

Missoula Housing Authority Regular Board Meeting Wednesday March 15, 2023

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 - Valor House Update
 - National Museum of Forest Service History
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 - Speedway & 819 Stoddard
 - Strategic Planning

**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, March 15, 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
March 15, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. February 15, 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. Introduction of New Staff Members, Evan Hauser and Sara Stout
 - b. Garden District Lawsuit Closeout
 - c. Valor House Update
 - d. National Museum of Forest Service History
 - e. Close out of Public Housing program
 - f. Villagio update
 - g. Trinity update
 - 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 MARCH 15, 2023
DATE: **MARCH 10, 2023**

7. Staff Reports:

- a. We are happy to introduce two new Leadership Team- level employees. Evan Hauser joins MHA as our Construction Project Manager. Sara Stout joins our team as MHA's new Outreach Coordinator/Grant Writer.
- b. Garden District Lawsuit has been settled. MHA has received payment. A successful outcome to a long and arduous process.
- c. MHA has decided not to pursue the renewal of the Grant and Per Diem (GPD) program at Valor house. The current GPD grant will expire at the end of September 2023. MHA has informed key partners (Poverello, City Staff, and VA Advocates) of our intent to pursue a model of permanent Veterans Housing at Valor House. All parties stand in support and agreement on the idea to transition to a permanent housing model. Jim McGrath will update the Board on recent discussions with the State and the VA.
- d. Bristlecone Development signed a contract with NMFSh to provide Owner's Representative Services on 1/9/2023. Bids are being analyzed for ROM Pricing now. Contractor selection process should be complete by the end of the week.
- e. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan.
- f. Villagio is following critical path scheduling to complete Building A by the beginning of May. Punchlist has begun! Floors 1-3 at Building A have been inspected, with remaining floors to be finished by the end of the month. Building B continues with critical path scheduling. Everything on schedule to turn Building B over by the end of August '23.
- g. Leasing has begun and MHA/Blueline have ben processing applicants from the waitlist! The first sixteen families have moved into the Cooley Building. Leasing will continue at Cooley, with the Stoddard Building becoming available at the end of March. Work Force housing at Mullan will be ready to lease at the end of April.
- h. Both of these projects follow the closeout of PH. When HUD has processed close-out, MHA will re-visit the status/direction of both projects.
- f. Strategic planning is still on the agenda as we continue with Measuring Success Discussions as time allows. This month, there is a report on the goals identified in last summer's Strategic Planning Sessions. Sam will review these goals to highlight progress, success, and to help identify goals going forward.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, February 15th, 2023

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MINUTES-

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

Members Absent: Erma Mack-Wilkes

Staff Present: Lori Davidson, Sam Oliver, Adam Ragsdale,
Debbie Hibbitts, Jim McGrath

- 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 – January 18, 2023
Richards: Moves
Comer Winterer: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Peterson: Housing Day at the Rotunda is on Tuesday. MHA cannot attend but there will be good representation and good conversation. It will be good exposure for housing at the legislature.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items:
 - a. Resolution #1147 – A Resolution Declining Public Housing Operating Funds
Bangs: Moves
Comer Winterer: 2nd
Approved
 - b. Resolution #1148 – A Resolution requesting from HUD the closeout of the Public Housing Program through ACC Termination
Bangs: Moves
Comer Winterer: 2nd
Approved

VII. Staff Reports:

a. Valor House

Oliver: We have spent the last few weeks meeting with community members that partner with us at Valor House. Given recent history, we have decided to not pursue the per diem grant at Valor House this year. We will pursue a permanent housing model at Valor House over time.

McGrath: Over the course of its life the needs and the landscape have evolved. Valor house is transitional housing where we typically only deal in permanent housing. This change will fall in line with our operation moving forward. While we have some direction we would like to go, the current grant will continue till the end of September. We don't know what it will look like October 1, but we want to honor our commitment to Veterans. It will be an opportunity to provide permanent housing for Veterans.

Richards: Does the VA have to approve?

McGrath: No, we reapply for the grant every 3 years, and we will effectively not reapply after September. Since we funded the project with VA money until December of 2023, if we stopped, we would have to buy the VA out of the project. Tester managed to get in the procreations bill about Veterans issues which included no longer having those provisions.

Peterson: I want to express my appreciation to Jim, Sam, and for the staff and for being thoughtful about the conversations with our partners. We know that serving Veterans and addressing homelessness is very critical in our community, so I think it is a very thoughtful approach with those that played a role in the transitional housing. Sounds like an excellent outcome.

b. National Museum of Forest Service History

Oliver: Not a lot to report there. We are analyzing proposals and getting closer to selecting a contractor. It is down to 3 local firms. Last week we hired a Construction Project Manager, Evan Hauser. It will be nice to have backup on the construction side of things.

c. Closeout of the Public Housing

Oliver: We addressed it through the resolutions. We are getting the last of the documentation needed and put it in front of HUD and change this to a memory.

d. Villagio update

Oliver: We received a schedule for punch listing the entire building A. Finishing it up now and will have a commercial cleaning crew come through. It is a little easier than Trinity due to the order of operations and having it all be on one site. We have some challenges since we share subcontractors on both jobs. We have reached out to Blueline to start the planning for leasing, and we have hired a property manager. Hopefully, we can start leasing in May.

e. Trinity update

Oliver: We are currently leasing at Cooley in the neighborhood of 12 units with many more in the works. We received the certificate of occupancy for the Stoddard building and we will roll into punch listing those units. That will be the next concentration. They are through the 2-bedroom waitlist and are open application for those units. It will be interesting to see what happens with the larger units at both Trinity and Villagio since they have traditionally not existed in Missoula. No waitlist, it is open application for all on 3-bedroom units as well.

Ragsdale: We have hired our second property manager for Trinity.

f. Speedway & 819 Stoddard

Oliver: Our Outreach Coordinator, Sarah Stout starts next Tuesday. She will be able to hit the ground running at the time we need someone at Villagio and Trinity and we have a long list of things for her to start on. She does have a successful grant writing history. We are excited. She has been in the nonprofit sector previously.

g. Strategic Planning:

Peterson: Still on the agenda but we had a chance to meet, Kia and I, and revisited some of the goals. We will have a couple resolutions this month. Next month I hope to come to the board with a report about some of the goals we have achieved. We have checked a lot of boxes since our last strategic planning. We are also going to bring an update on the measuring success matrix we created just as a document regarding individuals we have served.

Peterson: It is the perfect time to revisit. Having something to communicate that success and having something internally to benchmark against so we are all on the same page about what we are trying to accomplish here together.

VIII. Other Matters:

Comer Winterer: I had a Habitat board member reach out regarding future partnership with Habitat. She talked about the Hillview property that was donated to them. Possibly serving as the developer on a future project with them.

Oliver: There is stuff we can both do for each other. If the time is appropriate, we would be happy to sit down and discuss further possibilities regarding partnership on a project.

McGrath: March 15th 1:00 @ the library will be the annual housing report. Spoiler alert, the big stars will be Trinity and Villagio. We will have a short clip to really celebrate those.

Ragsdale: I met with a lawyer, and we did a final review of the personnel policy and he had very minor notes. He said it was one of the best he has seen.

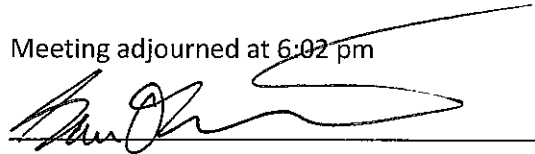
Peterson: Spoke with Erma last week and she has decided to step down from the board. This will be the mayor's charge to find someone to fill the open seat.

Oliver: We will do a mailer to find interested parties amongst our residents and participants.

Oliver: We have received a fully executed settlement for the Garden District lawsuit. All parties

have agreed and most of the checks have trickled in. We should see real closure here soon.

Meeting adjourned at 6:02 pm

A handwritten signature in black ink, appearing to read "Sam Oliver", written over a horizontal line.

Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

Tab 4
Staff Reports

Board and Staff Strategic Planning Document

Update- March 2023

OVERVIEW OF PRIORITIES:

- Addressing leadership succession and organizational capacity concerns
- Addressing hiring & retention challenges now and into the future
- Answer questions regarding how projects are prioritized in the context of organizational capacity, MHA expertise & mission, community needs, and populations served
- Answer questions regarding board sentiment around MHA development (new vs. existing vs. use of current facilities, communities served, organizational capacity building)

The primary result of the sessions is the understanding that any decisions and action items to come out of them are expected to help guide the approach to succession planning as a result of Lori Davidson's announcement to retire by the end of 2022, as well as to guide the incoming executive director's priorities for their first 6 months – year as the agency's leader.

Action items: Leadership & Succession Planning

Task	POC	Deadline/Update Expected
Executive Director Recruitment	Lori, Collin, and Kaia will meet to discuss strategy to bring back to board & leadership	Process Complete
Comprehensive review of organizational structure and capacity to maximize hiring decisions.	Kaia, Collin, Adam	Enhancements made, positions filled, ongoing adjustments to staff as new projects dictate.
Succession planning (include agency-wide people development/growth opportunities)	Kaia, Collin, Adam	Possible discussion regarding the succession of other departments.
Org chart review with comprehensive review – to include future positions	Adam	Included in this month's Board Packet.

Action items: Recruitment & Retention

Task	POC	Deadline/Update Expected
Personnel policy to be reviewed/adjusted To address recruitment questions, flexibility, etc.	Lori & Adam	Personnel Policy Revision Complete Fall '22
Create list of benefits of working for MHA to include potential items outside traditional salary + benefits (flexibility, job sharing, professional development, remote/in-person, etc.)	Adam	Part of Personnel Handbook revision. Will review with Outreach Coordinator.
Update website with employee content – use as a recruitment tool (pictures & bios? What does this look like? Quotes? Employee profiles? Why do you like what you do? What makes it meaningful for you?) Make the site more personal / relatable? IMPROVE NAVIGATION REBRAND DISCUSSION? Important to consider this <i>before</i> revamping website.	Kaia will share contacts for potential resources for website management/improvement	New website has been designed and edited. Tentative Launch 3/10/23!
Job postings – highlight benefits of working with MHA, language is expectations for employee vs. articulate why it's great to work here, meaningful work, great culture, etc. Consider why unqualified are applying – can job description be more clear about why those qualifications are listed. Laundry list of wants vs. list of tasks expected to be able to successfully complete/address. Recruit from local colleges & high schools?	Adam Teigan	Online postings/change in the market contributed to MHA hiring SIX new positions since Fall of '22!
Employee survey. Share results with board.	Adam, Lori	This was done last year and helped shape many sections of the Personnel Manual.

Questions to consider:

How can we enlist employees for these conversations, particularly within job descriptions to address and reduce conflict about which require on-site vs. virtual vs. blend? **Report from Adam.**

How will we address the open position(s) in Finance/Accounting before new projects come fully online? **Report from Adam and Debbie.**

Will we need more than one addition for long-term sustainability & cross-training to ensure consistent, continuous growth of the agency and this department? **Yes. Would like to discuss the addition of Deputy Finance Director for next budget season. Then need is clear and necessary.**

How will we address maintenance in the long term, given the large number of residence turn-arounds? Contracting vs. hiring (base on specific tasks? Painting vs. maintenance/repairs?) **COVID-era turnover anomaly slowly stabilized. Dealing with manageable turnover rate for past six months.**

Action items: Partner Organizations

Task	POC	Deadline/Update Expected
Consider regular standing meeting with City (project coordination, relationship-building) Create a standard agenda, report on-going projects, data/stories, what city can do to help Is there already a regular meeting the city has with developers or other departments that MHA could piggy back? No, there is not.	Lori/Board	Between participation in AHROC and intro meetings with Mayor, and City Development Staff – Sam is working closely with all offices.
<i>START WITH COUNCIL MEMBERS – ask about the potential for regular meetings (cooperation agreement in hand, specific agenda that can be used for each meeting)</i> <i>Mike Nugent</i> <i>Gwen Jones</i> <i>Jordan Hess</i> <i>Kaia, Colin, Sheena, Lori</i> <i>Invite to tour facilities!!</i>	<i>Kaia & Sam</i>	Villagio/Trinity Tours were excellent tool to meet with Mayor, Council, and other stakeholders. More opportunities to come.

<p>Consider regular (monthly?) standing meeting with County</p> <p>Create a standard agenda to include project status updates, time to identify resources needed and available</p>		<p>MHA's involvement with NMFSH has afforded a good interface with the County.</p>
<p>Annual formal presentation to city officials – review cooperation agreement to use and refer to. Maybe with timing of strategic planning or annual report to HUD?</p>	<p>Lori and Board Members</p>	<p>Sam has met with the mayor recently. Great discussion on cooperation agreement and roles for MHA going forward.</p>
<p>Conversation with City about first right of refusal when City is selling property</p>	<p>Board, Lori (?) (Montana James? Community Development Division? Mayor Engen?)</p>	<p>Sam has had this conversation with the Mayor, Montana James, and Eran Pehan. Will keep refreshing.</p>
<p>Use Trinity, Cornerstone and other projects to ensure all potential resources are tapped, considered, reviewed.</p>	<p>Lori, Sam, Board</p>	<p>Ongoing</p>
<p>For profit developers – review what's currently being developed, purchased, etc. make contact, make introductions</p> <p>Put together a draft list of what MHA can do to help/partner to the benefit of these private partners.</p> <p>How do we maximize the benefits to developers to work with MHA? How do we actively share these advantages with that audience?</p>	<p>Colin (& Sam) provide list of most likely candidates & reach out to banks for recs, convene small group to discuss, prioritize, and plan a strategy to contact. Colin will make contact and will report back to MHA leadership. (Others with contacts, ideas, please share directly with Colin) Sam will lead on creating the list of benefits for talking points to use. Sam - Look at David Smith at Montana Contractors Association.</p>	<p>Sam has approached landowner on Expressway about multifamily partnership.</p> <p>Sam – list of benefits to working with / partnering with MHA. (Include strong balance sheet, especially when talking to potential lenders.)</p>
<p>St. Pat's as a resource & partner? What is the right opportunity to make a specific ask for them, especially now that</p>	<p>Continue to make asks. Kaia will keep contact with them to look for the <i>right</i> ask.</p>	<p>Nothing new. St.Pat's continues to be aloof, most</p>

they're part of a national network. Great alignment around homelessness. They're having the same recruitment issues – potential for housing projects that can benefit their employees? (Workforce housing.) Keep Community Hospital on the radar.		recently re: Trinity NAV Center.
Banks?		Sam has met with FSB, FIB, US Bank, Bank of Montana. Working with developers to build LIHTC deal with Parkside/Wildflower.
<p>Questions to consider: Can we establish a primary liaison for partner communication to offer either direct answers or to direct questions to the appropriate resource(s)? What would that role look like, can it be combined with a current position? Is there someone internally to fill this need? Yes! Our new Outreach Coordinator/Grant Writer, Sara Stout! More to come!</p>		

Action items: Project Priorities & Board Sentiment

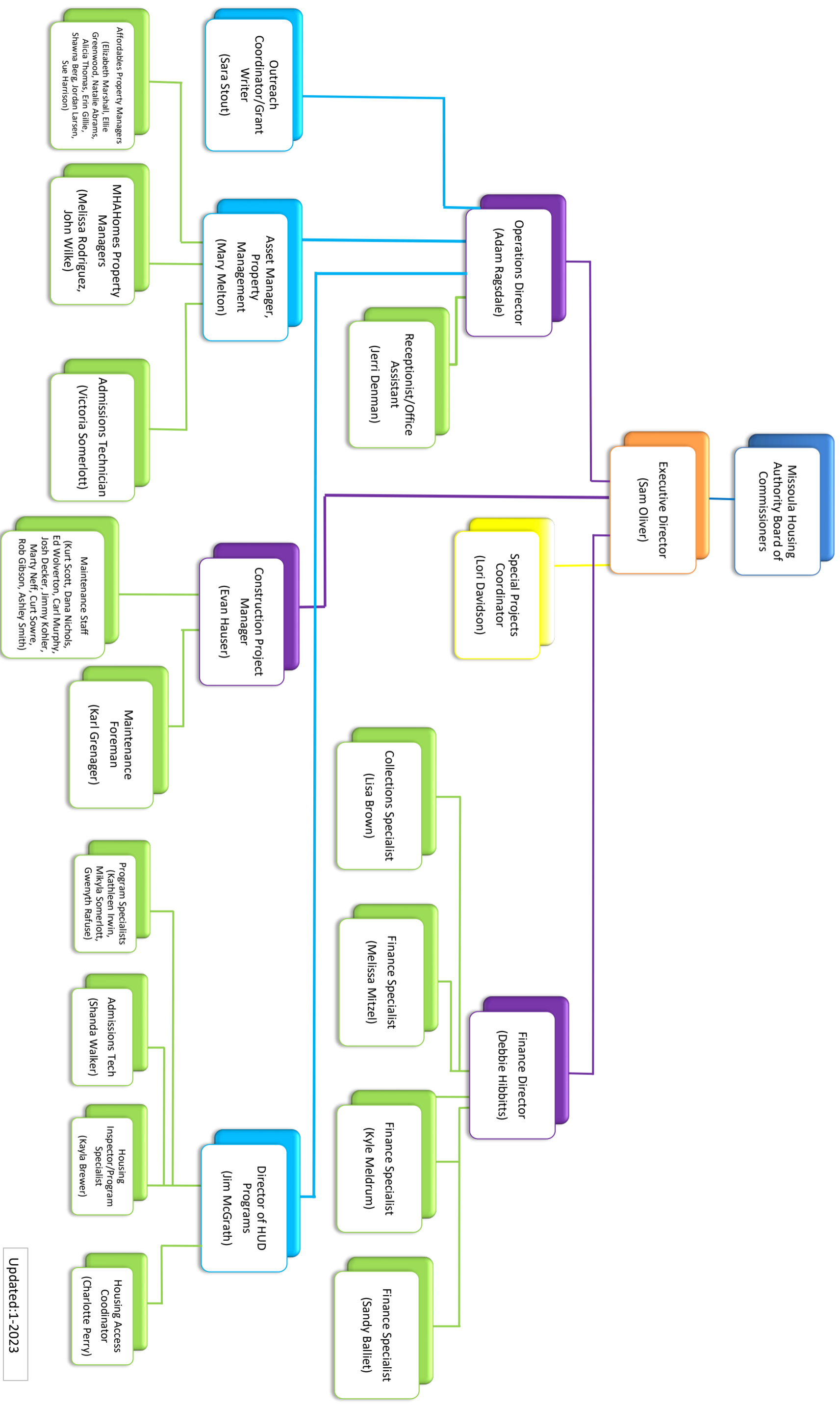
Task	POC	Deadline/Update Expected
Conversation re: How do we measure success – against goals what are goals to set? How do those goals/measured goals align with community need?	Board meeting agenda item	June 2022 board meeting
As part of “how do we measure success” conversation, be more aggressive in researching available properties & land?		
Future conversation on how transitional housing fits or doesn't fit into MHA mission and feasibility (success & community needs discussion, too)		Important Update: Valor House to change from transitional to permanent housing model.
Wildflower property discussion in next two years. (Not thinking of selling it.)		Meeting with developers now to look at viability of Rehab.

Valor House (operational questions, and legislative action)		See above.
Research status of Missoula Housing Plan to identify projects we can advocate & develop partnerships to implement. (City will be compelled to support...)	Board, Sam	In progress. Also met with Habitat for Humanity to discuss MHA roles in their future development.
<p>Questions to consider: What can MHA do that other agencies can't? Fine-tune this list for internal & external audiences</p> <p>Speedway – What are the specs for this? What do we need to do to make sure we have the resources to support another project?</p> <p>Valor House & Cornerstone: What can we do to ensure all units are inhabited and/or with limited vacancies? Valor to move to permanent housing model for Veterans. Cornerstone seeing greater stability due to increased vetting in line with services available.</p>		

Action items: Outreach & Publicity

Task	POC	Deadline/Update Expected
Create snapshot of numbers/programs/projects to share publicly (quarterly? Semi-annually?)	Leadership Team. All of these items will be dependent on our discussion around hiring an outreach person who can coordinate all this. As well as hiring a firm to update our website. Budgeting process starts this month.	Both goals nearly complete!
Consider social media strategy & presence		“ “ “
Website content review: Highlight why employees work there, purpose & meaning in their work Prioritize simplicity in finding services & understanding what MHA does and does NOT do		“ “ “

Missoula Housing Authority Organizational Chart



Updated:1-2023

Name Date of Hire Position

Adam Ragsdale	1/12/2009	Operations Director	14
Alicia Thomas	6/19/2017	Admissions Technician - Assets	5
Ashley Smith	11/8/2021	Maintenance Tech IV	1
Carl Murphy	8/30/2013	Maintenance Tech IV	9
Charlotte Perry	7/22/2021	Housing Access Coordinator	1
Curt Sowre	6/10/2021	Maintenance Tech IV	1
Dana Nichols	6/6/2011	Maintenance Tech IV	12
Debbie Hibbitts	11/7/2012	Finance Director	11
Ed Wolverton	1/27/2020	Maintenance Tech IV	3
Elizabeth Greenwood	6/22/2009	Property Manager - River Ridge, Cornerstone, Valor	13
Elizabeth Marshall	12/7/2002	Property Manager - Palace	20
Erin Gillie	7/29/2019	Property Manager - Trinity (Mullan)	3
Evan Hauser	2/21/2023	Construction Project Manager	
Gwenyth Rafuse	7/27/2020	Program Specialist	2
James Kohler	8/30/2013	Custodian	9
James McGrath	10/19/2005	Director of HUD Programs	18
Jerri Denman	8/8/2016	Reception and Office Assistant	6
John Wilke	5/27/2014	Property Manager - Silvertip Apartments	8
Jordan Larsen	3/1/2023	Property Manager - Trinity (Cooley)	
Karl Grenager	10/7/1993	Maintenance Foreman	29
Kathleen Irwin	7/12/2010	Program Specialist	12
Kayla Brewer	12/16/2020	HQS Inspector/Program Specialist	2
Kurt Scott	3/18/2013	Maintenance Tech IV	9
Kyle Meldrum	8/23/2021	Finance Specialist	1
Lisa Brown	9/1/2009	Collections Specialist	13
Lori Davidson	9/18/1995	Special Projects Coordinator	28
Martin Neff	1/1/2016	Maintenance Tech IV	7
Mary Melton	7/5/2006	Asset Manager - Property Management	16
Melissa Mitzel	2/13/2023	Finance Specialist	
Melissa Rodriguez	3/5/2012	Property Manager - Public Housing	10
Mikyla Somerlott	10/26/2022	Program Specialist	
Natalie Abrams	1/1/2016	Property Manager - Tax Credit	7
Rob Gibson	11/13/2020	Maintenance Tech IV	2
Sam Oliver	8/12/2011	Executive Director	11
Sandy Balliet	2/16/2016	Finance Specialist	6
Sara Stout	2/21/2023	Outreach Coordinator	
Shanda Walker	7/2/2018	Admissions Technician	4
Shawna Berg	12/29/2017	Property Manager - Tax Credit	5
Sue Harrison	3/13/2023	Property Manager - Villagio	
Victoria Somerlott	9/19/2022	Admissions Tech - Assets	

Payment Summary

Property=hcv,ehv,ms5,hcv,portprop,spc2006 AND Bank=fib5720 AND mm/yy=02/2023-02/2023 AND All Checks=Yes AND
Include Voids=All Checks

Vendor	Check Date	Post Month	Total Amount	Date Reconciled
v0002984 - 11TH STREET EXTRAVAGANZA LLC	2/1/2023	02-2023	319.00	2/28/2023
v0003397 - 3BS LLC	2/1/2023	02-2023	656.00	2/28/2023
v0002979 - AMBELANG	2/1/2023	02-2023	90.00	2/28/2023
v0003537 - BRITTONI BISHOP DBA	2/1/2023	02-2023	413.00	2/28/2023
v0002046 - BURGESS	2/1/2023	02-2023	590.00	2/28/2023
v0003160 - C.K Risher LLC	2/1/2023	02-2023	275.00	2/28/2023
v0000161 - CEDAR VILLAS LLP	2/1/2023	02-2023	1,464.00	2/28/2023
v0001642 - CLARK	2/1/2023	02-2023	787.00	2/28/2023
v0002950 - CREEKSIDE APARTMENTS LLC	2/1/2023	02-2023	30,431.00	2/28/2023
v0003248 - DANA CREVAR	2/1/2023	02-2023	2,067.00	2/28/2023
v0000245 - DESCHAMPS INVESTMENTS	2/1/2023	02-2023	616.00	2/28/2023
v0001774 - EQUINOX DEVELOPMENT LP	2/1/2023	02-2023	5,900.00	2/28/2023
v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	2/1/2023	02-2023	2,507.00	2/28/2023
v0002035 - FRANCIS	2/1/2023	02-2023	762.00	2/28/2023
v0003210 - GARY FLATOW	2/1/2023	02-2023	805.00	2/28/2023
v0001573 - GOLD DUST LIMITED PARTNERSHIP	2/1/2023	02-2023	1,546.00	2/28/2023
v0001501 - HALVERSON	2/1/2023	02-2023	584.00	2/28/2023
v0002385 - HOMEFORWARD	2/1/2023	02-2023	615.23	2/28/2023
v0002366 - HW PHILLIPS STREET LLC	2/1/2023	02-2023	40.00	2/28/2023
v0003383 - JENNIFER VANENGELBURG	2/1/2023	02-2023	1,564.00	2/28/2023
v0000497 - KALLEMEYN	2/1/2023	02-2023	1,450.00	2/28/2023
v0002096 - KING COUNTY HOUSING AUTHORITY	2/1/2023	02-2023	4,539.69	2/28/2023
v0001574 - LENOX FLATS LIMITED PARTNERSHIP	2/1/2023	02-2023	2,358.00	2/28/2023
v0002700 - MISSION PROPERTIES MISSOULA LLC	2/1/2023	02-2023	712.00	2/28/2023
v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	2/1/2023	02-2023	4,720.00	2/28/2023
v0003335 - PATRICK EUGENE HAYS	2/1/2023	02-2023	398.00	2/28/2023
v0000783 - PORCH	2/1/2023	02-2023	1,024.00	2/28/2023
v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	2/1/2023	02-2023	20,857.00	2/28/2023
v0000807 - QUINN STOBIE	2/1/2023	02-2023	813.00	2/28/2023
v0003298 - RYAN A WETHERALL	2/1/2023	02-2023	1,100.00	2/28/2023
v0002951 - SEARS	2/1/2023	02-2023	1,503.00	2/28/2023
v0002922 - SHAW	2/1/2023	02-2023	650.00	2/28/2023
v0002082 - SOLSTICE DEVELOPMENT LP	2/1/2023	02-2023	7,309.00	2/28/2023
v0001806 - SOUCIE	2/1/2023	02-2023	1,337.00	2/28/2023
v0002862 - SWEETGRASS COMMONS LLLP	2/1/2023	02-2023	3,236.00	2/28/2023
v0003496 - UNION PLACE I	2/1/2023	02-2023	3,387.00	2/28/2023
v0003497 - UNION PLACE II	2/1/2023	02-2023	5,852.00	2/28/2023
v0001432 - UNRUH	2/1/2023	02-2023	916.00	2/28/2023
v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	2/24/2023	02-2023	910.00	2/28/2023
v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	2/1/2023	02-2023	599.89	2/28/2023
v0002551 - 4 RENT LLC	2/1/2023	02-2023	3,373.00	2/28/2023
v0003142 - 4RENT LLC	2/1/2023	02-2023	2,286.00	2/28/2023
v0000021 - ADEA PROPERTY MANAGEMENT	2/1/2023	02-2023	27,515.00	2/28/2023
v0002546 - ASPEN PLACE APARTMENTS	2/1/2023	02-2023	6,062.00	2/28/2023
v0002815 - BAIR CLARK PROPERTIES LLC	2/1/2023	02-2023	1,971.00	2/28/2023
v0000074 - BBF ENTERPRISES	2/1/2023	02-2023	597.00	2/28/2023
v0003425 - BEST PROPERTY MANAGEMENT	2/1/2023	02-2023	1,257.00	2/28/2023
v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	2/1/2023	02-2023	4,966.00	2/28/2023
v0002232 - BONNER HOMES LLC	2/1/2023	02-2023	1,102.00	2/28/2023
v0000115 - BOUNTY REAL ESTATE LLC	2/1/2023	02-2023	835.00	2/28/2023

Payment Summary

Property=hcv,ehv,ms5,hcv,portprop,spc2006 AND Bank=fib5720 AND mm/yy=02/2023-02/2023 AND All Checks=Yes AND
Include Voids=All Checks

v0000116 - BOURKE ROBINSON MANAGEMENT	2/1/2023	02-2023	849.00	2/28/2023
v0003339 - BURLINGTON GARDENS LLC	2/1/2023	02-2023	7,072.00	2/28/2023
v0002587 - BURT	2/1/2023	02-2023	3,035.00	2/28/2023
v0003492 - C. JOANNE WINTER	2/1/2023	02-2023	505.00	
v0002917 - CALIFORNIA STREET	2/1/2023	02-2023	1,482.00	2/28/2023
v0003506 - CAMAS DANISON-FIELDHOUSE	2/1/2023	02-2023	1,730.00	2/28/2023
v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	2/1/2023	02-2023	8,351.00	2/28/2023
v0000169 - CHILCOTE	2/1/2023	02-2023	115.00	2/28/2023
v0001989 - CHILCOTE HILLVIEW CHLP	2/1/2023	02-2023	1,114.00	2/28/2023
v0001988 - CHILCOTE ORCHARD HOMES OHLP	2/1/2023	02-2023	1,334.00	2/28/2023
v0001113 - CHINIKAILO	2/1/2023	02-2023	1,115.00	2/28/2023
v0001536 - CHINIKAILO	2/1/2023	02-2023	437.00	2/28/2023
v0000173 - CHINIKAYLO	2/1/2023	02-2023	1,579.00	2/28/2023
v0000174 - CHINIKAYLO	2/1/2023	02-2023	874.00	2/28/2023
v0002207 - CHINSKE	2/1/2023	02-2023	436.00	2/28/2023
v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	2/1/2023	02-2023	8,686.00	2/28/2023
v0000187 - CLARK FORK REALTY INC	2/1/2023	02-2023	5,192.00	2/28/2023
v0003381 - CLARK FORK VENTURES	2/1/2023	02-2023	214.00	2/28/2023
v0003070 - COAD I LP	2/1/2023	02-2023	1,952.00	2/28/2023
v0003071 - COAD II LP	2/1/2023	02-2023	1,226.00	2/28/2023
v0003072 - COAD III LP	2/1/2023	02-2023	605.00	2/28/2023
v0003098 - COMBINED HA CITY OF VANCOUVER	2/1/2023	02-2023	2,619.28	2/28/2023
v0003399 - CORIE M. FRITZ	2/1/2023	02-2023	319.00	2/28/2023
v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	2/1/2023	02-2023	300.00	2/28/2023
v0003514 - CROESUS LLC	2/1/2023	02-2023	455.00	2/28/2023
v0003520 - CRUACHAN INVESTORS STD LLC	2/1/2023	02-2023	1,501.00	2/28/2023
v0003458 - DANIEL J BOURASSA	2/1/2023	02-2023	109.00	2/28/2023
v0003423 - DARLENE DAVIS	2/1/2023	02-2023	559.00	
v0000253 - DISCHNER	2/1/2023	02-2023	932.00	2/28/2023
v0002927 - DONNA STIERS	2/1/2023	02-2023	129.00	2/28/2023
v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	2/1/2023	02-2023	659.00	2/28/2023
v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	2/1/2023	02-2023	743.00	2/28/2023
v0000315 - FANGSRUD	2/1/2023	02-2023	708.00	2/28/2023
v0002807 - FIDELITY	2/1/2023	02-2023	251.00	2/28/2023
v0001646 - FREY	2/1/2023	02-2023	375.00	2/28/2023
v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	2/1/2023	02-2023	42,252.00	2/28/2023
v0001677 - GARDEN DISTRICT I L P	2/1/2023	02-2023	10,263.00	2/28/2023
v0003501 - GEOFF CURTIS	2/1/2023	02-2023	1,740.00	2/28/2023
v0003205 - GMA INC	2/1/2023	02-2023	172.00	2/28/2023
v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	2/1/2023	02-2023	1,503.00	2/28/2023
v0001948 - GRAY	2/1/2023	02-2023	133.00	2/28/2023
v0002182 - GRC LLC	2/1/2023	02-2023	1,527.00	2/28/2023
v0000370 - GREAT PLACES INC	2/1/2023	02-2023	658.00	2/28/2023
v0003139 - GREG MCCUE	2/1/2023	02-2023	617.00	2/28/2023
v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	2/1/2023	02-2023	15,442.00	2/28/2023
v0003485 - HABITAT FOR HUMANITY OF MISSOULA	2/1/2023	02-2023	250.00	
v0000395 - HARRINGTON	2/1/2023	02-2023	669.00	2/28/2023
v0002576 - HAUBRICH	2/1/2023	02-2023	381.00	2/28/2023
v0001116 - HAUGE	2/1/2023	02-2023	431.00	2/28/2023
v0003414 - HEAHTER H. LEIPHAM	2/1/2023	02-2023	644.00	
v0000404 - HEIDRICK	2/1/2023	02-2023	666.00	2/28/2023
v0002319 - HIGHLAND PROPERTY MANAGEMENT	2/1/2023	02-2023	803.00	2/28/2023

Payment Summary

Property=hcv,ehv,ms5,hcv,portprop,spc2006 AND Bank=fib5720 AND mm/yy=02/2023-02/2023 AND All Checks=Yes AND
Include Voids=All Checks

v0000424 - HOLY	2/1/2023	02-2023	609.00	2/28/2023
v0002007 - HOWELL	2/1/2023	02-2023	611.00	2/28/2023
v0001889 - IRELAND	2/1/2023	02-2023	793.00	2/28/2023
v0003361 - IVAN LEMEZA	2/1/2023	02-2023	365.00	2/28/2023
v0003441 - IVV PROPERTIES LLC	2/1/2023	02-2023	716.00	2/28/2023
v0003231 - JAMES E. WILSON	2/1/2023	02-2023	268.00	2/28/2023
v0003190 - JAMES R IMAN	2/1/2023	02-2023	143.00	2/28/2023
v0003540 - JC PROPERTY HOLDINGS LLC	2/1/2023	02-2023	1,267.00	2/28/2023
v0003084 - JEFF MOLTZEN	2/1/2023	02-2023	1,568.00	2/28/2023
v0003489 - JEFFREY A HARLOW	2/1/2023	02-2023	822.00	2/28/2023
v0002446 - JK ENTERPRISES	2/1/2023	02-2023	665.00	2/28/2023
v0000479 - JOHNSON	2/1/2023	02-2023	1,826.00	2/28/2023
v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	2/1/2023	02-2023	1,944.00	2/28/2023
v0002860 - JUSTIN BRADLEY	2/1/2023	02-2023	449.00	
v0003503 - KATHRYN ANNE SCHMIDT	2/1/2023	02-2023	785.00	2/28/2023
v0002660 - KATHRYN R FLYNN FAMILY LP	2/1/2023	02-2023	582.00	2/28/2023
v0003445 - KATHY SCHAFF	2/1/2023	02-2023	436.00	2/28/2023
v0000504 - KELLEY	2/1/2023	02-2023	635.00	2/28/2023
v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	2/1/2023	02-2023	606.00	2/28/2023
v0001460 - LMB RENTALS LLC	2/1/2023	02-2023	1,140.00	2/28/2023
v0002073 - LOLO VISTA APARTMENTS LP	2/1/2023	02-2023	2,971.00	2/28/2023
v0002740 - M AND L GENERAL CONTRACTOR INC	2/1/2023	02-2023	554.00	2/28/2023
v0000554 - MACLAY COMMONS LLP	2/1/2023	02-2023	16,181.00	2/28/2023
v0003088 - MARTHA RIPLEY	2/1/2023	02-2023	326.00	
v0002210 - MARTINS PROPERTY MANAGEMENT LLC	2/1/2023	02-2023	1,760.00	2/28/2023
v0002510 - MARTINS PROPERTY MANAGMENT LLC	2/1/2023	02-2023	536.00	2/28/2023
v0000567 - MATELICH	2/1/2023	02-2023	1,343.00	2/28/2023
v0001157 - MATELICH	2/1/2023	02-2023	191.00	2/28/2023
v0003226 - MATTHEW OLIVER	2/1/2023	02-2023	754.00	2/28/2023
v0002386 - MCLAIN TWITE	2/1/2023	02-2023	1,124.00	2/28/2023
v0002001 - METICULOUS MANAGEMENT LLC	2/1/2023	02-2023	1,050.00	2/28/2023
v0000583 - MEYER	2/1/2023	02-2023	696.00	2/28/2023
v0001129 - MHA HOLDINGS LLC	2/1/2023	02-2023	19,562.00	2/28/2023
v0003204 - MHA MANAGEMENT LLC	2/1/2023	02-2023	8,686.00	2/28/2023
v0003330 - MHA MANAGEMENT LLC	2/1/2023	02-2023	115,000.00	2/28/2023
v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	2/1/2023	02-2023	271.00	2/28/2023
v0002967 - MINNEAPOLIS PUBLIC HA	2/1/2023	02-2023	922.23	2/28/2023
v0001111 - MISSOULA HOUSING AUTHORITY	2/1/2023	02-2023	9,690.00	2/28/2023
v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	2/1/2023	02-2023	32,218.00	2/28/2023
v0000673 - MOTOWN INVESTMENTS LLP	2/1/2023	02-2023	2,038.00	2/28/2023
v0003406 - MS01 LLC	2/1/2023	02-2023	1,657.00	2/28/2023
v0003209 - MT PROPERTIES GROUP LLC	2/1/2023	02-2023	6,034.00	2/28/2023
v0003517 - MT PROPERTIES GROUP LLC	2/1/2023	02-2023	977.00	2/28/2023
v0001630 - MVE RENTALS	2/1/2023	02-2023	287.00	2/28/2023
v0000715 - NKSJB RENTALS	2/1/2023	02-2023	1,151.00	2/28/2023
v0000736 - OLSON	2/1/2023	02-2023	502.00	2/28/2023
v0000738 - OPPORTUNITY RESOURCES INC	2/1/2023	02-2023	781.00	2/28/2023
v0002198 - PALACE APARTMENTS LP	2/1/2023	02-2023	16,801.00	2/28/2023
v0002969 - PALMER	2/1/2023	02-2023	117.00	2/28/2023
v0000752 - PARKSIDE VILLAGE	2/1/2023	02-2023	15,364.00	2/28/2023
v0001631 - PETERSON	2/1/2023	02-2023	602.00	2/28/2023
v0003405 - PETERSON PROPERTIES	2/1/2023	02-2023	787.00	2/28/2023

Payment Summary

Property=hcv,ehv,ms5,hcv,portprop,spc2006 AND Bank=fib5720 AND mm/yy=02/2023-02/2023 AND All Checks=Yes AND
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v0002143 - PLUM PROPERTY MANAGEMENT LLC	2/1/2023	02-2023	5,142.00	2/28/2023
v0002340 - PM RENTALS	2/1/2023	02-2023	1,563.00	2/28/2023
v0003481 - REBECCA TUCKER GARY TUCKER	2/1/2023	02-2023	1,106.00	2/28/2023
v0003504 - REDWOOD FLATTS LLC	2/1/2023	02-2023	837.00	2/28/2023
v0000837 - REYNOLDS	2/1/2023	02-2023	1,161.00	2/28/2023
v0003487 - RHW HOLDINGS LLC	2/1/2023	02-2023	667.00	
v0000135 - RIVER RIDGE	2/1/2023	02-2023	13,064.00	2/28/2023
v0003369 - RIVER RUN FLATS LLC	2/1/2023	02-2023	4,219.00	2/28/2023
v0003447 - RIVERSIDE VILLAGE	2/1/2023	02-2023	2,086.00	2/28/2023
v0000852 - RUSSELL PROPERTIES LP	2/1/2023	02-2023	396.00	2/28/2023
v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	2/1/2023	02-2023	15,905.00	2/28/2023
v0003521 - MEADOWLARK VENTURES	2/1/2023	02-2023	962.00	2/28/2023
v0000857 - S A T FAMILY LIMITED PARTNERSHIP	2/1/2023	02-2023	3,305.00	2/28/2023
v0003417 - SAVAGE RENTALS	2/1/2023	02-2023	151.00	2/28/2023
v0000872 - SCHLEGEL	2/1/2023	02-2023	468.00	
v0000906 - SHERWOOD	2/1/2023	02-2023	992.00	2/28/2023
v0002195 - SILVERTIP APARTMENTS	2/1/2023	02-2023	34,185.00	2/28/2023
v0002571 - SIMONOVICH	2/1/2023	02-2023	72.00	2/28/2023
v0003422 - SKYVIEW LLLP	2/1/2023	02-2023	6,216.00	2/28/2023
v0003544 - SPEEDWAY	2/1/2023	02-2023	594.00	2/28/2023
v0000954 - STREAM AREA RENTALS	2/1/2023	02-2023	1,071.00	2/28/2023
v0000962 - SUMMIT PROPERTY MANAGEMENT INC	2/1/2023	02-2023	14,008.00	2/28/2023
v0003006 - T AND E LOWE RENTALS LLC	2/1/2023	02-2023	760.00	2/28/2023
v0000967 - T AND T DEVELOPMENT	2/1/2023	02-2023	695.00	2/28/2023
v0002681 - TABISH	2/1/2023	02-2023	421.00	
v0000974 - TARGET RANGE TRAILER COURT	2/1/2023	02-2023	2,595.00	2/28/2023
v0001275 - TSAKARESTOS	2/1/2023	02-2023	1,500.00	
v0002346 - TSuber	2/1/2023	02-2023	1,295.00	2/28/2023
v0001994 - TUCKER	2/1/2023	02-2023	700.00	2/28/2023
v0002714 - TWITE	2/1/2023	02-2023	4,607.00	2/28/2023
v0000677 - TWITE FAMILY PARTNERSHIP	2/1/2023	02-2023	3,207.00	2/28/2023
v0001012 - TWO RIVERS MOBILE HOME PARK	2/1/2023	02-2023	637.00	2/28/2023
v0001256 - UNION SQUARE APARTMENTS	2/1/2023	02-2023	1,357.00	2/28/2023
v0002011 - VERITAS PROPERTY MANAGEMENT	2/1/2023	02-2023	1,825.00	2/28/2023
v0003357 - VICTORIA DAILEY	2/1/2023	02-2023	404.00	2/28/2023
v0001075 - WESTERN MT MENTAL HEALTH CENTER	2/1/2023	02-2023	1,069.00	2/28/2023
v0002561 - WESTVIEW MOBILE HOME PARK	2/1/2023	02-2023	559.00	2/28/2023
v0003249 - WHITAKER PARK TERRACES LLC	2/1/2023	02-2023	868.00	2/28/2023
v0001085 - WILKINS	2/1/2023	02-2023	810.00	2/28/2023
v0001930 - YARMOLICH	2/1/2023	02-2023	731.00	2/28/2023
v0001108 - YWCA OF MISSOULA	2/1/2023	02-2023	3,747.00	2/28/2023
v0001109 - ZAVARELLI ENT.	2/1/2023	02-2023	280.00	2/28/2023
v0003330 - MHA MANAGEMENT LLC	2/2/2023	02-2023	663.00	2/28/2023
v0003546 - MHA-TRINITY APARTMENTS LLC	2/2/2023	02-2023	1,312.00	2/28/2023
v0003330 - MHA MANAGEMENT LLC	2/2/2023	02-2023	995.00	2/28/2023
v0003546 - MHA-TRINITY APARTMENTS LLC	2/2/2023	02-2023	3,747.00	2/28/2023
v0003487 - RHW HOLDINGS LLC	2/2/2023	02-2023	32.00	
v0000962 - SUMMIT PROPERTY MANAGEMENT INC	2/2/2023	02-2023	160.00	2/28/2023
v0000254 - HUMAN RESOURCE COUNCIL	2/2/2023	02-2023	350.00	2/28/2023
v0001882 - ADVANCED AUTOMOTIVE SOLUTIONS	2/2/2023	02-2023	1,022.01	2/28/2023
v0001797 - CLEARFLY COMMUNICATIONS	2/2/2023	02-2023	43.81	2/28/2023
v0000911 - SINCLAIR	2/2/2023	02-2023	24.42	2/28/2023

Payment Summary

Property=hcv,ehv,ms5,hcv,portprop,spc2006 AND Bank=fib5720 AND mm/yy=02/2023-02/2023 AND All Checks=Yes AND
Include Voids=All Checks

v0002884 - MASTERCARD	2/2/2023	02-2023	1,645.20	2/28/2023
v0003549 - MOUNTAIN AMERICAN CREDIT UNION	2/2/2023	02-2023	9,003.95	2/28/2023
v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	2/9/2023	02-2023	958.00	2/28/2023
v0003330 - MHA MANAGEMENT LLC	2/9/2023	02-2023	1,388.00	2/28/2023
v0002198 - PALACE APARTMENTS LP	2/9/2023	02-2023	600.00	2/28/2023
v0002143 - PLUM PROPERTY MANAGEMENT LLC	2/9/2023	02-2023	270.00	2/28/2023
v0002195 - SILVERTIP APARTMENTS	2/9/2023	02-2023	1,029.00	2/28/2023
v0000974 - TARGET RANGE TRAILER COURT	2/9/2023	02-2023	696.00	2/28/2023
v0003032 - MISSOULA MUNICIPAL COURT	2/9/2023	02-2023	1,200.00	2/28/2023
v0000730 - OFFICE CITY	2/9/2023	02-2023	110.13	2/28/2023
v0001402 - MONTANA INTERACTIVE	2/9/2023	02-2023	380.00	2/28/2023
v0003377 - CB1, INC	2/15/2023	02-2023	150.68	2/28/2023
v0003551 - CREDIT COLLECTION SERVICES	2/15/2023	02-2023	79.61	2/28/2023
v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	2/15/2023	02-2023	8,708.00	2/28/2023
v0000962 - SUMMIT PROPERTY MANAGEMENT INC	2/15/2023	02-2023	758.00	2/28/2023
v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	2/16/2023	02-2023	1.00	
v0003204 - MHA MANAGEMENT LLC	2/23/2023	02-2023	309.00	
v0003330 - MHA MANAGEMENT LLC	2/23/2023	02-2023	610.00	
v0003406 - MS01 LLC	2/23/2023	02-2023	65.00	
v0001832 - VERIZON WIRELESS	2/23/2023	02-2023	43.33	
v0003552 - ADAMS AUTO	2/23/2023	02-2023	1,197.73	
v0001882 - ADVANCED AUTOMOTIVE SOLUTIONS	2/23/2023	02-2023	675.12	

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	2,574,592.24
1111-60	Cash_Replacement Reserve	1,430,347.67
1111-65	Cash_Replace Reserve_RMDG	37,656.00
1111-70	Cash_Debt Service Reserve	92,839.31
1111-80	Cash_PH Operating Reserve	591,920.94
1111-90	Cash_Savings	23,442.19
1114-00	Cash_tenant security deposits	339,958.72
1117-00	Cash_Petty cash	80.00
1119-00	TOTAL CASH	5,090,837.07
1120-00	ACCOUNTS RECEIVABLE	
1122-00	A/R_dwelling rent	100,438.02
1122-12	Allow doubt accts_rent	-19,480.38
1122-14	A/R Ten HAP	6,740.00
1122-16	A/R PRA HAP	235.00
1122-20	A/R tenants_other	5,606.20
1122-50	A/R Tenant based HAP suspense	-1,253.00
1122-55	A/R PRA HAP suspense	22.00
1135-20	A/R_miscellaneous	1,863,209.37
1140-18	Due from_Garden District	1,016,649.14
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	2,972,166.35
1170-00	DEFERRED CHARGES	
1175-00	Accum Amortization	-197,304.42
1211-00	Prepaid expenses	177,421.65
1213-00	Prepaid Prop Ins	39,993.32
1215-00	Prepaid_MIP	2,832.80
1290-10	Tax escrow	38,411.06
1290-20	Insurance escrow	73,255.02
1290-30	MIP escrow	32,862.93
1300-00	TOTAL DEFERRED CHARGES	167,472.36
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-14,562,425.61
1400-57	Accum deprec current year	-6,712,017.56
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	314,326.56

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance
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	1,588,752.04
1420-00 Other assets	234,490.47
1500-00 TOTAL FIXED ASSETS NET OF DEPR	<u>34,386,470.62</u>
1900-00 TOTAL ASSETS	<u>42,616,946.40</u>
2000-00 LIABILITIES & EQUITY	
2010-00 LIABILITIES	
2100-00 CURRENT LIABILITIES	
2110-10 Accounts payable < 90 days	99,222.57
2110-20 Accounts payable_Accrued Prop Txes_related party	69,920.30
2110-30 Management Fee Payable	10,441.00
2114-00 Tenant security deposit	319,861.65
2114-20 Security Deposit Clearing	761.00
2114-40 Tenant pet deposit	11,832.00
2114-50 Garage deposit	604.00
2127-00 Interprogram due to	1,391,649.14
2127-11 Interprogram due_dev	334,614.16
2128-00 TOTAL CURRENT LIABILITIES	<u>2,238,905.82</u>
2129-00 NOTES PAYABLE	
2130-00 Current long term debt_capital prgrm	203,640.84
2130-09 LT Debt-Def Developer Fee	73,276.00
2130-10 Long term debt net current_cap prgrm	13,243,277.35
2130-11 Long term CDBG Loan	337,371.63
2130-14 Construction Loan	963,349.96
2130-17 Long term HOME	306,530.00
2130-30 Long term net current_operating	1,487,020.55
2130-60 Loan Liability_non-current	6,600,239.96
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>23,065,452.18</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

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance
2135-20 Accrued comp absences_current	11,807.93
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	1,922.03
2190-00 TOTAL TRUST DEPOSITS	1,922.03
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	102,722.07
2240-10 PRA HAP Repayment	674.00
2240-15 Prepaid Revenue - Commercial	2,492.00
2240-30 Ten_hap suspense clearing	710.00
2240-40 PRA HAP suspense clearing	22.00
2700-00 TOTAL DEFERRED CREDITS	106,620.07
2750-00 TOTAL LIABILITIES	25,725,532.64
2800-00 EQUITY & FUND BALANCE	
2801-00 Invested in Cap Assets Net Related Debt	-764,222.86
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	-3,546,966.50
2809-00 Restricted Net Assets	115,267.88
2810-00 Unrestricted Net Assets	-4,334,522.72
2900-00 TOTAL EQUITY & FUND BALANCE	16,891,413.76
2950-00 TOTAL LIABILITIES & EQUITY FUND BAL	42,616,946.40

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
3000-00	INCOME				
3100-00	RENTAL INCOME				
3105-00	Gross Potential Rent	442,397.00	95.66	880,356.00	94.02
3110-00	Tenant rental revenue	16,238.00	3.51	19,187.40	2.05
3110-05	Pet Rental Revenue	100.00	0.02	200.00	0.02
3110-20	Tenant subsidy	360.00	0.08	0.00	0.00
3110-30	Tenant revenue_other	4,793.44	1.04	5,401.91	0.58
3110-35	Garage rental	5,480.00	1.18	10,615.00	1.13
3110-45	Late payments	1,088.30	0.24	2,613.30	0.28
3110-55	Less Vacancy	-14,578.00	-3.15	-31,184.00	-3.33
3130-00	Utility Reimbursement	-133.00	-0.03	-266.00	-0.03
3190-00	Commercial rent	3,753.96	0.81	7,507.92	0.80
3200-00	NET RENTAL INCOME	459,499.70	99.36	894,431.53	95.53
3420-00	OTHER INCOME				
3430-00	Investment income_unrestricted	399.50	0.09	513.76	0.05
3451-00	Fraud Recovery_Admin	15.00	0.00	22.50	0.00
3480-00	Laundry & vending income	2,516.75	0.54	3,759.01	0.40
3480-40	Insurance reimbursement_dividends	0.00	0.00	37,021.63	3.95
3610-00	Interest Income	32.99	0.01	418.64	0.04
3690-00	Other Income	0.00	0.00	140.71	0.02
3700-00	TOTAL OTHER INCOME	2,964.24	0.64	41,876.25	4.47
3900-00	TOTAL INCOME	462,463.94	100.00	936,307.78	100.00
4000-00	EXPENSES				
4100-00	ADMINISTRATION				
4111-00	Salaries administrative	29,501.71	6.38	59,591.16	6.36
4111-10	Payroll taxes_administrative	2,393.69	0.52	4,792.04	0.51
4111-20	Employee benefit contributions_administration	5,256.93	1.14	10,415.96	1.11
4130-30	Technical admin support	4,811.12	1.04	9,594.94	1.02
4140-00	Training	1,926.68	0.42	2,226.68	0.24
4171-00	Auditing fees	15,000.00	3.24	21,515.00	2.30
4175-20	Asset management fee expense	0.00	0.00	4,941.00	0.53
4175-30	Management fees-Non-PH	27,151.69	5.87	52,881.75	5.65
4180-00	Rent_office space	438.46	0.09	876.92	0.09
4190-00	Sundry_administrative	350.48	0.08	584.15	0.06
4190-11	Office expense	1,515.45	0.33	3,373.81	0.36
4190-12	Postage	216.18	0.05	415.96	0.04
4190-13	Communications	1,787.50	0.39	3,883.14	0.41
4190-15	Marketing and leasing	283.50	0.06	1,094.03	0.12
4200-00	TOTAL ADMINISTRATION	90,633.39	19.60	176,186.54	18.82
4211-00	TENANT SERVICES				
4231-00	Tenant services_other	552.86	0.12	1,152.61	0.12
4245-00	Relocation costs	0.00	0.00	5,005.00	0.53
4250-00	TOTAL TENANT SERVICES	552.86	0.12	6,157.61	0.66
4300-00	UTILITIES				
4310-00	Water	7,199.19	1.56	15,313.89	1.64
4315-00	Sewer	6,614.42	1.43	14,165.74	1.51
4320-00	Electricity	14,810.82	3.20	31,176.05	3.33
4330-00	Gas	12,567.07	2.72	31,101.56	3.32
4395-00	TOTAL UTILITIES	41,191.50	8.91	91,757.24	9.80
4400-00	MAINTENANCE & REPAIR				
4415-00	Salaries maintenance	23,140.16	5.00	44,568.91	4.76
4415-10	Payroll taxes_maintenance	1,652.22	0.36	3,164.18	0.34
4415-20	Employee benefit contributions_maint	5,922.56	1.28	11,709.32	1.25

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4420-00	Materials	5,161.07	1.12	10,189.70	1.09
4420-10	Small tools & equipment	412.27	0.09	478.09	0.05
4420-11	Gasoline & oil	0.00	0.00	333.73	0.04
4420-12	Paint and coatings	500.28	0.11	1,492.78	0.16
4420-13	Doors	163.61	0.04	4,635.61	0.50
4420-15	Janitorial supplies	76.16	0.02	312.51	0.03
4420-16	Window coverings	100.00	0.02	724.89	0.08
4420-17	Flooring	4,411.00	0.95	15,579.00	1.66
4420-18	Appliances-Dwelling	1,850.94	0.40	5,055.33	0.54
4420-19	Maintenance cost paid to tenants	0.00	0.00	100.00	0.01
4420-20	Lighting - fixtures	415.40	0.09	1,116.43	0.12
4420-21	Uniforms	0.00	0.00	857.13	0.09
4430-00	Fees for Service	427.71	0.09	507.42	0.05
4430-10	Window cleaning	75.00	0.02	164.00	0.02
4430-11	Maintenance contracting	8,848.90	1.91	13,425.36	1.43
4430-13	Appliance repair	702.00	0.15	1,067.00	0.11
4430-14	Auto service and repair	0.00	0.00	466.40	0.05
4430-15	Carpet cleaning	0.00	0.00	220.00	0.02
4430-16	Electrical contractor	0.00	0.00	1,147.40	0.12
4430-19	Heating/Cooling	0.00	0.00	921.92	0.10
4430-21	Plumbing contractor	1,148.21	0.25	3,826.28	0.41
4430-25	Snow removal	12,852.74	2.78	30,676.96	3.28
4430-27	Elevator maintenance	3,813.80	0.82	4,924.58	0.53
4430-28	Exterminating	1,950.00	0.42	1,950.00	0.21
4430-30	Janitorial cleaning	1,120.00	0.24	3,895.20	0.42
4430-32	Dry/Blind cleaning	445.00	0.10	545.00	0.06
4431-00	Garbage removal	8,245.66	1.78	16,235.41	1.73
4440-00	TOTAL MAINTENANCE & REPAIR	83,434.69	18.04	180,290.54	19.26
4450-00	PROTECTIVE SERVICES				
4480-00	Protective services_other contract costs	0.00	0.00	565.00	0.06
4490-00	TOTAL PROTECTIVE SERVICES	0.00	0.00	565.00	0.06
4500-00	GENERAL EXPENSES				
4510-10	Insurance premiums_liability	6,462.23	1.40	13,869.20	1.48
4510-20	Insurance premiums_property	14,919.72	3.23	30,772.42	3.29
4510-30	Insurance premiums_auto	530.88	0.11	1,118.75	0.12
4510-40	Insurance premiums_bond	61.88	0.01	130.40	0.01
4510-70	MIP-Mortgage Insurance	1,725.72	0.37	4,563.91	0.49
4580-10	Interest expense_perm debt	57,885.35	12.52	118,215.97	12.63
4590-00	Other general expenses	0.00	0.00	19,951.38	2.13
4590-10	Property Tax_SIDs	8,119.20	1.76	17,108.31	1.83
4650-00	TOTAL GENERAL EXPENSES	89,704.98	19.40	205,730.34	21.97
8000-00	TOTAL EXPENSES	305,517.42	66.07	660,687.27	70.57
9000-00	NET INCOME (LOSS)	156,946.52	33.93	275,620.51	29.43

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

Balance Sheet

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	3,480,653.78
1111-50	Cash - Restricted	1,256,587.31
1111-60	Cash_Replacement Reserve	244,559.44
1114-00	Cash_tenant security deposits	68,500.14
1117-00	Cash_Petty cash	210.00
1119-00	TOTAL CASH	5,050,510.67
1120-00	ACCOUNTS RECEIVABLE	
1121-00	Fraud recovery	13,484.50
1121-10	Allow doubtful accts_fraud	-1,419.51
1122-00	A/R_dwelling rent	49,693.21
1122-12	Allow doubt accts_rent	-3,391.96
1122-14	A/R Ten HAP	-1,032.00
1122-20	A/R tenants_other	1,097.01
1122-30	A/R EAP loans	10,815.98
1122-50	A/R Tenant based HAP suspense	-3,400.00
1125-00	A/R_HUD	9,917.16
1131-00	Notes & mortgages receivable_current	28,701.43
1135-10	A/R_other government	43,007.08
1135-20	A/R_miscellaneous	272,035.11
1140-18	Due from_Garden District	375,000.00
1140-22	Due from_Wild	0.01
1145-00	Accrued interest receivable	245,310.52
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	1,039,818.54
1150-00	OTHER ASSETS	
1158-00	Notes & mortgages rec_non-current	840,663.28
1158-10	Notes Receivable Villagio HOME loan	1,176,000.00
1158-11	Notes receivable Maclay Commons	511,655.75
1159-50	Other assets	300.00
1160-00	TOTAL OTHER ASSETS	2,528,619.03
1161-00	INVESTMENTS	
1165-00	Investments restricted	375,000.00
1165-10	FSS escrow	342,564.83
1169-00	TOTAL INVESTMENTS	717,564.83
1170-00	DEFERRED CHARGES	

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

Balance Sheet

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
1211-00	Prepaid expenses	149,511.74
1260-00	Consumable inventory	8,575.21
1295-11	Interprogram due_dev	2,002,700.00
1295-25	Interprogram due_GCIN	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/GCIN accrued int	<u>117,190.31</u>
1300-00	TOTAL DEFERRED CHARGES	2,941,164.32
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-12,044,255.87
1400-57	Accum deprec current year	-1,258,656.10
1400-60	Land	1,462,434.40
1400-70	Buildings	19,885,712.96
1400-75	Building Improvements	33,323.29
1400-80	Dwelling furniture_fixtures_equip	173,891.02
1400-90	Admin furniture_fixtures_equip	541,015.46
1400-92	Dwelling furn_fixtures_equip_Flooring	108,041.99
1400-93	Leasehold improvements	3,868,665.11
1400-95	Infrastructure	1,750.00
1410-25	Trinity Project	924.86
1410-50	Work in progress-Other	526,352.07
1499-00	Investments in joint ventures	<u>2,662,046.97</u>
1500-00	TOTAL FIXED ASSETS NET OF DEPR	15,961,246.16
1900-00	TOTAL ASSETS	<u>28,238,923.55</u>
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	45,622.02
2114-00	Tenant security deposit	71,602.00
2114-40	Tenant pet deposit	793.00
2120-13	FICA_Medicare Tax	9,966.61
2120-14	1st Non-profit unemployment ins	3,098.13
2120-15	Workers Comp Payable	-35,583.71
2120-16	Health Insurance (Pacsorce)Co pay	-8,002.35
2120-17	AFLAC Premium	617.58
2120-18	Medical/childcare flex	4,460.94

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

Balance Sheet

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
2125-00	Other current liabilities	1,401.37
2127-00	Interprogram due to	-5,512.62
2128-00	TOTAL CURRENT LIABILITIES	<u>88,462.97</u>
2129-00	NOTES PAYABLE	
2130-00	Current long term debt_capital prgrm	228,365.43
2130-11	Long term CDBG Loan	235,000.00
2130-14	Construction Loan	355,134.79
2130-16	MBOH loan	268,930.71
2130-18	EPC - 1ST SECURITY loan	1,669,154.95
2130-50	Non-current liabilities_other	6,000.00
2130-60	Loan Liability_non-current	480,000.00
2130-70	TOTAL NOTES PAYABLE	<u>3,242,585.88</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	354,822.84
2185-00	Retention	17,888.51
2190-00	TOTAL TRUST DEPOSITS	<u>372,711.35</u>
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	40,753.06
2240-30	Ten_hap suspense clearing	273.00
2700-00	TOTAL DEFERRED CREDITS	<u>41,026.06</u>
2750-00	TOTAL LIABILITIES	<u>3,926,452.39</u>
2800-00	EQUITY & FUND BALANCE	
2801-00	Invested in Cap Assets Net Related Debt	9,978,557.85
2806-00	Curr yr unrestricted net assets	3,188,791.18
2809-00	Restricted Net Assets	450,679.53
2809-10	EAP Fund_Restricted	2,501.00
2810-00	Unrestricted Net Assets	10,691,941.60
2900-00	TOTAL EQUITY & FUND BALANCE	<u>24,312,471.16</u>
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>28,238,923.55</u>

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

Income Statement

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
3000-00	INCOME				
3100-00	RENTAL INCOME				
3105-00	Gross Potential Rent	4,057.00	0.34	16,052.00	0.28
3110-00	Tenant rental revenue	85,524.00	7.10	411,029.00	7.09
3110-15	PRA tenant rent	0.00	0.00	-700.00	-0.01
3110-20	Tenant subsidy	141,974.00	11.78	713,412.00	12.30
3110-25	PRA Subsidy	-742.00	-0.06	1,498.00	0.03
3110-30	Tenant revenue_other	100.00	0.01	2,649.50	0.05
3110-45	Late payments	0.00	0.00	775.00	0.01
3110-55	Less Vacancy	0.00	0.00	-130.00	0.00
3200-00	NET RENTAL INCOME	230,913.00	19.17	1,144,585.50	19.74
3400-00	GRANTS AND DONATIONS				
3401-12	HUD PH_bookkeeping fee	7,147.50	0.59	35,842.50	0.62
3404-00	Other government grants	34,233.68	2.84	192,499.26	3.32
3410-00	PHA HAP Revenue	712,258.00	59.12	3,154,973.16	54.40
3410-10	HUD Admin Fee	93,915.00	7.80	428,547.00	7.39
3410-11	EHV-HAP REVENUE	6,559.00	0.54	75,197.00	1.30
3410-12	EHV-ADMIN REV	1,418.00	0.12	7,091.00	0.12
3410-13	MS5 HAP REV	39,088.00	3.24	272,054.00	4.69
3410-14	MS5 ADMIN REV	4,041.00	0.34	27,803.00	0.48
3410-20	HUD PHA FSS	0.00	0.00	60,307.75	1.04
3410-30	Port-In Admin Fee Earned	54.76	0.00	273.80	0.00
3410-40	Port-In HAP Earned	825.00	0.07	4,125.00	0.07
3415-00	TOTAL GRANTS AND DONATIONS	899,539.94	74.66	4,258,713.47	73.44
3420-00	OTHER INCOME				
3430-00	Investment income_unrestricted	1.08	0.00	3,395.17	0.06
3440-10	Management fee revenue	21,355.60	1.77	100,530.94	1.73
3440-20	External management fees	47,998.50	3.98	233,110.71	4.02
3451-00	Fraud Recovery_Admin	599.50	0.05	5,933.25	0.10
3480-00	Laundry & vending income	2,047.50	0.17	2,047.50	0.04
3480-40	Insurance reimbursement_dividends	0.00	0.00	37,743.23	0.65
3610-00	Interest Income	0.00	0.00	240.19	0.00
3690-00	Other Income	1,717.15	0.14	6,989.90	0.12
3690-01	Fraud recovery_HAP	599.50	0.05	5,893.25	0.10
3690-02	Other Income_FSS Forfeits	0.00	0.00	8.89	0.00
3700-00	TOTAL OTHER INCOME	74,318.83	6.17	395,893.03	6.83
3900-00	TOTAL INCOME	1,204,771.77	100.00	5,799,192.00	100.00
4000-00	EXPENSES				
4100-00	ADMINISTRATION				
4111-00	Salaries administrative	92,093.35	7.64	549,316.67	9.47
4111-10	Payroll taxes_administrative	6,996.71	0.58	43,887.92	0.76
4111-20	Employee benefit contributions_administration	18,040.85	1.50	94,171.56	1.62
4130-10	Legal Expense	150.00	0.01	800.00	0.01
4130-20	Professional fees_administrative	500.00	0.04	7,271.67	0.13
4130-30	Technical admin support	12,017.36	1.00	47,371.37	0.82
4140-00	Training	7,334.08	0.61	9,330.08	0.16
4150-00	Travel	525.52	0.04	2,997.60	0.05
4171-00	Auditing fees	1,500.00	0.12	3,000.00	0.05
4175-10	Bookkeeping fee expense	7,147.50	0.59	35,842.50	0.62
4175-15	Admin fees paid for ports	397.43	0.03	2,255.13	0.04
4175-30	Management fees-Non-PH	42,202.41	3.50	203,132.97	3.50
4180-00	Rent_office space	5,180.50	0.43	25,902.50	0.45
4190-00	Sundry_administrative	1,198.98	0.10	9,790.35	0.17
4190-11	Office expense	4,109.42	0.34	22,029.74	0.38

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

Income Statement

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4190-12	Postage	2,785.80	0.23	10,535.01	0.18
4190-13	Communications	2,515.04	0.21	13,014.26	0.22
4190-14	Dues & subscriptions	10.00	0.00	4,236.32	0.07
4190-15	Marketing and leasing	339.00	0.03	9,007.57	0.16
4200-00	TOTAL ADMINISTRATION	205,043.95	17.02	1,093,893.22	18.86
4211-00	TENANT SERVICES				
4231-00	Tenant services_other	39,347.37	3.27	214,158.18	3.69
4245-00	Relocation costs	0.00	0.00	3,109.04	0.05
4250-00	TOTAL TENANT SERVICES	39,347.37	3.27	217,267.22	3.75
4300-00	UTILITIES				
4310-00	Water	3,533.18	0.29	22,332.90	0.39
4315-00	Sewer	2,363.53	0.20	17,074.79	0.29
4320-00	Electricity	8,691.31	0.72	41,487.44	0.72
4330-00	Gas	3,664.21	0.30	44,442.83	0.77
4395-00	TOTAL UTILITIES	18,252.23	1.52	125,337.96	2.16
4400-00	MAINTENANCE & REPAIR				
4415-00	Salaries maintenance	19,421.11	1.61	99,289.15	1.71
4415-10	Payroll taxes_maintenance	1,383.53	0.11	7,155.01	0.12
4415-20	Employee benefit contributions_maint	3,642.72	0.30	19,663.00	0.34
4420-00	Materials	2,684.17	0.22	16,471.14	0.28
4420-10	Small tools & equipment	0.00	0.00	3,066.23	0.05
4420-11	Gasoline & oil	0.00	0.00	1,177.48	0.02
4420-12	Paint and coatings	800.00	0.07	2,878.87	0.05
4420-13	Doors	908.81	0.08	4,268.20	0.07
4420-14	Auto parts & tires	0.00	0.00	346.57	0.01
4420-15	Janitorial supplies	47.62	0.00	602.51	0.01
4420-16	Window coverings	156.65	0.01	2,740.15	0.05
4420-17	Flooring	2,717.00	0.23	23,179.77	0.40
4420-18	Appliances-Dwelling	1,675.00	0.14	11,924.87	0.21
4420-20	Lighting - fixtures	0.00	0.00	1,821.50	0.03
4420-21	Uniforms	58.97	0.00	516.09	0.01
4430-00	Fees for Service	92.75	0.01	92.75	0.00
4430-11	Maintenance contracting	14,391.55	1.19	52,350.34	0.90
4430-12	Alarm system service	0.00	0.00	707.00	0.01
4430-13	Appliance repair	400.00	0.03	1,812.36	0.03
4430-14	Auto service and repair	2,195.70	0.18	2,655.89	0.05
4430-15	Carpet cleaning	99.00	0.01	624.02	0.01
4430-18	Glass/screen repairs	456.00	0.04	914.50	0.02
4430-19	Heating/Cooling	1,443.75	0.12	13,086.64	0.23
4430-20	Lawn maintenance	0.00	0.00	9,880.15	0.17
4430-21	Plumbing contractor	783.25	0.06	11,935.17	0.21
4430-22	Sewer service	0.00	0.00	189.00	0.00
4430-24	Painting	0.00	0.00	9,708.56	0.17
4430-25	Snow removal	16,666.18	1.38	85,069.68	1.47
4430-26	Sprinkler system maintenance	0.00	0.00	292.50	0.00
4430-27	Elevator maintenance	380.98	0.03	962.46	0.02
4430-28	Exterminating	34.99	0.00	1,384.99	0.02
4430-29	Inspections	0.00	0.00	1,800.00	0.03
4430-30	Janitorial cleaning	6,388.00	0.53	22,825.85	0.39
4430-32	Dry/Blind cleaning	0.00	0.00	100.00	0.00
4431-00	Garbage removal	6,913.87	0.57	31,471.98	0.54
4440-00	TOTAL MAINTENANCE & REPAIR	83,741.60	6.95	442,964.38	7.64
4450-00	PROTECTIVE SERVICES				
4480-00	Protective services_other contract costs	0.00	0.00	123.00	0.00
4490-00	TOTAL PROTECTIVE SERVICES	0.00	0.00	123.00	0.00
4500-00	GENERAL EXPENSES				

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

Income Statement

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4510-10	Insurance premiums_liability	3,412.64	0.28	18,403.88	0.32
4510-20	Insurance premiums_property	6,065.08	0.50	32,708.11	0.56
4510-30	Insurance premiums_auto	577.08	0.05	7,707.42	0.13
4510-40	Insurance premiums_bond	105.00	0.01	566.26	0.01
4510-50	Insurance premiums_D&O	923.72	0.08	4,981.49	0.09
4572-00	Bad debt_other	0.00	0.00	-465.81	-0.01
4580-10	Interest expense_perm debt	7,493.11	0.62	37,089.08	0.64
4590-00	Other general expenses	0.00	0.00	16,500.00	0.28
4590-10	Property Tax_SIDs	0.00	0.00	690.06	0.01
4650-00	TOTAL GENERAL EXPENSES	18,576.63	1.54	118,180.49	2.04
4715-00	HAP Housing assistance payments	725,081.00	60.18	3,563,643.00	61.45
4715-10	Utility reimbursement payment URP	4,023.00	0.33	19,349.00	0.33
4715-20	HAP FSS Escrow payments	24,257.00	2.01	118,278.00	2.04
4715-30	Port HAP URP	8,359.00	0.69	44,319.00	0.76
4750-00	TOTAL HAP EXPENSE	761,720.00	63.23	3,745,589.00	64.59
8000-00	TOTAL EXPENSES	1,126,681.78	91.99	5,743,355.27	97.00
9000-00	NET INCOME (LOSS)	78,089.99	8.01	55,836.73	3.00

Board report March 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 3/8/2023 1625

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1213	3/7/23
MHA Homes	194	1160	3/7/23
Shelter Plus Care	98	--*	3/8/23
Uptown	14	332	11/22/22
Valor House	17	0*	12/1/22
YWCA	6	0*	10/5/22
Silvertip PBRA	8	986	3/1/23
811	64	1*	3/31/22
Cornerstone	12	0*	1/11/23
EHV	16	0*	3/28/22

New applicants

Since Feb 1, 2023 through Feb 28, 2023 164

*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	5	8	2
Mainstream	69	66	0
VASH	26	32	0
EHV	16	16	0

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

Current Caseload Total: 135

YTD Caseload Total: 145

Total Graduates: 3

Total Escrow Balance to Date: \$344,911.55

Total Forfeit/HELP Account Balance: \$7,274.22

There was one closure that allowed for disbursement of escrow, although goals were not completed. This person worked as a consumer staff person for a local mental health agency for 2 years. His disability interfered with his ability to maintain his employment and he has not been able to work for over a year. It is not advised that this participant return to work. This participant meets the criteria for "Termination with Escrow" under the new FSS Contract of Participation. He exited and received \$216.62 in escrow.

There were two participants who had their vouchers terminated, one resulting in a forfeiture of \$7,274.22. This forfeiture will go into the FSS forfeiture account that will benefit current and future FSS participants who are working to achieve their goals.

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: MT Small Business Development Center, Adult Basic Education, MCPS, State of Montana IRS, MERA, Salvation Army, 549-HOPE, LIEAP, IDA (Homeward), Habitat for Humanity, Montana Legal Services, NMCDC, MHA Homes and properties, Missoula College, Missoula Job Service Special Programs, Homeward, Inc., Missoula College, Social Security Administration, OPI, Foodbank, VA, HUDVASH, HAN, CCR, WMMHC, Area Property Management Companies, Voc Rehab, Rural Dynamics, Human Resource Council, Clearwater Credit Union, Summit ILC, True North, VITA

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred
FSS Department 3/09/2023