO | 5/1/2023 | 05-2023 | 2,041.00 | 5/31/2023 |
| 96628 v0001075 - WESTERN MT MENTAL HEALTH CENTER | 5/1/2023 | 05-2023 | 1,069.00 | 5/31/2023 |
| 96629 v0002561 - WESTVIEW MOBILE HOME PARK | 5/1/2023 | 05-2023 | 712.00 | 5/31/2023 |
| 96630 v0003249 - WHITAKER PARK TERRACES LLC | 5/1/2023 | 05-2023 | 868.00 | 5/31/2023 |
| 96631 v0001085 - WILKINS | 5/1/2023 | 05-2023 | 757.00 | 5/31/2023 |
| 96632 v0001930 - YARMOLICH | 5/1/2023 | 05-2023 | 731.00 | |
| 96633 v0001108 - YWCA OF MISSOULA | 5/1/2023 | 05-2023 | 2,738.00 | 5/31/2023 |
| 96634 v0001109 - ZAVARELLI ENT. | 5/1/2023 | 05-2023 | 280.00 | 5/31/2023 |
| 96636 v0003020 - ZILLASTATE PROPERTY MANAGEMENT | 5/1/2023 | 05-2023 | 1,050.00 | 5/31/2023 |
| 96639 v0002496 - COSTCO | 5/1/2023 | 05-2023 | 989.86 | 5/31/2023 |
| 96647 v0003580 - FAMOUS FOOTWEAR | 5/1/2023 | 05-2023 | 0.00 | |
| 96656 v0001797 - CLEARFLY COMMUNICATIONS | 5/4/2023 | 05-2023 | 43.81 | 5/31/2023 |
| 96660 v0000911 - SINCLAIR | 5/4/2023 | 05-2023 | 32.84 | 5/31/2023 |
| 96666 v0003204 - MHA MANAGEMENT LLC | 5/4/2023 | 05-2023 | 1,162.00 | 5/31/2023 |
| 96667 v0003330 - MHA MANAGEMENT LLC | 5/4/2023 | 05-2023 | 1,635.00 | 5/31/2023 |
| 96668 v0003546 - MHA-TRINITY APARTMENTS LLC | 5/4/2023 | 05-2023 | 884.00 | 5/31/2023 |

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=05/2023-05/2023 AND All Checks=Yes AND Include Voids=All Checks

| | | | | |
|---|-----------|---------|----------|-----------|
| 96669 v0002195 - SILVERTIP APARTMENTS | 5/4/2023 | 05-2023 | 1,237.00 | 5/31/2023 |
| 96678 v0001402 - MONTANA INTERACTIVE | 5/4/2023 | 05-2023 | 40.00 | 5/31/2023 |
| 96681 v0002681 - TABISH | 5/10/2023 | 05-2023 | 766.00 | 5/31/2023 |
| 96682 v0000100 - BITTERROOT PROPERTY MANAGEMENT INC | 5/10/2023 | 05-2023 | 455.00 | 5/31/2023 |
| 96683 v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS | 5/10/2023 | 05-2023 | 4,920.00 | 5/31/2023 |
| 96684 v0003576 - CRJ TRAIL PROPERTIES LLC | 5/10/2023 | 05-2023 | 1,617.00 | 5/31/2023 |
| 96685 v0003567 - DEBRA C. TAYLOR-CRAGG | 5/10/2023 | 05-2023 | 807.00 | 5/31/2023 |
| 96686 v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC | 5/10/2023 | 05-2023 | 898.00 | 5/31/2023 |
| 96687 v0003330 - MHA MANAGEMENT LLC | 5/10/2023 | 05-2023 | 3,271.00 | 5/31/2023 |
| 96688 v0003546 - MHA-TRINITY APARTMENTS LLC | 5/10/2023 | 05-2023 | 4,081.00 | 5/31/2023 |
| 96689 v0001111 - MISSOULA HOUSING AUTHORITY | 5/10/2023 | 05-2023 | 536.00 | 5/31/2023 |
| 96704 v0002884 - MASTERCARD | 5/10/2023 | 05-2023 | 1,266.88 | 5/31/2023 |
| 96734 v0003584 - JD TOOLS, LLC | 5/17/2023 | 05-2023 | 474.95 | |
| 96735 v0003583 - MISSOULA COUNTY MOTOR VEHICLES | 5/17/2023 | 05-2023 | 95.00 | 5/31/2023 |
| 96736 v0003581 - MAC TOOLS | 5/17/2023 | 05-2023 | 500.00 | 5/31/2023 |
| 96747 v0001832 - VERIZON WIRELESS | 5/17/2023 | 05-2023 | 42.99 | 5/31/2023 |
| 96748 v0002195 - SILVERTIP APARTMENTS | 5/18/2023 | 05-2023 | 869.00 | |
| 96764 v0003588 - BARNES & NOBLE COLLEGE | 5/24/2023 | 05-2023 | 435.62 | 5/31/2023 |
| 96771 v0003087 - AISLING PROPERTIES LLC | 5/24/2023 | 05-2023 | 579.00 | |
| 96772 v0000554 - MACLAY COMMONS LLP | 5/24/2023 | 05-2023 | 12.00 | 5/31/2023 |
| 96773 v0003330 - MHA MANAGEMENT LLC | 5/24/2023 | 05-2023 | 268.00 | 5/31/2023 |

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance |
|---------|---------------------------------|-----------------------|
| | | Current Period |
| 1000-00 | ASSETS | |
| 1100-00 | CASH | |
| 1111-40 | Cash_unrestricted | 3,420,726.52 |
| 1111-60 | Cash_Replacement Reserve | 1,385,592.12 |
| 1111-65 | Cash_Replace Reserve_RMDG | 37,656.00 |
| 1111-70 | Cash_Debt Service Reserve | 93,317.09 |
| 1111-80 | Cash_ PH Operating Reserve | 593,355.79 |
| 1111-90 | Cash_Savings | 23,397.79 |
| 1114-00 | Cash_tenant security deposits | 343,202.03 |
| 1117-00 | Cash_Petty cash | 80.00 |
| 1119-00 | TOTAL CASH | 5,897,327.34 |
| 1120-00 | ACCOUNTS RECEIVABLE | |
| 1122-00 | A/R_dwelling rent | 92,122.49 |
| 1122-12 | Allow doubt accts_rent | -19,480.38 |
| 1122-14 | A/R Ten HAP | 912.00 |
| 1122-16 | A/R PRA HAP | 2,451.00 |
| 1122-20 | A/R tenants_other | 6,184.07 |
| 1122-50 | A/R Tenant based HAP suspense | 600.00 |
| 1122-55 | A/R PRA HAP suspense | 22.00 |
| 1135-20 | A/R_miscellaneous | 11,070.98 |
| 1149-00 | TOTAL RECEIVABLE NET ALLOWANCES | 93,882.16 |
| 1170-00 | DEFERRED CHARGES | |
| 1175-00 | Accum Amortization | -200,093.13 |
| 1211-00 | Prepaid expenses | 135,167.18 |
| 1213-00 | Prepaid Prop Ins | 22,693.84 |
| 1215-00 | Prepaid_MIP | 19,326.83 |
| 1290-10 | Tax escrow | 13,639.10 |
| 1290-20 | Insurance escrow | 52,141.14 |
| 1290-30 | MIP escrow | 17,239.94 |
| 1300-00 | TOTAL DEFERRED CHARGES | 60,114.90 |
| 1400-00 | FIXED ASSETS | |
| 1400-55 | Accum depreciation | -14,562,425.61 |
| 1400-57 | Accum deprec current year | -7,153,588.65 |
| 1400-60 | Land | 8,469,999.62 |
| 1400-65 | Land Improvements | 48,666.00 |
| 1400-70 | Buildings | 43,531,849.96 |
| 1400-75 | Building Improvements | 326,491.56 |

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance |
|---------|---|-----------------------|
| | | Current Period |
| 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 | 1,700,302.04 |
| 1420-00 | Other assets | 234,490.47 |
| 1500-00 | TOTAL FIXED ASSETS NET OF DEPR | <u>34,068,614.53</u> |
| 1900-00 | TOTAL ASSETS | <u>40,119,938.93</u> |
| 2000-00 | LIABILITIES & EQUITY | |
| 2010-00 | LIABILITIES | |
| 2100-00 | CURRENT LIABILITIES | |
| 2110-10 | Accounts payable < 90 days | 179,940.90 |
| 2110-20 | Accounts payable_Accrued Prop Txs_related party | 43,785.63 |
| 2110-30 | Management Fee Payable | 10,441.00 |
| 2114-00 | Tenant security deposit | 321,085.65 |
| 2114-20 | Security Deposit Clearing | 0.00 |
| 2114-40 | Tenant pet deposit | 12,582.00 |
| 2114-50 | Garage deposit | 564.00 |
| 2128-00 | TOTAL CURRENT LIABILITIES | <u>568,399.18</u> |
| 2129-00 | NOTES PAYABLE | |
| 2130-00 | Current long term debt_capital prgrm | 165,172.71 |
| 2130-09 | LT Debt-Def Developer Fee | 73,276.00 |
| 2130-10 | Long term debt net current_cap prgrm | 13,194,215.85 |
| 2130-11 | Long term CDBG Loan | 337,371.63 |
| 2130-17 | Long term HOME | 306,530.00 |
| 2130-30 | Long term net current_operating | 1,469,363.45 |
| 2130-50 | Non-current liabilities_other | 433,529.16 |
| 2130-60 | Loan Liability_non-current | 6,576,650.20 |
| 2130-65 | Debt Issuance Costs Contra | -155,744.11 |
| 2130-66 | Accum Amort of Debt Issuance | 6,490.00 |
| 2130-70 | TOTAL NOTES PAYABLE | <u>22,406,854.89</u> |
| 2130-80 | ACCRUED LIABILITIES | |
| 2131-00 | Accrued interest payable | 243,953.15 |
| 2131-10 | Accrued interest AHP | 8,958.72 |
| 2134-00 | Accrued liabilities_other | 681.00 |
| 2135-20 | Accrued comp absences_current | 11,807.93 |

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance |
|---------|---|-----------------------|
| | | Current Period |
| 2135-30 | Accrued comp absences_non-current | 47,231.74 |
| 2140-00 | TOTAL ACCRUED LIABILITIES | 312,632.54 |
| 2160-00 | TRUST DEPOSITS | |
| 2185-00 | Retention | 5,655.50 |
| 2190-00 | TOTAL TRUST DEPOSITS | 5,655.50 |
| 2190-05 | Current Portion of Cable Revenue contra | -1,342.00 |
| 2190-10 | Cable Services Revenue-LT | 1,342.00 |
| 2200-00 | DEFERRED CREDITS | |
| 2240-00 | Prepaid Rent | 104,153.19 |
| 2240-10 | PRA HAP Repayment | 674.00 |
| 2240-15 | Prepaid Revenue - Commercial | 2,492.00 |
| 2240-30 | Ten_hap suspense clearing | 2,784.00 |
| 2240-40 | PRA HAP suspense clearing | 22.00 |
| 2700-00 | TOTAL DEFERRED CREDITS | 110,125.19 |
| 2750-00 | TOTAL LIABILITIES | 23,403,667.30 |
| 2800-00 | EQUITY & FUND BALANCE | |
| 2801-00 | Invested in Cap Assets Net Related Debt | -662,532.53 |
| 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 | -3,741,386.13 |
| 2809-00 | Restricted Net Assets | 144,161.81 |
| 2810-00 | Unrestricted Net Assets | -4,443,239.48 |
| 2900-00 | TOTAL EQUITY & FUND BALANCE | 16,718,861.63 |
| 2950-00 | TOTAL LIABILITIES & EQUITY FUND BAL | 40,122,528.93 |

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

| | | Period to Date |
|----------------|---|-----------------------|
| 3000-00 | INCOME | |
| 3100-00 | RENTAL INCOME | |
| 3105-00 | Gross Potential Rent | 525,540.00 |
| 3110-00 | Tenant rental revenue | 1,055.00 |
| 3110-05 | Pet Rental Revenue | 100.00 |
| 3110-20 | Tenant subsidy | 0.00 |
| 3110-30 | Tenant revenue_other | 3,420.00 |
| 3110-35 | Garage rental | 5,855.00 |
| 3110-45 | Late payments | 860.00 |
| 3110-54 | Loss/Gain to Lease | -52,767.00 |
| 3110-55 | Less Vacancy | -20,866.00 |
| 3130-00 | Utility Reimbursement | 0.00 |
| 3190-00 | Commercial rent | 3,753.96 |
| 3200-00 | NET RENTAL INCOME | 466,950.96 |
| 3420-00 | OTHER INCOME | |
| 3430-00 | Investment income_unrestricted | 924.33 |
| 3451-00 | Fraud Recovery_Admin | 36.00 |
| 3480-00 | Laundry & vending income | 953.66 |
| 3480-40 | Insurance reimbursement_dividends | 59,869.00 |
| 3610-00 | Interest Income | 460.73 |
| 3610-30 | Repl Reserve Interest | 0.00 |
| 3690-00 | Other Income | 317.25 |
| 3700-00 | TOTAL OTHER INCOME | 62,560.97 |
| 3900-00 | TOTAL INCOME | 529,511.93 |
| 4000-00 | EXPENSES | |
| 4100-00 | ADMINISTRATION | |
| 4111-00 | Salaries administrative | 50,604.10 |
| 4111-10 | Payroll taxes_administrative | 4,129.42 |
| 4111-20 | Employee benefit contributions_administration | 11,552.32 |
| 4130-10 | Legal Expense | 12,880.00 |
| 4130-30 | Technical admin support | 7,143.84 |
| 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 | 27,469.75 |
| 4180-00 | Rent_office space | 438.46 |
| 4190-00 | Sundry_administrative | 288.80 |
| 4190-11 | Office expense | 1,390.19 |
| 4190-12 | Postage | 178.76 |

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

| | | Period to Date |
|---------|--------------------------------------|-----------------------|
| 4190-13 | Communications | 2,209.44 |
| 4190-15 | Marketing and leasing | 310.08 |
| 4200-00 | TOTAL ADMINISTRATION | 118,595.16 |
| 4211-00 | TENANT SERVICES | |
| 4231-00 | Tenant services_other | 500.00 |
| 4245-00 | Relocation costs | 0.00 |
| 4250-00 | TOTAL TENANT SERVICES | 500.00 |
| 4300-00 | UTILITIES | |
| 4310-00 | Water | 8,081.37 |
| 4315-00 | Sewer | 7,642.90 |
| 4320-00 | Electricity | 17,419.83 |
| 4330-00 | Gas | 7,876.78 |
| 4395-00 | TOTAL UTILITIES | 41,020.88 |
| 4400-00 | MAINTENANCE & REPAIR | |
| 4415-00 | Salaries maintenance | 38,192.33 |
| 4415-10 | Payroll taxes_maintenance | 2,672.23 |
| 4415-20 | Employee benefit contributions_maint | 5,527.89 |
| 4420-00 | Materials | 4,461.71 |
| 4420-10 | Small tools & equipment | 95.22 |
| 4420-11 | Gasoline & oil | 470.10 |
| 4420-12 | Paint and coatings | 663.17 |
| 4420-13 | Doors | 0.00 |
| 4420-14 | Auto parts & tires | 75.77 |
| 4420-15 | Janitorial supplies | 0.00 |
| 4420-16 | Window coverings | 180.13 |
| 4420-17 | Flooring | 3,145.24 |
| 4420-18 | Appliances-Dwelling | 1,264.98 |
| 4420-19 | Maintenance cost paid to tenants | 0.00 |
| 4420-20 | Lighting - fixtures | 77.36 |
| 4420-21 | Uniforms | 0.00 |
| 4430-00 | Fees for Service | 375.10 |
| 4430-10 | Window cleaning | 164.00 |
| 4430-11 | Maintenance contracting | 4,840.65 |
| 4430-12 | Alarm system service | 180.00 |
| 4430-13 | Appliance repair | 1,130.00 |
| 4430-14 | Auto service and repair | 1,457.12 |
| 4430-15 | Carpet cleaning | 89.00 |
| 4430-16 | Electrical contractor | 418.00 |
| 4430-18 | Glass/screen repairs | 880.00 |
| 4430-19 | Heating/Cooling | 2,153.04 |
| 4430-20 | Lawn maintenance | 15,946.77 |
| 4430-21 | Plumbing contractor | 12,273.04 |

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

| | | Period to Date |
|----------------|--|--------------------------|
| 4430-22 | Sewer service | 250.00 |
| 4430-25 | Snow removal | 0.00 |
| 4430-27 | Elevator maintenance | 2,470.52 |
| 4430-28 | Exterminating | 1,520.00 |
| 4430-29 | Inspections | 0.00 |
| 4430-30 | Janitorial cleaning | 1,446.85 |
| 4430-31 | Garage doors | 0.00 |
| 4430-32 | Dry/Blind cleaning | 0.00 |
| 4431-00 | Garbage removal | 9,454.15 |
| 4440-00 | TOTAL MAINTENANCE & REPAIR | <u>111,874.37</u> |
| 4450-00 | PROTECTIVE SERVICES | |
| 4480-00 | Protective services_other contract costs | 0.00 |
| 4490-00 | TOTAL PROTECTIVE SERVICES | <u>0.00</u> |
| 4500-00 | GENERAL EXPENSES | |
| 4510-10 | Insurance premiums_liability | 8,166.20 |
| 4510-20 | Insurance premiums_property | 21,295.36 |
| 4510-30 | Insurance premiums_auto | 587.76 |
| 4510-40 | Insurance premiums_bond | 68.51 |
| 4510-70 | MIP-Mortgage Insurance | 2,706.21 |
| 4571-00 | Bad debt_tenant rents | 344.94 |
| 4572-00 | Bad debt_other | 4,232.40 |
| 4580-10 | Interest expense_perm debt | 69,664.00 |
| 4590-00 | Other general expenses | 0.00 |
| 4590-10 | Property Tax_SIDs | 12,483.45 |
| 4650-00 | TOTAL GENERAL EXPENSES | <u>119,548.83</u> |
| 8000-00 | TOTAL EXPENSES | <u>391,539.24</u> |
| 9000-00 | NET INCOME (LOSS) | <u>137,972.69</u> |

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

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

| | | Period to Date |
|----------------|-----------------------------------|---------------------|
| 3000-00 | INCOME | |
| 3100-00 | RENTAL INCOME | |
| 3105-00 | Gross Potential Rent | 4,704.00 |
| 3110-00 | Tenant rental revenue | 85,872.00 |
| 3110-15 | PRA tenant rent | 0.00 |
| 3110-20 | Tenant subsidy | 174,883.00 |
| 3110-25 | PRA Subsidy | 0.00 |
| 3110-30 | Tenant revenue_other | 1,599.00 |
| 3110-45 | Late payments | 0.00 |
| 3110-54 | Loss/Gain to Lease | -1,020.00 |
| 3110-55 | Less Vacancy | -253.00 |
| 3200-00 | NET RENTAL INCOME | 265,785.00 |
| 3400-00 | GRANTS AND DONATIONS | |
| 3401-12 | HUD PH_bookkeeping fee | 7,170.00 |
| 3404-00 | Other government grants | 35,177.68 |
| 3410-00 | PHA HAP Revenue | 757,384.00 |
| 3410-10 | HUD Admin Fee | 73,573.00 |
| 3410-11 | EHV-HAP REVENUE | 27,297.00 |
| 3410-12 | EHV-ADMIN REV | 1,419.00 |
| 3410-13 | MS5 HAP REV | 58,277.00 |
| 3410-14 | MS5 ADMIN REV | 4,350.00 |
| 3410-20 | HUD PHA FSS | 0.00 |
| 3410-30 | Port-In Admin Fee Earned | 54.76 |
| 3410-40 | Port-In HAP Earned | 928.00 |
| 3415-00 | TOTAL GRANTS AND DONATIONS | 965,630.44 |
| 3420-00 | OTHER INCOME | |
| 3430-00 | Investment income_unrestricted | 1.28 |
| 3440-10 | Management fee revenue | 16,066.14 |
| 3440-20 | External management fees | 51,373.21 |
| 3451-00 | Fraud Recovery_Admin | 315.50 |
| 3480-00 | Laundry & vending income | 0.00 |
| 3480-40 | Insurance reimbursement_dividends | 0.00 |
| 3610-00 | Interest Income | 419.55 |
| 3690-00 | Other Income | 1,071.98 |
| 3690-01 | Fraud recovery_HAP | 315.50 |
| 3690-02 | Other Income_FSS Forfeits | 0.07 |
| 3700-00 | TOTAL OTHER INCOME | 69,563.23 |
| 3900-00 | TOTAL INCOME | 1,300,978.67 |
| 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 = May 2023

Book = Accrual ; Tree = ysi_is

| | | Period to Date |
|---------|---|----------------|
| 4100-00 | ADMINISTRATION | |
| 4111-00 | Salaries administrative | 170,425.75 |
| 4111-10 | Payroll taxes_administrative | 13,074.17 |
| 4111-20 | Employee benefit contributions_administration | 30,567.81 |
| 4130-10 | Legal Expense | 2,300.00 |
| 4130-20 | Professional fees_administrative | 1,075.00 |
| 4130-30 | Technical admin support | 11,310.52 |
| 4140-00 | Training | 1,225.00 |
| 4150-00 | Travel | 2,120.05 |
| 4171-00 | Auditing fees | 0.00 |
| 4175-10 | Bookkeeping fee expense | 7,170.00 |
| 4175-15 | Admin fees paid for ports | 339.20 |
| 4175-30 | Management fees-Non-PH | 39,969.60 |
| 4180-00 | Rent_office space | 5,180.50 |
| 4190-00 | Sundry_administrative | 463.38 |
| 4190-11 | Office expense | 3,793.31 |
| 4190-12 | Postage | 2,410.96 |
| 4190-13 | Communications | 2,555.60 |
| 4190-14 | Dues & subscriptions | 0.00 |
| 4190-15 | Marketing and leasing | 2,899.02 |
| 4200-00 | TOTAL ADMINISTRATION | 296,879.87 |
| 4211-00 | TENANT SERVICES | |
| 4231-00 | Tenant services_other | 41,210.09 |
| 4232-00 | FSS rounding account | -0.05 |
| 4245-00 | Relocation costs | 0.00 |
| 4250-00 | TOTAL TENANT SERVICES | 41,210.04 |
| 4300-00 | UTILITIES | |
| 4310-00 | Water | 4,224.30 |
| 4315-00 | Sewer | 1,913.84 |
| 4320-00 | Electricity | 6,674.91 |
| 4330-00 | Gas | 1,752.17 |
| 4395-00 | TOTAL UTILITIES | 14,565.22 |
| 4400-00 | MAINTENANCE & REPAIR | |
| 4415-00 | Salaries maintenance | 29,104.12 |
| 4415-10 | Payroll taxes_maintenance | 2,084.71 |
| 4415-20 | Employee benefit contributions_maint | 4,174.18 |
| 4420-00 | Materials | 2,576.46 |
| 4420-10 | Small tools & equipment | 0.00 |
| 4420-11 | Gasoline & oil | 305.80 |
| 4420-12 | Paint and coatings | 619.20 |
| 4420-13 | Doors | 469.37 |

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

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

| | | Period to Date |
|---------|--|----------------|
| 4420-14 | Auto parts & tires | 105.00 |
| 4420-15 | Janitorial supplies | 0.00 |
| 4420-16 | Window coverings | 546.71 |
| 4420-17 | Flooring | 5,521.42 |
| 4420-18 | Appliances-Dwelling | 379.05 |
| 4420-20 | Lighting - fixtures | 0.00 |
| 4420-21 | Uniforms | 0.00 |
| 4430-00 | Fees for Service | 0.00 |
| 4430-11 | Maintenance contracting | 409.96 |
| 4430-12 | Alarm system service | 405.00 |
| 4430-13 | Appliance repair | 776.00 |
| 4430-14 | Auto service and repair | 91.96 |
| 4430-15 | Carpet cleaning | 99.00 |
| 4430-18 | Glass/screen repairs | 114.00 |
| 4430-19 | Heating/Cooling | 1,272.50 |
| 4430-20 | Lawn maintenance | 18,120.72 |
| 4430-21 | Plumbing contractor | 793.00 |
| 4430-22 | Sewer service | 0.00 |
| 4430-24 | Painting | 0.00 |
| 4430-25 | Snow removal | 0.00 |
| 4430-26 | Sprinkler system maintenance | 183.25 |
| 4430-27 | Elevator maintenance | 380.98 |
| 4430-28 | Exterminating | 0.00 |
| 4430-29 | Inspections | 800.00 |
| 4430-30 | Janitorial cleaning | 4,096.00 |
| 4430-32 | Dry/Blind cleaning | 100.00 |
| 4431-00 | Garbage removal | 5,942.18 |
| 4440-00 | TOTAL MAINTENANCE & REPAIR | 79,470.57 |
| 4450-00 | PROTECTIVE SERVICES | |
| 4465-00 | Protective services labor | 0.00 |
| 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 | 3,778.28 |
| 4510-20 | Insurance premiums_property | 7,992.51 |
| 4510-30 | Insurance premiums_auto | 638.91 |
| 4510-40 | Insurance premiums_bond | 116.25 |
| 4510-50 | Insurance premiums_D&O | 1,022.69 |
| 4571-00 | Bad debt_tenant rents | 284.00 |
| 4572-00 | Bad debt_other | -497.25 |
| 4580-10 | Interest expense_perm debt | 7,033.85 |

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

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

| | | Period to Date |
|----------------|-----------------------------------|----------------------------|
| 4590-00 | Other general expenses | 0.00 |
| 4590-10 | Property Tax_SIDs | 477.75 |
| 4650-00 | TOTAL GENERAL EXPENSES | <u>20,846.99</u> |
| 4715-00 | HAP Housing assistance payments | 779,433.00 |
| 4715-10 | Utility reimbursement payment URP | 3,137.00 |
| 4715-20 | HAP FSS Escrow payments | 25,689.00 |
| 4715-30 | Port HAP URP | 7,455.00 |
| 4750-00 | TOTAL HAP EXPENSE | <u>815,714.00</u> |
| 8000-00 | TOTAL EXPENSES | <u>1,268,748.19</u> |
| 9000-00 | NET INCOME (LOSS) | <u>32,230.48</u> |

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

Balance Sheet (With Period Change)

Period = May 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance |
|---------|--------------------------------------|-----------------------|
| | | Current Period |
| 1000-00 | ASSETS | |
| 1100-00 | CASH | |
| 1111-40 | Cash_unrestricted | 4,433,155.42 |
| 1111-50 | Cash - Restricted | 1,241,209.31 |
| 1111-60 | Cash_Replacement Reserve | 245,763.69 |
| 1114-00 | Cash_tenant security deposits | 75,212.73 |
| 1117-00 | Cash_Petty cash | 210.00 |
| 1119-00 | TOTAL CASH | <u>5,995,551.15</u> |
| 1120-00 | ACCOUNTS RECEIVABLE | |
| 1121-00 | Fraud recovery | 13,713.50 |
| 1121-10 | Allow doubtful accts_fraud | -1,419.51 |
| 1122-00 | A/R_dwelling rent | 50,412.98 |
| 1122-12 | Allow doubt accts_rent | -3,391.96 |
| 1122-14 | A/R Ten HAP | -4,277.00 |
| 1122-20 | A/R tenants_other | -1,129.10 |
| 1122-30 | A/R EAP loans | 14,106.98 |
| 1122-50 | A/R Tenant based HAP suspense | -1,196.00 |
| 1125-00 | A/R_HUD | 20,546.54 |
| 1131-00 | Notes & mortgages receivable_current | 29,714.42 |
| 1135-10 | A/R_other government | 9,772.90 |
| 1135-20 | A/R_miscellaneous | 6,305.61 |
| 1140-11 | Due from_Palace | 0.00 |
| 1140-18 | Due from_Garden District | 0.00 |
| 1140-23 | Due from_TRINITY | 2,339,843.90 |
| 1140-24 | Due from_VILLAGIO | 47,630.93 |
| 1145-00 | Accrued interest receivable | <u>245,310.52</u> |
| 1149-00 | TOTAL RECEIVABLE NET ALLOWANCES | 2,765,944.71 |
| 1150-00 | OTHER ASSETS | |
| 1158-00 | Notes & mortgages rec_non-current | 840,663.28 |
| 1158-10 | Notes Receivable Villagio HOME loan | 3,176,000.00 |
| 1158-11 | Notes receivable Maclay Commons | 491,402.34 |
| 1159-50 | Other assets | <u>300.00</u> |
| 1160-00 | TOTAL OTHER ASSETS | 4,508,365.62 |
| 1161-00 | INVESTMENTS | |
| 1165-00 | Investments restricted | 375,000.00 |
| 1165-10 | FSS escrow | 356,516.07 |

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 = May 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance |
|---------|---------------------------------------|-----------------------|
| | | Current Period |
| 1165-20 | FSS Forfeits | 8,195.70 |
| 1169-00 | TOTAL INVESTMENTS | 739,711.77 |
| 1170-00 | DEFERRED CHARGES | |
| 1211-00 | Prepaid expenses | 92,702.66 |
| 1260-00 | Consumable inventory | 8,575.21 |
| 1295-11 | Interprogram due_dev | 2,700.00 |
| 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 | 884,355.24 |
| 1400-00 | FIXED ASSETS | |
| 1400-55 | Accum depreciation | -12,044,255.87 |
| 1400-57 | Accum deprec current year | -1,353,986.96 |
| 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 | 584,515.46 |
| 1400-92 | Dwelling furn_fixtures equip_Flooring | 108,041.99 |
| 1400-93 | Leasehold improvements | 3,868,665.11 |
| 1400-95 | Infrastructure | 1,750.00 |
| 1410-50 | Work in progress-Other | 191,737.91 |
| 1499-00 | Investments in joint ventures | 2,837,694.97 |
| 1500-00 | TOTAL FIXED ASSETS NET OF DEPR | 15,749,524.28 |
| 1900-00 | TOTAL ASSETS | 30,643,452.77 |
| 2000-00 | LIABILITIES & EQUITY | |
| 2010-00 | LIABILITIES | |
| 2100-00 | CURRENT LIABILITIES | |
| 2110-10 | Accounts payable < 90 days | 82,480.25 |
| 2114-00 | Tenant security deposit | 72,595.00 |
| 2114-40 | Tenant pet deposit | 593.00 |
| 2120-13 | FICA_Medicare Tax | 9,966.60 |
| 2120-14 | 1st Non-profit unemployment ins | 3,690.01 |

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 = May 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance |
|---------|---|-----------------------|
| | | Current Period |
| 2120-15 | Workers Comp Payable | -37,994.03 |
| 2120-16 | Health Insurance (Pacsources)Co pay | -30,347.35 |
| 2120-17 | AFLAC Premium | 845.92 |
| 2120-18 | Medical/childcare flex | 5,978.42 |
| 2120-19 | SEP Plan payable | 5,975.09 |
| 2120-20 | Legal Shield payable | 8.75 |
| 2125-00 | Other current liabilities | 3,662.93 |
| 2128-00 | TOTAL CURRENT LIABILITIES | <u>117,454.59</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 |
| 2130-16 | MBOH loan | 267,204.39 |
| 2130-18 | EPC - 1ST SECURITY loan | 1,609,672.14 |
| 2130-50 | Non-current liabilities_other | 6,000.00 |
| 2130-60 | Loan Liability_non-current | 5,981,000.00 |
| 2130-70 | TOTAL NOTES PAYABLE | <u>8,327,241.96</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 | 382,215.15 |
| 2185-00 | Retention | 14,387.15 |
| 2190-00 | TOTAL TRUST DEPOSITS | <u>396,602.30</u> |
| 2200-00 | DEFERRED CREDITS | |
| 2240-00 | Prepaid Rent | 37,740.19 |
| 2240-30 | Ten_hap suspense clearing | 1,084.00 |
| 2700-00 | TOTAL DEFERRED CREDITS | <u>38,824.19</u> |
| 2750-00 | TOTAL LIABILITIES | <u>9,061,789.17</u> |
| 2800-00 | EQUITY & FUND BALANCE | |
| 2801-00 | Invested in Cap Assets Net Related Debt | 9,932,849.96 |
| 2806-00 | Curr yr unrestricted net assets | -19,659.28 |
| 2809-00 | Restricted Net Assets | 533,229.40 |
| 2809-10 | EAP Fund_Restricted | 3,208.50 |

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 = May 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance |
|---------|-------------------------------------|-----------------------|
| | | Current Period |
| 2810-00 | Unrestricted Net Assets | 11,132,035.02 |
| 2900-00 | TOTAL EQUITY & FUND BALANCE | 21,581,663.60 |
| 2950-00 | TOTAL LIABILITIES & EQUITY FUND BAL | 30,643,452.77 |