

Missoula Housing Authority Regular Board Meeting Wednesday May 17, 2023

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 - Voucher Funding Update
 - National Museum of Forest Service History
 - Close out of Public Housing
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 - Trinity Update
 - Speedway & 819 Stoddard
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**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, May 17, 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
May 17, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. April 19, 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. Resident Board Member Update
 - b. Discussion of Draft Resolution Defining Procurement Limits for Executive Director
 - c. Voucher Funding Update
 - d. National Museum of Forest Service History
 - 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 MAY 17, 2023
DATE: **MAY 12, 2023**

7. Staff Reports:

- a. After checking in with the Mayor's office, they hope to have our new member chosen for our June meeting. The Mayor was interviewing potential candidates this week.
- b. The draft resolution defining procurement limits for the Executive Director has been edited to reflect the purchasing limits in our ratified Procurement Manual. 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.
- c. Jim will be giving a presentation detailing recent developments in voucher budgeting and what it means for the program in the coming year.
- 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. The future exhibit P2V Bomber plane is scheduled to be moved from airport to the site on 5/17.
- e. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan.
- f. Villagio Building A achieved a Temporary Certificate of Completion in late April. The building is being final cleaned and any remaining punch list items are being wrapped up. BlueLine Leasing Team is working with MHA Staff to have applicants approved and the first families ready to move in later this month. Site improvements and exterior punchlist are being completed around building A and in the public right-of-way along Otis Street. Building B continues with critical path scheduling. Everything is on schedule to turn Building B over by the end of August '23.
- g. Leasing has begun and MHA/BlueLine have been processing applicants from the waitlist! Cooley Building has been filled and the Stoddard Building is filling up fast. Work Force housing at Mullan will be ready to lease and will have its first move-ins at the end of May. PSH wing will be available to lease in early June. The Nav Center is going to be ready by late June.
- 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. 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.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting
Wednesday, April 19th, 2023

-
MINUTES-

Members Present: Sam Oliver, Jack Richards, Kaia Peterson, Kila Shields, Colin Bangs

Members Absent: Tiegan Avery, Sheena Comer Winterer

Staff Present: Debbie Hibbitts, Jim McGrath, Mary Melton, Ryan Sudbury, Sarah Stout,
Evan Hauser

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

Richards: Moves

Bangs: 2nd

Approved

IV. Commissioner Comments/Conflict of Interest Disclosure: None

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

VI. Action Items: None

VII. Staff Reports:

a. Introduction of new staff members

Oliver: Happy to introduce 2 new leadership team level employees here at the housing authority. Evan Hauser is our Construction Project Manager and Sarah Stout is our Outreach Coordinator & grant writer.

Stout: I'm working on our website, outreach & social media. It has been a pleasure to learn about the different programs and properties of MHA. I have enjoyed the last 6 weeks. My background is nonprofit development and fund raising and communications. I am excited to be here and continue that work.

Oliver: We were lucky to find the specific background that Sara has. We have a really improved social media presence.

Peterson: Welcome Sara. We have been dreaming of you and your position for quite some time. So thrilled to have you on board.

Hauser: Formally trained in Fine Arts. Worked various production/project management positions and co-owner in a home supply store here in town. Happy to join here at MHA. I have been very busy with Trinity and Villagio and I am looking forward to more projects in the future.

Oliver: I can't say enough how much Evan has helped us. He is taking over a lot of my former responsibility and knowing that I can hand that over to someone trusted and capable is just huge. We are extremely lucky and very thankful.

Peterson: It is really awesome seeing this team get built out and we have a lot to look forward to. Welcome and thanks for being here.

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

Oliver: We have a draft resolution Ryan has provided designating the signatory and procurement powers for ED. It is open for discussion amongst board members.

Peterson: This is part of the ED transition and some clean up. Ryan, can you walk us through this document and give us some highlights? We will not go through it tonight, but we wanted to give everyone a draft and see if there is any discussion items that need to be addressed.

Sudbury: This is based off city council's delegation of authority to the mayor. Sam has made changes to make it fit for MHA's purposes, allowing Sam to sign or make purchases under a certain dollar threshold. It gives Sam day to day signatory powers on small contracts that don't necessarily need to come to the board for review and approval provided it is within the budget. It frees up the board from dealing with the smaller day-to-day management operations. It is relatively straight forward.

Bangs: We have never had anything like this before, have we?

Sudbury: Not that I am aware of. We have never had a sort of blanket authority.

Bangs: It will be interesting to see how it plays out.

Peterson: MHA has a pretty extensive procurement policy and procedure behind this document. How did you come up with \$80,000 is there some sort of magic to this number?

Oliver: No, it may be the cities number because it does not cross reference with our procurement policy, but it is up for discussion.

Peterson: As long as this document and the procurement policy don't have any conflicts that would be wonderful. Be thinking about what you want that dollar threshold to be so you can operate effectively without the board slowing you down. I think this is pretty straightforward. The only issue that jumped out at me was this lowest responsible bidder. Responsible is an important word to keep.

c. Valor House Update

Oliver: Continuing to plan outreach with VA staff and pollical staff and keeping them up to speed as things move along.

McGrath: Meeting with Tester's staff on Monday and reached out to Daines' staff and we will be meeting with stakeholders from the Retired Military Officers Association.

They have been very plugged into Valor House and Veterans court stuff. We will get to sit down with them.

Richards: How many Veterans do you estimate we get into Valor House?

McGrath: ~ 225 over the course of the project. It is currently transitional, so tenants are generally there for a year or a year and a half before they move on. Very successful.

d. National Museum of Forest Service History

Oliver: They are moving along. They chose a contractor. The design phase is over May 5th at which point we will engage back with the contractor and look at bids. Their biggest bummer is that their construction fund was stock based, and they lost 1.5 million dollars. They are trying to hammer out the last bit of donations from the CLT companies. Hoping to get going on infrastructure and groundwork through this coming fall/winter.

e. Closeout of Public Housing

Oliver: No updates yet. Just waiting to hear.

f. Villagio

Hauser: They had a walk through today for TCO. They may have their TCO finalized and the certificate of occupancy as soon as tomorrow. Realistically we would probably take ownership by May 1. People could start moving in about the second week in May. There are some final punch list items and some cleaning that needs to be done. They believe it will take 18 days to clean building A so they are trying to work out if we can get the 5th floor punch done and get the team in there to knock it out. That is what I am trying to negotiate. The 5th floor will probably be the most desirable with the views. It is up to the punch situation right now.

Melton: 650 people on the Waitlist last we checked. Thanks to Sarah Stout.

Peterson: How do you work through that waitlist?

Melton: First come first served. Jim has started on the PBV units, and we have some eligible applicants.

Peterson: As you start the lease process it would be great to hear some client stories at the board level.

Oliver: There are plenty of those. When we started moving people into Cooley there were tears and jumps for joy. It was rather moving to see it.

g. Trinity

Hauser: It is moving along. A little behind the deadline. TCO has not been issued for the Mullan site. Cooley and Stoddard are wrapping up.

Oliver: Punch is finalized, and we have started leasing.

Hauser: A lot of the trades are focusing on Mullan right now. We are having some staffing issues but once other projects wrap up, we will get more staff over there.

Oliver: As of today we are hoping they can achieve the TCO and move people into Workforce by the end of this month.

Melton: Cooley has one unit left.

Oliver: There is constant meeting behind the scenes with the care providers trying to get ready so we can start moving people in.

h. Speedway & Stoddard

Oliver: These are a couple of projects we will be familiarizing Sarah with.

i. Strategic Planning

Oliver: Last month we visited a lengthy list of goals and talked about what great progress that we have made. There were a few topics that the board wanted to revisit as discussion items and possible goals for the coming year. Agency wide succession planning over time, rebranding, annual formal presentation to the city of Missoula were the 3 topics to revisit.

Peterson: What would you like from us? Are there ways the board can support you?

Oliver: There was talk that there might be board discussion on the presentations to the city to provide direction.

Peterson: We want to wait until the end of the budget season in June, but we want to get on the radar and ask when we could get in there. Last year I believe it was September. We could reach out now and ask for that place holder. We also talked about County Commissioners and wanting to get on their agenda.

Bangs: It would be great to be partnering with them too.

McGrath: We can go outside our jurisdiction if we are invited by the county. I also wanted to remind everybody that the county donated land which is how Trinity got off the ground.

Oliver: Not sure where we want to go with the rebranding.

Peterson: There is definite interest in encouraging the organization in considering a rebranding and this is one item for our outreach coordinator, Sarah, now that we have her. The board would like engagement in that process.

Stout: My initial thought is no; it is incredible costly to the organization. It would be a lot of money that could be better used elsewhere. I have been pushed for use to claim MHA and that could be a shift that could help, and it is free. That is where I stand right now.

Peterson: Something to keep on your radar.

Oliver: I think there is an opportunity to rebrand within our own parameters. With succession planning at a department head level. That probably starts at leadership team level. We are currently considering different positions to fortify MHA in the coming year.

Peterson: The tension between stabilizing current operations and looking for future opportunities. Wherever we can support as opportunities come up and being careful with what our agency's capacity is to carry forward with all of that.

Oliver: I spoke with the mayor the other night about the vacancy on the board for a resident board member. There are more applicants than we have ever seen before. He will have to look it over and get back to us.

VIII. Other Matters: None

Meeting adjourned at 6:20 pm

W Samuel Oliver

Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

Tab 4
Staff Reports

Resolution Number

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

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

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

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

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

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

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

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

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

1. The Executive Director is authorized to sign agreements with no fiscal impact or that convey budgeted revenue to the Housing Authority, and/or purchase contracts or purchase orders less than \$150,000 provided that such supplies, materials, services, vehicles, machinery, equipment, appliances, apparatus, construction, repair and maintenance are contemplated in the final adopted budget or if the final budget has not been adopted, the Executive Director's budget.
2. The Executive Director is further empowered and authorized by this resolution to approve vehicle, machinery, and equipment purchases which have been approved in the current year's budget and community investment program or if the final budget and community investment program has not been adopted, the Executive Director's executive budget.
3. The Executive Director shall provide a monthly report to Board of Commissioners listing the purchase contracts and purchase orders that have been administratively approved since the last report.
4. 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.
5. 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.
6. 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.
7. 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;

Board report April 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 Apr 1, 2023 through Apr 30, 2023 141

*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	66	66	0
VASH	25	32	0
EHV	16	16	0

Tenant-based assistance

HCV Voucher Utilization FY 2023

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	873	14	9	7	138	26	674	5
November	876	14	9	7	136	27	679	4
December	864	13	8	7	133	26	674	3
January	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	869	13	6	6	123	24	690	4

Total FY23	6935							
Full utilization	8005							
Under	1070	87%						w/o VASH 88%
Percent new admissions <30% AMI			75%					
Annual percentage required			75%					

HCV Voucher Utilization CY 2023

Jan	858		
Feb	866		
Mar	866		
April	863		
May	869		
Total CY 23	4322		4194
Full Utilization	4997	w/o VASH	4839
	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.

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	19
SPC	2

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=04/2023-04/2023 AND All Checks=Yes AND Include
 Voids=All Checks

Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
10941	v0002984 - 11TH STREET EXTRAVAGANZA LLC	4/3/2023	04-2023	319.00	4/30/2023
10942	v0003397 - 3BS LLC	4/3/2023	04-2023	656.00	4/30/2023
10944	v0002979 - AMBELANG	4/3/2023	04-2023	1,492.00	4/30/2023
10947	v0003537 - BRITTNI BISHOP DBA	4/3/2023	04-2023	413.00	4/30/2023
10953	v0002046 - BURGESS	4/3/2023	04-2023	590.00	4/30/2023
10955	v0000161 - CEDAR VILLAS LLP	4/3/2023	04-2023	1,464.00	4/30/2023
10958	v0001642 - CLARK	4/3/2023	04-2023	787.00	4/30/2023
10961	v0002950 - CREEKSIDE APARTMENTS LLC	4/3/2023	04-2023	36,314.00	4/30/2023
10963	v0003248 - DANA CREVAR	4/3/2023	04-2023	1,716.00	4/30/2023
10966	v0000245 - DESCHAMPS INVESTMENTS	4/3/2023	04-2023	785.00	4/30/2023
10968	v0001774 - EQUINOX DEVELOPMENT LP	4/3/2023	04-2023	5,371.00	4/30/2023
10970	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	4/3/2023	04-2023	1,585.00	4/30/2023
10973	v0002035 - FRANCIS	4/3/2023	04-2023	762.00	4/30/2023
10974	v0003210 - GARY FLATOW	4/3/2023	04-2023	805.00	4/30/2023
10975	v0001573 - GOLD DUST LIMITED PARTNERSHIP	4/3/2023	04-2023	1,619.00	4/30/2023
10976	v0001501 - HALVERSON	4/3/2023	04-2023	584.00	4/30/2023
10979	v0002385 - HOMEFORWARD	4/3/2023	04-2023	675.23	4/30/2023
10980	v0002366 - HW PHILLIPS STREET LLC	4/3/2023	04-2023	76.00	4/30/2023
10981	v0003383 - JENNIFER VANENGELBURG	4/3/2023	04-2023	2,010.00	4/30/2023
10983	v0000497 - KALLEMEYN	4/3/2023	04-2023	1,459.00	4/30/2023
10987	v0002096 - KING COUNTY HOUSING AUTHORITY	4/3/2023	04-2023	4,539.69	4/30/2023
10994	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	4/3/2023	04-2023	2,444.00	4/30/2023
10998	v0002700 - MISSION PROPERTIES MISSOULA LLC	4/3/2023	04-2023	712.00	4/30/2023
10999	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	4/3/2023	04-2023	32,987.00	4/30/2023
11002	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	4/3/2023	04-2023	4,842.00	4/30/2023
11004	v0003335 - PATRICK EUGENE HAYS	4/3/2023	04-2023	398.00	4/30/2023
11005	v0000783 - PORCH	4/3/2023	04-2023	1,024.00	4/30/2023
11007	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	4/3/2023	04-2023	19,487.00	4/30/2023
11008	v0000807 - QUINN STOBIE	4/3/2023	04-2023	813.00	4/30/2023
11012	v0003298 - RYAN A WETHERALL	4/3/2023	04-2023	1,100.00	4/30/2023
11013	v0002951 - SEARS	4/3/2023	04-2023	1,486.00	4/30/2023
11018	v0002082 - SOLSTICE DEVELOPMENT LP	4/3/2023	04-2023	7,712.00	4/30/2023
11019	v0001806 - SOUCIE	4/3/2023	04-2023	1,337.00	4/30/2023
11022	v0002862 - SWEETGRASS COMMONS LLLP	4/3/2023	04-2023	3,260.00	4/30/2023
11025	v0003496 - UNION PLACE I	4/3/2023	04-2023	3,583.00	4/30/2023
11026	v0003497 - UNION PLACE II	4/3/2023	04-2023	5,852.00	4/30/2023
11027	v0001432 - UNRUH	4/3/2023	04-2023	916.00	4/30/2023
11035	v0001774 - EQUINOX DEVELOPMENT LP	4/7/2023	04-2023	563.00	4/30/2023
11036	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	4/14/2023	04-2023	838.00	4/30/2023
11037	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	4/14/2023	04-2023	1,308.00	4/30/2023
94400	v0002681 - TABISH	4/1/2023	04-2023	-766.00	
96155	v0002551 - 4 RENT LLC	4/1/2023	04-2023	3,373.00	4/30/2023
96156	v0003142 - 4RENT LLC	4/1/2023	04-2023	2,349.00	4/30/2023
96157	v0000021 - ADEA PROPERTY MANAGEMENT	4/1/2023	04-2023	29,471.00	4/30/2023
96158	v0002546 - ASPEN PLACE APARTMENTS	4/1/2023	04-2023	5,729.00	4/30/2023
96159	v0002815 - BAIR CLARK PROPERTIES LLC	4/1/2023	04-2023	1,895.00	4/30/2023
96160	v0000074 - BBF ENTERPRISES	4/1/2023	04-2023	597.00	4/30/2023
96161	v0003425 - BEST PROPERTY MANAGEMENT	4/1/2023	04-2023	1,430.00	4/30/2023
96162	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	4/1/2023	04-2023	5,015.00	4/30/2023
96163	v0002232 - BONNER HOMES LLC	4/1/2023	04-2023	1,102.00	4/30/2023
96164	v0000115 - BOUNTY REAL ESTATE LLC	4/1/2023	04-2023	835.00	4/30/2023
96165	v0000116 - BOURKE ROBINSON MANAGEMENT	4/1/2023	04-2023	849.00	4/30/2023
96166	v0003339 - BURLINGTON GARDENS LLC	4/1/2023	04-2023	6,964.00	4/30/2023
96167	v0002587 - BURT	4/1/2023	04-2023	1,452.00	4/30/2023
96168	v0003492 - C. JOANNE WINTER	4/1/2023	04-2023	505.00	4/30/2023
96169	v0002917 - CALIFORNIA STREET	4/1/2023	04-2023	977.00	4/30/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=04/2023-04/2023 AND All Checks=Yes AND Include
 Voids=All Checks

96170	v0003506 - CAMAS DANISON-FIELDHOUSE	4/1/2023	04-2023	1,730.00	4/30/2023
96171	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	4/1/2023	04-2023	7,649.00	4/30/2023
96173	v0000169 - CHILCOTE	4/1/2023	04-2023	115.00	4/30/2023
96174	v0001989 - CHILCOTE HILLVIEW CHLP	4/1/2023	04-2023	1,114.00	4/30/2023
96175	v0001988 - CHILCOTE ORCHARD HOMES OHLP	4/1/2023	04-2023	1,334.00	4/30/2023
96176	v0001113 - CHINIKAILO	4/1/2023	04-2023	1,115.00	4/30/2023
96177	v0001536 - CHINIKAILO	4/1/2023	04-2023	637.00	4/30/2023
96178	v0000173 - CHINIKAYLO	4/1/2023	04-2023	1,579.00	4/30/2023
96179	v0000174 - CHINIKAYLO	4/1/2023	04-2023	874.00	4/30/2023
96181	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	4/1/2023	04-2023	8,024.00	4/30/2023
96182	v0000187 - CLARK FORK REALTY INC	4/1/2023	04-2023	5,192.00	4/30/2023
96183	v0003381 - CLARK FORK VENTURES	4/1/2023	04-2023	214.00	4/30/2023
96184	v0003070 - COAD I LP	4/1/2023	04-2023	908.00	4/30/2023
96185	v0003071 - COAD II LP	4/1/2023	04-2023	1,226.00	4/30/2023
96186	v0003072 - COAD III LP	4/1/2023	04-2023	579.00	4/30/2023
96187	v0003098 - COMBINED HA CITY OF VANCOUVER	4/1/2023	04-2023	2,579.28	4/30/2023
96188	v0003399 - CORIE M. FRITZ	4/1/2023	04-2023	319.00	
96189	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	4/1/2023	04-2023	300.00	4/30/2023
96190	v0003514 - CROESUS LLC	4/1/2023	04-2023	455.00	4/30/2023
96191	v0003520 - CRUACHAN INVESTORS STD LLC	4/1/2023	04-2023	178.00	4/30/2023
96192	v0003458 - DANIEL J BOURASSA	4/1/2023	04-2023	109.00	4/30/2023
96193	v0003423 - DARLENE DAVIS	4/1/2023	04-2023	559.00	4/30/2023
96195	v0000253 - DISCHNER	4/1/2023	04-2023	932.00	4/30/2023
96196	v0002927 - DONNA STIERS	4/1/2023	04-2023	129.00	4/30/2023
96197	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	4/1/2023	04-2023	637.00	4/30/2023
96198	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	4/1/2023	04-2023	743.00	4/30/2023
96199	v0000315 - FANGSRUD	4/1/2023	04-2023	708.00	4/30/2023
96200	v0002807 - FIDELITY	4/1/2023	04-2023	182.00	4/30/2023
96201	v0001646 - FREY	4/1/2023	04-2023	375.00	4/30/2023
96202	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	4/1/2023	04-2023	42,160.00	4/30/2023
96203	v0001677 - GARDEN DISTRICT I L P	4/1/2023	04-2023	10,218.00	4/30/2023
96204	v0003501 - GEOFF CURTIS	4/1/2023	04-2023	1,740.00	4/30/2023
96205	v0003205 - GMA INC	4/1/2023	04-2023	172.00	4/30/2023
96206	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LI	4/1/2023	04-2023	1,503.00	4/30/2023
96207	v0001948 - GRAY	4/1/2023	04-2023	133.00	4/30/2023
96208	v0002182 - GRC LLC	4/1/2023	04-2023	1,673.00	4/30/2023
96209	v0000370 - GREAT PLACES INC	4/1/2023	04-2023	658.00	4/30/2023
96210	v0003139 - GREG MCCUE	4/1/2023	04-2023	667.00	4/30/2023
96211	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	4/1/2023	04-2023	15,564.00	4/30/2023
96212	v0000395 - HARRINGTON	4/1/2023	04-2023	1,195.00	4/30/2023
96213	v0002576 - HAUBRICH	4/1/2023	04-2023	381.00	4/30/2023
96214	v0001116 - HAUGE	4/1/2023	04-2023	431.00	4/30/2023
96215	v0003414 - HEAHTER H. LEIPHAM	4/1/2023	04-2023	1,472.00	
96216	v0000404 - HEIDRICK	4/1/2023	04-2023	666.00	4/30/2023
96217	v0002319 - HIGHLAND PROPERTY MANAGEMENT	4/1/2023	04-2023	803.00	4/30/2023
96218	v0000424 - HOLY	4/1/2023	04-2023	609.00	4/30/2023
96219	v0002007 - HOWELL	4/1/2023	04-2023	611.00	4/30/2023
96220	v0001889 - IRELAND	4/1/2023	04-2023	793.00	4/30/2023
96221	v0003361 - IVAN LEMEZA	4/1/2023	04-2023	365.00	4/30/2023
96222	v0003441 - IVV PROPERTIES LLC	4/1/2023	04-2023	716.00	4/30/2023
96223	v0003231 - JAMES E. WILSON	4/1/2023	04-2023	268.00	4/30/2023
96224	v0003190 - JAMES R IMAN	4/1/2023	04-2023	143.00	4/30/2023
96225	v0003540 - JC PROPERTY HOLDINGS LLC	4/1/2023	04-2023	1,267.00	4/30/2023
96226	v0003084 - JEFF MOLTZEN	4/1/2023	04-2023	1,568.00	4/30/2023
96227	v0003489 - JEFFREY A HARLOW	4/1/2023	04-2023	822.00	4/30/2023
96228	v0002773 - JESSE GUEST	4/1/2023	04-2023	907.00	4/30/2023
96229	v0002446 - JK ENTERPRISES	4/1/2023	04-2023	347.00	4/30/2023
96230	v0000479 - JOHNSON	4/1/2023	04-2023	1,826.00	4/30/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=04/2023-04/2023 AND All Checks=Yes AND Include
 Voids=All Checks

96231	v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHT	4/1/2023	04-2023	1,944.00
96232	v0002860 - JUSTIN BRADLEY	4/1/2023	04-2023	499.00 4/30/2023
96233	v0003503 - KATHRYN ANNE SCHMIDT	4/1/2023	04-2023	785.00 4/30/2023
96234	v0002660 - KATHRYN R FLYNN FAMILY LP	4/1/2023	04-2023	582.00 4/30/2023
96235	v0003445 - KATHY SCHAFF	4/1/2023	04-2023	586.00 4/30/2023
96236	v0000504 - KELLEY	4/1/2023	04-2023	612.00 4/30/2023
96237	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEM	4/1/2023	04-2023	606.00 4/30/2023
96238	v0001460 - LMB RENTALS LLC	4/1/2023	04-2023	1,140.00 4/30/2023
96239	v0003553 - LODGING INVESTORS LLC	4/1/2023	04-2023	724.00 4/30/2023
96240	v0002073 - LOLO VISTA APARTMENTS LP	4/1/2023	04-2023	3,022.00 4/30/2023
96241	v0002740 - M AND L GENERAL CONTRACTOR INC	4/1/2023	04-2023	554.00 4/30/2023
96242	v0000554 - MACLAY COMMONS LLP	4/1/2023	04-2023	15,854.00 4/30/2023
96243	v0003088 - MARTHA RIPLEY	4/1/2023	04-2023	326.00 4/30/2023
96244	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	4/1/2023	04-2023	1,760.00 4/30/2023
96245	v0002510 - MARTINS PROPERTY MANAGMENT LLC	4/1/2023	04-2023	708.00 4/30/2023
96246	v0000567 - MATELICH	4/1/2023	04-2023	1,343.00 4/30/2023
96247	v0001157 - MATELICH	4/1/2023	04-2023	191.00 4/30/2023
96248	v0003226 - MATTHEW OLIVER	4/1/2023	04-2023	754.00 4/30/2023
96249	v0002386 - MCLAIN TWITE	4/1/2023	04-2023	1,202.00 4/30/2023
96250	v0003521 - MEADOWLARK VENTURES	4/1/2023	04-2023	962.00 4/30/2023
96251	v0000583 - MEYER	4/1/2023	04-2023	696.00 4/30/2023
96252	v0001129 - MHA HOLDINGS LLC	4/1/2023	04-2023	21,294.00 4/30/2023
96253	v0003204 - MHA MANAGEMENT LLC	4/1/2023	04-2023	8,700.00 4/30/2023
96254	v0003330 - MHA MANAGEMENT LLC	4/1/2023	04-2023	122,468.00 4/30/2023
96255	v0003546 - MHA-TRINITY APARTMENTS LLC	4/1/2023	04-2023	3,965.00 4/30/2023
96256	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	4/1/2023	04-2023	271.00 4/30/2023
96257	v0002967 - MINNEAPOLIS PUBLIC HA	4/1/2023	04-2023	924.23 4/30/2023
96259	v0000673 - MOTOWN INVESTMENTS LLP	4/1/2023	04-2023	2,427.00
96260	v0003406 - MS01 LLC	4/1/2023	04-2023	1,722.00 4/30/2023
96261	v0003209 - MT PROPERTIES GROUP LLC	4/1/2023	04-2023	8,502.00 4/30/2023
96262	v0003517 - MT PROPERTIES GROUP LLC	4/1/2023	04-2023	977.00 4/30/2023
96263	v0001630 - MVE RENTALS	4/1/2023	04-2023	287.00 4/30/2023
96264	v0000715 - NKSJB RENTALS	4/1/2023	04-2023	1,163.00 4/30/2023
96265	v0000736 - OLSON	4/1/2023	04-2023	502.00 4/30/2023
96266	v0000738 - OPPORTUNITY RESOURCES INC	4/1/2023	04-2023	964.00 4/30/2023
96267	v0002198 - PALACE APARTMENTS LP	4/1/2023	04-2023	16,538.00 4/30/2023
96268	v0002969 - PALMER	4/1/2023	04-2023	134.00 4/30/2023
96269	v0000752 - PARKSIDE VILLAGE	4/1/2023	04-2023	15,009.00 4/30/2023
96270	v0001631 - PETERSON	4/1/2023	04-2023	602.00 4/30/2023
96271	v0003405 - PETERSON PROPERTIES	4/1/2023	04-2023	787.00 4/30/2023
96272	v0002143 - PLUM PROPERTY MANAGEMENT LLC	4/1/2023	04-2023	5,301.00 4/30/2023
96273	v0002340 - PM RENTALS	4/1/2023	04-2023	1,736.00 4/30/2023
96274	v0003481 - REBECCA TUCKER GARY TUCKER	4/1/2023	04-2023	1,106.00 4/30/2023
96275	v0003504 - REDWOOD FLATTS LLC	4/1/2023	04-2023	837.00 4/30/2023
96276	v0000837 - REYNOLDS	4/1/2023	04-2023	456.00 4/30/2023
96277	v0000135 - RIVER RIDGE	4/1/2023	04-2023	12,896.00 4/30/2023
96278	v0003369 - RIVER RUN FLATS LLC	4/1/2023	04-2023	5,832.00 4/30/2023
96279	v0003447 - RIVERSIDE VILLAGE	4/1/2023	04-2023	1,434.00 4/30/2023
96280	v0000852 - RUSSELL PROPERTIES LP	4/1/2023	04-2023	443.00 4/30/2023
96281	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	4/1/2023	04-2023	15,879.00 4/30/2023
96282	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	4/1/2023	04-2023	3,103.00 4/30/2023
96283	v0003417 - SAVAGE RENTALS	4/1/2023	04-2023	151.00 4/30/2023
96284	v0000872 - SCHLEGEL	4/1/2023	04-2023	456.00
96285	v0000906 - SHERWOOD	4/1/2023	04-2023	992.00 4/30/2023
96287	v0002195 - SILVERTIP APARTMENTS	4/1/2023	04-2023	32,811.00 4/30/2023
96288	v0002571 - SIMONOVICH	4/1/2023	04-2023	72.00 4/30/2023
96289	v0003422 - SKYVIEW LLLL	4/1/2023	04-2023	6,778.00 4/30/2023
96290	v0003544 - SPEEDWAY	4/1/2023	04-2023	594.00 4/30/2023

Payment Summary

Property=HCV,EHV,MS5,PORTPROP,SPC2006 AND Bank=fib5720 AND mm/yy=04/2023-04/2023 AND All Checks=Yes AND Include
 Voids=All Checks

96291	v0000954 - STREAM AREA RENTALS	4/1/2023	04-2023	1,283.00	4/30/2023
96292	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	4/1/2023	04-2023	15,285.00	4/30/2023
96293	v0003006 - T AND E LOWE RENTALS LLC	4/1/2023	04-2023	760.00	4/30/2023
96294	v0000967 - T AND T DEVELOPMENT	4/1/2023	04-2023	695.00	4/30/2023
96295	v0002681 - TABISH	4/1/2023	04-2023	421.00	4/30/2023
96296	v0000974 - TARGET RANGE TRAILER COURT	4/1/2023	04-2023	3,071.00	4/30/2023
96297	v0001275 - TSAKARESTOS	4/1/2023	04-2023	1,500.00	4/30/2023
96298	v0002346 - TSUBER	4/1/2023	04-2023	1,132.00	4/30/2023
96299	v0001994 - TUCKER	4/1/2023	04-2023	700.00	4/30/2023
96300	v0002714 - TWITE	4/1/2023	04-2023	4,607.00	4/30/2023
96301	v0000677 - TWITE FAMILY PARTNERSHIP	4/1/2023	04-2023	3,207.00	4/30/2023
96302	v0001012 - TWO RIVERS MOBILE HOME PARK	4/1/2023	04-2023	597.00	4/30/2023
96303	v0001256 - UNION SQUARE APARTMENTS	4/1/2023	04-2023	1,357.00	4/30/2023
96304	v0002011 - VERITAS PROPERTY MANAGEMENT	4/1/2023	04-2023	918.00	4/30/2023
96305	v0003357 - VICTORIA DAILEY	4/1/2023	04-2023	404.00	4/30/2023
96307	v0001075 - WESTERN MT MENTAL HEALTH CENTER	4/1/2023	04-2023	1,069.00	4/30/2023
96308	v0002561 - WESTVIEW MOBILE HOME PARK	4/1/2023	04-2023	712.00	4/30/2023
96309	v0003249 - WHITAKER PARK TERRACES LLC	4/1/2023	04-2023	868.00	4/30/2023
96310	v0001085 - WILKINS	4/1/2023	04-2023	788.00	4/30/2023
96311	v0001930 - YARMOLICH	4/1/2023	04-2023	731.00	4/30/2023
96312	v0001108 - YWCA OF MISSOULA	4/1/2023	04-2023	3,583.00	4/30/2023
96313	v0001109 - ZAVARELLI ENT.	4/1/2023	04-2023	280.00	4/30/2023
96330	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	4/1/2023	04-2023	599.89	4/30/2023
96341	v0001111 - MISSOULA HOUSING AUTHORITY	4/3/2023	04-2023	50.00	4/30/2023
96342	v0001111 - MISSOULA HOUSING AUTHORITY	4/3/2023	04-2023	11,071.00	4/30/2023
96343	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LI	4/5/2023	04-2023	1,333.00	4/30/2023
96344	v0000554 - MACLAY COMMONS LLP	4/5/2023	04-2023	1,435.00	
96345	v0003204 - MHA MANAGEMENT LLC	4/5/2023	04-2023	1,162.00	4/30/2023
96346	v0003330 - MHA MANAGEMENT LLC	4/5/2023	04-2023	4,979.00	4/30/2023
96347	v0003422 - SKYVIEW LLLP	4/5/2023	04-2023	400.00	4/30/2023
96348	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	4/5/2023	04-2023	2,011.00	4/30/2023
96350	v0003535 - CHUCK HARNIST	4/7/2023	04-2023	996.72	4/30/2023
96359	v0002884 - MASTERCARD	4/7/2023	04-2023	429.01	4/30/2023
96375	v0001365 - RECTOR REEDER AND LOFTON PC	4/7/2023	04-2023	11,000.00	4/30/2023
96379	v0001797 - CLEARFLY COMMUNICATIONS	4/7/2023	04-2023	43.81	4/30/2023
96385	v0000730 - OFFICE CITY	4/7/2023	04-2023	2,528.09	4/30/2023
96388	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	4/13/2023	04-2023	511.00	4/30/2023
96389	v0003520 - CRUACHAN INVESTORS STD LLC	4/13/2023	04-2023	1,323.00	4/30/2023
96390	v0003330 - MHA MANAGEMENT LLC	4/13/2023	04-2023	429.00	4/30/2023
96391	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	4/13/2023	04-2023	1,050.00	
96395	v0001402 - MONTANA INTERACTIVE	4/13/2023	04-2023	320.00	4/30/2023
96410	v0003571 - FRANCINE ZIMMERMAN	4/13/2023	04-2023	399.34	4/30/2023
96424	v0003401 - NORTHWEST COLLECTORS	4/18/2023	04-2023	349.03	4/30/2023
96433	v0000254 - HUMAN RESOURCE COUNCIL	4/18/2023	04-2023	500.00	4/30/2023
96435	v0001832 - VERIZON WIRELESS	4/18/2023	04-2023	44.13	4/30/2023
96439	v0001032 - UNIVISION INC	4/18/2023	04-2023	933.90	4/30/2023
96445	v0001443 - AFFORDABLE INSURANCE	4/19/2023	04-2023	130.00	4/30/2023
96446	v0003422 - SKYVIEW LLLP	4/19/2023	04-2023	400.00	4/30/2023
96447	v0002207 - CHINSKE	4/20/2023	04-2023	436.00	4/30/2023
96468	v0000254 - HUMAN RESOURCE COUNCIL	4/25/2023	04-2023	2,200.00	4/30/2023

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	3,265,346.88
1111-60	Cash_Replacement Reserve	1,368,030.93
1111-65	Cash_Replace Reserve_RMDG	37,656.00
1111-70	Cash_Debt Service Reserve	93,179.07
1111-80	Cash_PH Operating Reserve	592,888.24
1111-90	Cash_Savings	23,427.53
1114-00	Cash_tenant security deposits	343,154.05
1117-00	Cash_Petty cash	80.00
1119-00	TOTAL CASH	<u>5,723,762.70</u>
1120-00	ACCOUNTS RECEIVABLE	
1122-00	A/R_dwelling rent	104,054.64
1122-12	Allow doubt accts_rent	-19,480.38
1122-14	A/R Ten HAP	6,685.00
1122-16	A/R PRA HAP	2,549.00
1122-20	A/R tenants_other	10,453.40
1122-50	A/R Tenant based HAP suspense	-5,529.00
1122-55	A/R PRA HAP suspense	22.00
1135-20	A/R_miscellaneous	<u>12,570.98</u>
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	111,325.64
1170-00	DEFERRED CHARGES	
1175-00	Accum Amortization	-199,163.56
1211-00	Prepaid expenses	159,997.27
1213-00	Prepaid Prop Ins	28,522.98
1215-00	Prepaid_MIP	-926.72
1290-10	Tax escrow	58,470.82
1290-20	Insurance escrow	46,032.53
1290-30	MIP escrow	<u>37,275.44</u>
1300-00	TOTAL DEFERRED CHARGES	130,208.76
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-14,562,425.61
1400-57	Accum deprec current year	-7,009,986.76
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
1400-80	Dwelling furniture_fixtures equip	907,541.00

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance
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>34,212,216.42</u>
1900-00 TOTAL ASSETS	<u>40,177,513.52</u>
2000-00 LIABILITIES & EQUITY	
2010-00 LIABILITIES	
2100-00 CURRENT LIABILITIES	
2110-10 Accounts payable < 90 days	114,872.44
2110-20 Accounts payable_Accrued Prop Txes_related party	87,608.51
2110-30 Management Fee Payable	10,441.00
2114-00 Tenant security deposit	324,102.65
2114-40 Tenant pet deposit	11,832.00
2114-50 Garage deposit	564.00
2128-00 TOTAL CURRENT LIABILITIES	<u>549,420.60</u>
2129-00 NOTES PAYABLE	
2130-00 Current long term debt_capital prgrm	179,336.56
2130-09 LT Debt-Def Developer Fee	73,276.00
2130-10 Long term debt net current_cap prgrm	13,209,027.20
2130-11 Long term CDBG Loan	337,371.63
2130-17 Long term HOME	306,530.00
2130-30 Long term net current_operating	1,475,216.14
2130-50 Non-current liabilities_other	433,529.16
2130-60 Loan Liability_non-current	6,584,531.72
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>22,449,564.30</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
2135-30 Accrued comp absences_non-current	47,231.74
2140-00 TOTAL ACCRUED LIABILITIES	<u>312,632.54</u>

Property = rsa mca palace garden river parkside silveraf wild

Balance Sheet

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
2160-00	TRUST DEPOSITS	
2185-00	Retention	7,554.09
2190-00	TOTAL TRUST DEPOSITS	7,554.09
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	114,170.84
2240-10	PRA HAP Repayment	674.00
2240-15	Prepaid Revenue - Commercial	2,492.00
2240-30	Ten_hap suspense clearing	1,620.00
2240-40	PRA HAP suspense clearing	22.00
2700-00	TOTAL DEFERRED CREDITS	118,978.84
2750-00	TOTAL LIABILITIES	23,438,150.37
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	-3,720,884.61
2809-00	Restricted Net Assets	144,161.81
2810-00	Unrestricted Net Assets	-4,443,239.48
2900-00	TOTAL EQUITY & FUND BALANCE	16,739,363.15
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	40,177,513.52

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Apr 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	538,464.00
3110-00	Tenant rental revenue	872.00
3110-05	Pet Rental Revenue	100.00
3110-20	Tenant subsidy	0.00
3110-25	PRA Subsidy	782.00
3110-30	Tenant revenue_other	538.00
3110-35	Garage rental	5,915.00
3110-45	Late payments	375.00
3110-54	Loss/Gain to Lease	-66,520.00
3110-55	Less Vacancy	-24,464.00
3130-00	Utility Reimbursement	0.00
3190-00	Commercial rent	3,753.96
3200-00	NET RENTAL INCOME	<u>459,815.96</u>
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	719.75
3451-00	Fraud Recovery_Admin	79.50
3480-00	Laundry & vending income	2,181.75
3480-40	Insurance reimbursement_dividends	0.00
3610-00	Interest Income	399.48
3610-30	Repl Reserve Interest	0.00
3690-00	Other Income	873.79
3700-00	TOTAL OTHER INCOME	<u>4,254.27</u>
3900-00	TOTAL INCOME	<u>464,070.23</u>
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	29,688.16
4111-10	Payroll taxes_administrative	2,414.58
4111-20	Employee benefit contributions_administration	8,678.42
4130-30	Technical admin support	5,913.30
4140-00	Training	1,290.00
4150-00	Travel	0.00
4171-00	Auditing fees	2,500.00
4175-20	Asset management fee expense	9,586.00
4175-30	Management fees-Non-PH	27,107.76
4180-00	Rent_office space	438.46
4190-00	Sundry_administrative	37.73
4190-11	Office expense	1,452.02
4190-12	Postage	348.24

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Apr 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4190-13	Communications	1,996.34
4190-15	Marketing and leasing	755.96
4200-00	TOTAL ADMINISTRATION	92,206.97
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	637.94
4245-00	Relocation costs	445.56
4250-00	TOTAL TENANT SERVICES	1,083.50
4300-00	UTILITIES	
4310-00	Water	6,797.78
4315-00	Sewer	6,531.29
4320-00	Electricity	8,455.41
4330-00	Gas	13,293.57
4395-00	TOTAL UTILITIES	35,078.05
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	25,143.53
4415-10	Payroll taxes_maintenance	1,755.86
4415-20	Employee benefit contributions_maint	2,748.60
4420-00	Materials	6,943.96
4420-10	Small tools & equipment	148.37
4420-11	Gasoline & oil	465.57
4420-12	Paint and coatings	0.00
4420-13	Doors	420.34
4420-14	Auto parts & tires	576.25
4420-15	Janitorial supplies	460.77
4420-16	Window coverings	180.42
4420-17	Flooring	3,008.00
4420-18	Appliances-Dwelling	2,928.90
4420-19	Maintenance cost paid to tenants	0.00
4420-20	Lighting - fixtures	591.89
4420-21	Uniforms	34.50
4430-00	Fees for Service	313.25
4430-10	Window cleaning	75.00
4430-11	Maintenance contracting	4,839.84
4430-13	Appliance repair	389.00
4430-14	Auto service and repair	49.49
4430-15	Carpet cleaning	388.00
4430-16	Electrical contractor	150.00
4430-18	Glass/screen repairs	0.00
4430-19	Heating/Cooling	1,067.73
4430-20	Lawn maintenance	7,322.50
4430-21	Plumbing contractor	5,526.25
4430-22	Sewer service	225.00

Property = rsa mca palace garden river parkside silveraf wild

Income Statement

Period = Apr 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4430-25	Snow removal	8,759.77
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	475.00
4430-29	Inspections	571.00
4430-30	Janitorial cleaning	2,180.00
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	9,242.72
4440-00	TOTAL MAINTENANCE & REPAIR	<u>86,981.51</u>
4450-00	PROTECTIVE SERVICES	
4480-00	Protective services_other contract costs	61.50
4490-00	TOTAL PROTECTIVE SERVICES	<u>61.50</u>
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	5,272.50
4510-20	Insurance premiums_property	21,392.30
4510-30	Insurance premiums_auto	569.95
4510-40	Insurance premiums_bond	66.30
4510-70	MIP-Mortgage Insurance	2,643.64
4571-00	Bad debt_tenant rents	373.25
4572-00	Bad debt_other	1,452.30
4580-10	Interest expense_perm debt	45,434.28
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	8,756.07
4650-00	TOTAL GENERAL EXPENSES	<u>85,960.59</u>
8000-00	TOTAL EXPENSES	<u>301,372.12</u>
9000-00	NET INCOME (LOSS)	<u>162,698.11</u>

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

Balance Sheet

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-00	ASSETS	
1100-00	CASH	
1111-40	Cash_unrestricted	4,340,164.54
1111-50	Cash - Restricted	1,274,584.21
1111-60	Cash_Replacement Reserve	245,344.13
1114-00	Cash_tenant security deposits	75,211.45
1117-00	Cash_Petty cash	210.00
1119-00	TOTAL CASH	5,935,514.33
1120-00	ACCOUNTS RECEIVABLE	
1121-00	Fraud recovery	13,651.50
1121-10	Allow doubtful accts_fraud	-1,419.51
1122-00	A/R_dwelling rent	51,038.36
1122-12	Allow doubt accts_rent	-3,391.96
1122-14	A/R Ten HAP	-1,032.00
1122-20	A/R tenants_other	-1,676.10
1122-30	A/R EAP loans	12,204.98
1122-50	A/R Tenant based HAP suspense	-5,518.00
1125-00	A/R_HUD	20,546.54
1131-00	Notes & mortgages receivable_current	29,714.42
1135-10	A/R_other government	9,755.53
1135-20	A/R_miscellaneous	6,305.61
1140-23	Due from_TRINITY	2,335,289.38
1140-24	Due from_VILLAGIO	15,604.18
1145-00	Accrued interest receivable	245,310.52
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	2,726,383.45
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	300.00
1160-00	TOTAL OTHER ASSETS	4,508,365.62
1161-00	INVESTMENTS	
1165-00	Investments restricted	375,000.00
1165-10	FSS escrow	354,841.93
1165-20	FSS Forfeits	8,195.63
1169-00	TOTAL INVESTMENTS	738,037.56

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

Balance Sheet

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
1170-00	DEFERRED CHARGES	
1211-00	Prepaid expenses	111,844.85
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	<u>903,497.43</u>
1400-00	FIXED ASSETS	
1400-55	Accum depreciation	-12,044,255.87
1400-57	Accum deprec current year	-1,299,325.51
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	<u>15,804,185.73</u>
1900-00	TOTAL ASSETS	<u>30,615,984.12</u>
2000-00	LIABILITIES & EQUITY	
2010-00	LIABILITIES	
2100-00	CURRENT LIABILITIES	
2110-10	Accounts payable < 90 days	36,857.24
2114-00	Tenant security deposit	74,131.00
2114-40	Tenant pet deposit	993.00
2120-13	FICA_Medicare Tax	9,966.60
2120-14	1st Non-profit unemployment ins	2,529.68
2120-15	Workers Comp Payable	-40,314.67
2120-16	Health Insurance (Pacsourc)Co pay	-39,831.49
2120-17	AFLAC Premium	546.94
2120-18	Medical/childcare flex	4,594.89

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

Balance Sheet

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
2125-00	Other current liabilities	2,693.69
2128-00	TOTAL CURRENT LIABILITIES	<u>52,166.88</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	267,781.22
2130-18	EPC - 1ST SECURITY loan	1,629,360.11
2130-50	Non-current liabilities_other	6,000.00
2130-60	Loan Liability_non-current	<u>5,981,000.00</u>
2130-70	TOTAL NOTES PAYABLE	8,347,506.76
2130-80	ACCRUED LIABILITIES	
2135-20	Accrued comp absences_current	71,703.48
2135-30	Accrued comp absences_non-current	<u>109,962.65</u>
2140-00	TOTAL ACCRUED LIABILITIES	181,666.13
2160-00	TRUST DEPOSITS	
2180-00	FSS Escrow Liability	371,354.32
2185-00	Retention	<u>18,399.69</u>
2190-00	TOTAL TRUST DEPOSITS	389,754.01
2200-00	DEFERRED CREDITS	
2240-00	Prepaid Rent	39,590.69
2240-30	Ten_hap suspense clearing	<u>273.00</u>
2700-00	TOTAL DEFERRED CREDITS	39,863.69
2750-00	TOTAL LIABILITIES	<u>9,010,957.47</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	3,145.27
2809-00	Restricted Net Assets	533,229.40
2809-10	EAP Fund_Restricted	3,767.00
2810-00	Unrestricted Net Assets	<u>11,132,035.02</u>
2900-00	TOTAL EQUITY & FUND BALANCE	21,605,026.65
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	<u>30,615,984.12</u>

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

Income Statement

Period = Apr 2023

Book = Accrual ; Tree = ysi_is

Period to Date

3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	4,570.00
3110-00	Tenant rental revenue	83,671.00
3110-15	PRA tenant rent	0.00
3110-20	Tenant subsidy	151,419.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	25.00
3110-45	Late payments	50.00
3110-54	Loss/Gain to Lease	-1,028.00
3110-55	Less Vacancy	0.00
3200-00	NET RENTAL INCOME	238,707.00
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,132.50
3404-00	Other government grants	35,369.88
3410-00	PHA HAP Revenue	790,241.00
3410-10	HUD Admin Fee	82,029.00
3410-11	EHV-HAP REVENUE	14,357.00
3410-12	EHV-ADMIN REV	1,417.00
3410-13	MS5 HAP REV	49,186.00
3410-14	MS5 ADMIN REV	4,133.00
3410-20	HUD PHA FSS	87,975.11
3410-30	Port-In Admin Fee Earned	54.76
3410-40	Port-In HAP Earned	928.00
3415-00	TOTAL GRANTS AND DONATIONS	1,072,823.25
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	834.23
3440-10	Management fee revenue	24,590.98
3440-20	External management fees	48,354.08
3451-00	Fraud Recovery_Admin	421.00
3480-00	Laundry & vending income	1,206.25
3480-40	Insurance reimbursement_dividends	20,803.05
3610-00	Interest Income	342.83
3690-00	Other Income	851.48
3690-01	Fraud recovery_HAP	421.00
3690-02	Other Income_FSS Forfeits	0.06
3700-00	TOTAL OTHER INCOME	97,824.96
3900-00	TOTAL INCOME	1,409,355.21
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 = Apr 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	107,657.90
4111-10	Payroll taxes_administrative	8,268.87
4111-20	Employee benefit contributions_admin	19,586.60
4130-10	Legal Expense	288.00
4130-20	Professional fees_administrative	2,650.00
4130-30	Technical admin support	11,644.11
4140-00	Training	3,827.96
4150-00	Travel	1,884.91
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	7,132.50
4175-15	Admin fees paid for ports	397.43
4175-30	Management fees-Non-PH	45,837.30
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	320.15
4190-11	Office expense	2,791.31
4190-12	Postage	1,352.04
4190-13	Communications	2,564.09
4190-14	Dues & subscriptions	311.99
4190-15	Marketing and leasing	2,104.47
4200-00	TOTAL ADMINISTRATION	223,800.13
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	39,349.47
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	39,349.47
4300-00	UTILITIES	
4310-00	Water	5,169.53
4315-00	Sewer	1,450.31
4320-00	Electricity	7,340.07
4330-00	Gas	2,718.83
4395-00	TOTAL UTILITIES	16,678.74
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	19,400.43
4415-10	Payroll taxes_maintenance	1,370.47
4415-20	Employee benefit contributions_maint	2,075.36
4420-00	Materials	3,265.16
4420-10	Small tools & equipment	575.24
4420-11	Gasoline & oil	380.27
4420-12	Paint and coatings	93.28
4420-13	Doors	157.58
4420-14	Auto parts & tires	29.59

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

Income Statement

Period = Apr 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4420-15	Janitorial supplies	254.34
4420-16	Window coverings	985.84
4420-17	Flooring	1,600.00
4420-18	Appliances-Dwelling	0.00
4420-20	Lighting - fixtures	163.88
4420-21	Uniforms	165.62
4430-00	Fees for Service	0.00
4430-11	Maintenance contracting	31.43
4430-12	Alarm system service	0.00
4430-13	Appliance repair	241.00
4430-14	Auto service and repair	53.90
4430-15	Carpet cleaning	0.00
4430-18	Glass/screen repairs	250.00
4430-19	Heating/Cooling	975.00
4430-20	Lawn maintenance	9,971.73
4430-21	Plumbing contractor	559.95
4430-22	Sewer service	0.00
4430-24	Painting	0.00
4430-25	Snow removal	637.36
4430-26	Sprinkler system maintenance	616.86
4430-27	Elevator maintenance	0.00
4430-28	Exterminating	225.00
4430-29	Inspections	716.00
4430-30	Janitorial cleaning	2,365.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	6,923.43
4440-00	TOTAL MAINTENANCE & REPAIR	54,083.72
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	719.00
4480-00	Protective services_other contract cost	0.00
4490-00	TOTAL PROTECTIVE SERVICES	719.00
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	3,656.40
4510-20	Insurance premiums_property	6,498.30
4510-30	Insurance premiums_auto	1,297.30
4510-40	Insurance premiums_bond	112.50
4510-50	Insurance premiums_D&O	989.70
4571-00	Bad debt_tenant rents	1,205.00
4572-00	Bad debt_other	2,324.11
4580-10	Interest expense_perm debt	6,481.15
4590-00	Other general expenses	0.00

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

Income Statement

Period = Apr 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4590-10	Property Tax_SIDs	0.00
4650-00	TOTAL GENERAL EXPENSES	<u>22,564.46</u>
4715-00	HAP Housing assistance payments	745,799.00
4715-10	Utility reimbursement payment URP	3,259.00
4715-20	HAP FSS Escrow payments	21,544.00
4715-30	Port HAP URP	<u>8,321.00</u>
4750-00	TOTAL HAP EXPENSE	778,923.00
8000-00	TOTAL EXPENSES	<u>1,136,118.52</u>
9000-00	NET INCOME (LOSS)	<u>273,236.69</u>

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

Current Caseload Total: 141

YTD Caseload Total: 159

Total Graduates: 5

Total Escrow Balance to Date: \$376,726.86

Total Forfeit/HELP Account Balance: \$8,195.57

There were two graduates this month.

The first graduate completed her goal of having her driver license reinstated and obtained a vehicle during her time in the FSS program. She maintained a small cleaning business and worked as an independent nanny during participation. She married her longtime partner and they have moved off of assistance. This family also worked to increase personal savings and decrease debt. She was enrolled in the FSS program for just over 3 years. She left the program with \$1,646.15 in savings and utilized \$2,024 during program participation.

The second graduate is a single mother with 2 children. They were living in transitional housing when first enrolled. During her time in the program, she maintained employment, address legal and financial issues. This family moved into permanent housing and is no longer in the voucher program. She is graduating 3 years early from FSS and saved \$520.51.

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

Ongoing committee work:

Tamara- Winter Rental Assistance Program

Rebecca- Veteran Support Network, NAMI & ARHC

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

Partnerships and Referrals: Blue Line PM, MERA, 211, 549-HOPE, JOB Corps, Families First, MT Small Business Development Center, Adult Basic Education, MCPS, Salvation Army, 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, VITA

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred
FSS Department 5/15/2023