

Missoula Housing Authority Regular Board Meeting Wednesday October 18, 2023

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 - National Museum of Forest Service History Update
 - Villagio Update
 - Trinity Update
 - Close out of Public Housing

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

**Please contact 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
October 18th, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. September 20th, 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 at this time.
7. Staff Reports
 - a. October 18th - Annual Report to City Housing, Redevelopment, and Community Programs Committee
 - b. National Museum of Forest Service History Update
 - c. Villagio update
 - d. Trinity update: Maple Flats (Trinity Workforce Housing-Mullan); Westside Place (Cooley/Stoddard Site); Blue Heron Place (PSH Wing- Mullan); Nav Center
 - e. Close Out of Public Housing program
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 OCTOBER 18TH, 2023
DATE: **OCTOBER 12, 2023**

7. Staff Reports:

- a. We have scheduled with the City to present our Annual Plan and review our cooperative agreement on Wednesday, October 18th.
- b. The design team continues pricing construction drawings. Value engineering/square footage reduction measures are taking place to bring the project into budget. Anticipated to break ground in Spring of '24. Working with Owner and County to establish drainage plan for the site so that it can be permitted when we are ready to submit.
- c. No word yet from HUD on approval or rejection of the Attorney's Opinion sent by Ryan. MHA received a De-Obligation letter letting us know that the Department of Public and Indian Housing has de-obligated \$515,355.00 from our agency. This signals progress towards final closeout. ***UPDATE*** We received additional closeout documents this month and assurance that HUD had two more steps to take on their end before our conversion was complete. We are working with our representatives to force this across the finish line.
- d. Villagio Buildings A & B have been final cleaned and turned over to MHA. Our Property Manager (Sue Harrison) and two Maintenance Techs have established themselves on site. Building A is actively leasing with roughly 40 move-ins. Building B has been cleaned and inspected and turned over to MHA for leasing. Exterior punchlist and landscaping are active trades on both buildings.
- e. The Cooley and Stoddard Buildings (Westside Place) are almost full. Work Force housing at Mullan (Maple St. Flats) is currently leasing. Property Manager (Erin Gillie) and Maintenance Techs (Ash Smith and Carl Murphy) are established on site. PSH wing is over half full with hopes of being filled later this month. The Nav Center is going to be ready for occupancy by early November. Services to follow.
- f. 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.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, September 20, 2023

-
MINUTES-

Members Present: Jack Richards, Teigan Avery, Sam Oliver
Jennifer Cerutti, Colin Bangs, via Zoom – Kaia Peterson

Members Absent: Kila Shields, Sheena Comer Winterer

Staff Present: Evan Hauser, Mary Melton, Sara Stout, Debbie Hibbits
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 – August 16, 2023
Richards: Moves
Cerutti: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Bangs: Recuse from fair market rent conversation due to owing a property w/ section 8 tenants
Avery: With my new job, I will have to recuse myself from anything involving Wells Fargo.
- V. Public Comments on items not on the Agenda: None

VI. Action Items:
Resolution #1152: Setting FY 2023 HCV Payment Standards
Richards: Moves
Avery: 2nd
Approved

Resolution #1153: Approving Missoula Housing Authority's FY2023 Operating Budget
Revision #1
Peterson: Moves
Avery: 2nd
Approved

Resolution #1154: Approving Missoula Housing Authority's FY2024 Operating Budget

Peterson: Moves

Avery: 2nd

Approved

VII. Staff Reports:

a. October 18th- Tentative Date for Annual Report to City Housing Committee

Oliver: Wednesday 10/18/23 we will be giving our presentation to the city.

b. Villagio Update

Peterson: Rumbles in the community about the building not leasing up quickly. What should we say to the community about this. We all see the incredible need and the incredible impact of this project.

Oliver: Related to construction delays. We started 2 huge projects in the middle of a pandemic, and they were never intended to hit the market at the same time. Now that we are leasing there is a misconception with the process. There is a ton of paperwork and compliance requirements before people can lease. We do have a 3rd party leasing agent. Trying to keep the leasing company with plenty of applications and trying to keep them moving as fast as possible.

McGrath: These are community assets that will be here years to come. They will be occupied fully for years to come. The start may be a bit bumpy but keep in mind the vision that we had at the beginning.

Oliver: In a years' time we will forget all the hassle.

Melton: We have to be thorough and make sure all the t's are crossed for the tax credit processes so that we can obtain more tax credits from the state. 35 units have been leased thus far. We are processing applications and encourage everyone to continue to apply.

Oliver: As of last week, we have ~ 75 untouched applications for Villagio and we are gently trying to get Blueline to get some focus on Villagio.

Melton: We have been having an issue with the 4 bedrooms and the 30% AMI requirement. If we need to, we will go to the state and ask them to increase the AMI.

Hauser:

c. Trinity Update

Melton: Maple Street Flats has 25 units left to fill in the work force housing wing. We just got the certificate of occupancy recently. We have about 5 units of Blue Heron that have yet to be spoken for. Partnership HC wants to move people in slowly so they can keep up with the residents' needs. Most of these participants have been homeless for quite some time. We have leased ~1/3 thus far. There are 4 units left at Westside Place.

Oliver: We had a resident that was unfortunately hospitalized but was able to be leased and go straight to recovery in a brand-new apartment. These are the feel-good stories we like to hear. The folks in and out of this room go above and beyond on these projects. I am looking forward to completing the leasing and giving staff a chance to step back and take a breath. Generally, we have about 20 units at a time hitting the market and this year it is over 200 units. It is a tremendous undertaking.

VIII. Other Matters:

Meeting adjourned at 7:10 pm

W. Samuel Oliver

Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

Tab 4
Staff Reports

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

Current Caseload Total: 136

YTD Caseload Total: 174

Total Graduates: 15

Total Escrow Balance to Date: \$408,371.79

Total Forfeit/HELP Account Balance: \$12,837.00

There were two graduates this month.

The first participant completed the program in 3 years and was able to secure employment with a local medical services company. She achieved several promotions in her job sector of IT. This graduate was able to pay down debt and saved over \$18,000 during her participation in the program.

The second graduate enrolled in the FSS program in January of 2020 and quickly obtained full-time employment at a retail store. He pursued wage increases and promotions throughout his time with the company. He increased his earned income by over \$28,000. This graduate will no longer utilize any housing subsidy. The participant worked to decrease his debt and utilized a large disbursement to pay off his vehicle loan. He is now debt free and has a credit score of over 700! He graduated with \$14,636.73.

Rebecca organized the career fair table in the supportive services area for MHA and the FSS program. The voucher team volunteered their time to staff the event. Special thanks to them! Coordinators are actively helping participants apply for the new housing projects and obtain deposit assistance.

We held our 3rd quarter Program Coordinating Committee meeting at the Villagio. Our community partners were given a tour of the building and provided with applications to share with their participants. Thanks to the Villagio Property Managers for their hospitality!

The Winter Rental Assistance program has started to receive applications. The Salvation Army was awarded \$67,000 to help with deposits and rent arrears.

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

Submitted by: Rebecca Stancil, Sierra Lowney, and Tamara Kindred
FSS Department 10/12/2023

Board report October 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 10/11/2023 2594

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1941	10/3/23
MHA Homes	194	1807	9/21/23
Shelter Plus Care	98	--*	10/3/23
Uptown	14	612	5/22/23
YWCA	6	0*	9/13/23
Silvertip PBRA	8	1519	3/1/23
811	64	1*	3/31/22
Cornerstone	12	0*	1/11/23

New applicants

Since

Sep 1, 2023 through Sep 30, 2023 152

*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	7	0
Mainstream	62	66	0
VASH	33	32	0
EHV	14	15**	0

**Note: EHV will now slowly reduce because we can no longer issue turn over vouchers as of 9-30-23

Tenant-based assistance

HCV Voucher Utilization FY 2023

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
Sep	865	13	5	7	125	22	691	2

Total FY23 10389
 Full utilization 12020
 Under 1631 86% w/o VASH 87%
 FY24

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	864	14	6	4	124	33	681	2

Total FY24 864
 Full utilization 1018
 Under 154 85% w/o VASH 84%
 FY24

Percent new admissions <30% AMI 81%
 Annual percentage required 75%

HCV Voucher Utilization CY 2023

Jan	858
Feb	866
Mar	866
April	863
May	864
June	866
Jul	865
Aug	863
Sep	865
Oct	864

Total CY 23 8641 8387
 Full Utilization 10030 w/o VASH 9712
 86% 86%

NOTE: new voucher total is 1006, with 178 new TPVs from conversion, 7 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 and 20 new vouchers starting 9-1-23 and 20 new VASH vouchers starting 11-1-23. However, utilization is also based on funding. We are currently spending more than awarded and will spend all reserves. So we are fully utilized.

Current outgoing portables 4 Total HAP \$5745

Shelter Plus care:

Shelter Plus Care 98 unit grant total to be served: 126
 Total units actually leased: 96 total # served: 154

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

HCV 16
 SPC 0

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

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi is

Period to Date

3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	4,536.00
3110-00	Tenant rental revenue	83,530.00
3110-15	PRA tenant rent	0.00
3110-20	Tenant subsidy	176,382.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	3,445.00
3110-45	Late payments	1,025.00
3110-54	Loss/Gain to Lease	-852.00
3110-55	Less Vacancy	0.00
3200-00	NET RENTAL INCOME	268,066.00
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	7,162.50
3404-00	Other government grants	24,886.32
3410-00	PHA HAP Revenue	766,372.00
3410-10	HUD Admin Fee	125,864.00
3410-11	EHV-HAP REVENUE	31,777.00
3410-12	EHV-ADMIN REV	1,623.00
3410-13	MS5 HAP REV	47,855.00
3410-14	MS5 ADMIN REV	10,415.00
3410-20	HUD PHA FSS	21,920.64
3410-30	Port-In Admin Fee Earned	120.30
3410-40	Port-In HAP Earned	928.00
3415-00	TOTAL GRANTS AND DONATIONS	1,038,923.76
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	0.56
3440-10	Management fee revenue	22,340.96
3440-20	External management fees	51,511.50
3451-00	Fraud Recovery_Admin	1,403.00
3480-00	Laundry & vending income	753.25
3480-40	Insurance reimbursement_dividends	42,392.64
3610-00	Interest Income	1,435.53
3690-00	Other Income	6,851.64
3690-01	Fraud recovery_HAP	1,403.00
3690-02	Other Income_FSS Forfeits	0.00
3700-00	TOTAL OTHER INCOME	128,092.08
3900-00	TOTAL INCOME	1,435,081.84

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 = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	129,722.16
4111-10	Payroll taxes_administrative	9,991.17
4111-20	Employee benefit contributions_administration	41,463.43
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	900.00
4130-30	Technical admin support	3,422.50
4140-00	Training	-50.00
4150-00	Travel	3,859.08
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	7,162.50
4175-15	Admin fees paid for ports	421.89
4175-30	Management fees-Non-PH	45,905.73
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	2,115.27
4190-11	Office expense	1,754.40
4190-12	Postage	2,561.00
4190-13	Communications	2,779.53
4190-14	Dues & subscriptions	119.88
4190-15	Marketing and leasing	-1,164.19
4200-00	TOTAL ADMINISTRATION	256,144.85
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	54,051.04
4232-00	FSS rounding account	0.00
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	54,051.04
4300-00	UTILITIES	
4310-00	Water	8,217.73
4315-00	Sewer	3,171.09
4320-00	Electricity	4,653.72
4330-00	Gas	1,209.26
4395-00	TOTAL UTILITIES	17,251.80
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	35,470.72
4415-10	Payroll taxes_maintenance	2,632.45
4415-20	Employee benefit contributions_maint	0.00
4420-00	Materials	2,263.66
4420-10	Small tools & equipment	108.94
4420-11	Gasoline & oil	374.61
4420-12	Paint and coatings	428.19
4420-13	Doors	1,185.17

10/13/2023 3:51 PM

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

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4420-14	Auto parts & tires	21.34
4420-15	Janitorial supplies	112.97
4420-16	Window coverings	661.70
4420-17	Flooring	742.00
4420-18	Appliances-Dwelling	0.00
4420-20	Lighting - fixtures	68.92
4420-21	Uniforms	0.00
4430-00	Fees for Service	0.00
4430-11	Maintenance contracting	13,188.03
4430-12	Alarm system service	0.00
4430-13	Appliance repair	1,223.14
4430-14	Auto service and repair	0.00
4430-15	Carpet cleaning	742.00
4430-18	Glass/screen repairs	1,700.00
4430-19	Heating/Cooling	3,544.52
4430-20	Lawn maintenance	11,042.89
4430-21	Plumbing contractor	145.00
4430-22	Sewer service	0.00
4430-24	Painting	0.00
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	1,321.92
4430-28	Exterminating	225.00
4430-29	Inspections	2,050.00
4430-30	Janitorial cleaning	260.50
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	3,792.74
4440-00	TOTAL MAINTENANCE & REPAIR	83,306.41
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	0.00
4480-00	Protective services_other contract costs	0.00
4490-00	TOTAL PROTECTIVE SERVICES	0.00
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	4,118.20
4510-20	Insurance premiums_property	4,536.30
4510-30	Insurance premiums_auto	618.30
4510-40	Insurance premiums_bond	112.50
4510-50	Insurance premiums_D&O	989.70
4571-00	Bad debt_tenant rents	4,640.00
4572-00	Bad debt_other	25.00

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

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi is

		Period to Date
4580-10	Interest expense_perm debt	6,954.69
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	0.00
4650-00	TOTAL GENERAL EXPENSES	<u>21,994.69</u>
4715-00	HAP Housing assistance payments	826,041.00
4715-10	Utility reimbursement payment URP	3,200.00
4715-20	HAP FSS Escrow payments	28,569.00
4715-30	Port HAP URP	9,440.00
4750-00	TOTAL HAP EXPENSE	<u>867,250.00</u>
8000-00	TOTAL EXPENSES	<u>1,299,998.79</u>
9000-00	NET INCOME (LOSS)	<u>135,083.05</u>

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	536,530.00
3110-00	Tenant rental revenue	110,089.00
3110-05	Pet Rental Revenue	125.00
3110-20	Tenant subsidy	58,480.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	4,076.00
3110-35	Garage rental	5,845.00
3110-45	Late payments	800.00
3110-54	Loss/Gain to Lease	-44,976.00
3110-55	Less Vacancy	-25,618.36
3130-00	Utility Reimbursement	0.00
3190-00	Commercial rent	3,753.96
3190-10	Less Concessions	-3,369.00
3200-00	NET RENTAL INCOME	645,735.60
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	407.28
3480-00	Laundry & vending income	1,649.13
3480-40	Insurance reimbursement_divide	0.00
3610-00	Interest Income	39.15
3610-30	Repl Reserve Interest	0.00
3690-00	Other Income	647.71
3700-00	TOTAL OTHER INCOME	2,743.27
3900-00	TOTAL INCOME	648,478.87
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	46,062.36
4111-10	Payroll taxes_administrative	3,721.17
4111-20	Employee benefit contributions_	15,701.39
4130-10	Legal Expense	0.00
4130-20	Professional fees_administrative	116.96
4130-30	Technical admin support	21,446.36
4140-00	Training	1,463.67
4150-00	Travel	106.00
4171-00	Auditing fees	0.00
4175-20	Asset management fee expense	0.00
4175-30	Management fees-Non-PH	27,946.74
4180-00	Rent_office space	438.46
4190-00	Sundry_administrative	445.96

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4190-11	Office expense	5,483.42
4190-12	Postage	0.00
4190-13	Communications	2,203.42
4190-15	Marketing and leasing	13,897.55
4190-25	Debt Service	0.00
4200-00	TOTAL ADMINISTRATION	139,033.46
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	827.29
4240-00	Residential services	0.00
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	827.29
4300-00	UTILITIES	
4310-00	Water	14,643.74
4315-00	Sewer	12,147.27
4320-00	Electricity	25,091.44
4330-00	Gas	6,643.14
4395-00	TOTAL UTILITIES	58,525.59
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	42,943.91
4415-10	Payroll taxes_maintenance	3,100.32
4415-20	Employee benefit contributions_r	180.21
4420-00	Materials	15,105.26
4420-10	Small tools & equipment	428.98
4420-11	Gasoline & oil	584.81
4420-12	Paint and coatings	1,031.76
4420-13	Doors	1,058.00
4420-14	Auto parts & tires	0.00
4420-15	Janitorial supplies	52.15
4420-16	Window coverings	325.38
4420-17	Flooring	5,651.00
4420-18	Appliances-Dwelling	798.37
4420-19	Maintenance cost paid to tenants	0.00
4420-20	Lighting - fixtures	244.20
4420-21	Uniforms	0.00
4430-00	Fees for Service	0.00
4430-10	Window cleaning	89.00
4430-11	Maintenance contracting	720.08
4430-12	Alarm system service	0.00
4430-13	Appliance repair	599.00
4430-14	Auto service and repair	127.76
4430-15	Carpet cleaning	1,160.20
4430-16	Electrical contractor	0.00

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Income Statement

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4430-18	Glass/screen repairs	0.00
4430-19	Heating/Cooling	145.00
4430-20	Lawn maintenance	5,206.30
4430-21	Plumbing contractor	-8,111.00
4430-22	Sewer service	0.00
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	210.00
4430-27	Elevator maintenance	1,086.00
4430-28	Exterminating	697.68
4430-29	Inspections	245.00
4430-30	Janitorial cleaning	5,908.26
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	325.00
4431-00	Garbage removal	16,495.94
4440-00	TOTAL MAINTENANCE & REP/	96,408.57
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	480.00
4480-00	Protective services_other contrac	61.50
4490-00	TOTAL PROTECTIVE SERVICE	541.50
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	11,987.80
4510-20	Insurance premiums_property	56,735.90
4510-30	Insurance premiums_auto	494.70
4510-40	Insurance premiums_bond	66.30
4510-70	MIP-Mortgage Insurance	2,616.34
4571-00	Bad debt_tenant rents	4,954.00
4572-00	Bad debt_other	12,124.88
4580-10	Interest expense_perm debt	78,631.97
4580-20	Interest expense_development fi	1,435.53
4580-30	Interest expense_other	88,146.49
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	8,762.07
4650-00	TOTAL GENERAL EXPENSES	265,955.98
8000-00	TOTAL EXPENSES	561,292.39
9000-00	NET INCOME (LOSS)	87,186.48
9300-00	Transfer to owner	0.00

Wildflower Apts. (wild)
Budget Comparison (with PTD)

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance
3000-00	INCOME		
3100-00	RENTAL INCOME		
3105-00	96,692.00	78,116.17	18,575.83
3110-05	125.00	142.17	-17.17
3110-30	155.00	1,163.33	-1,008.33
3110-35	4,975.00	4,480.50	494.50
3110-45	175.00	83.33	91.67
3110-54	-7,823.00	0.00	-7,823.00
3110-55	-4,071.00	-2,348.58	-1,722.42
3110-60	0.00	-553.08	553.08
3200-00	90,228.00	81,083.84	9,144.16
3420-00	OTHER INCOME		
3430-00	405.22	1.67	403.55
3480-00	546.38	558.00	-11.62
3690-00	647.71	97.58	550.13
3700-00	1,599.31	657.25	942.06
3900-00	91,827.31	81,741.09	10,086.22
4000-00	EXPENSES		
4100-00	ADMINISTRATION		
4111-00	4,752.81	5,186.25	433.44
4111-10	401.87	390.42	-11.45
4111-20	1,573.71	563.67	-1,010.04
4130-10	0.00	33.33	33.33
4130-30	995.72	500.00	-495.72
4140-00	0.00	83.33	83.33
4150-00	0.00	125.00	125.00
4175-30	4,412.77	3,933.50	-479.27
4190-00	52.35	16.67	-35.68
4190-11	205.35	208.33	2.98
4190-12	0.00	8.33	8.33
4190-13	73.84	208.33	134.49
4190-15	213.22	125.00	-88.22
4200-00	12,681.64	11,382.16	-1,299.48
4300-00	UTILITIES		
4310-00	2,049.00	1,518.42	-530.58
4315-00	1,377.56	1,275.83	-101.73
4320-00	197.50	345.83	148.33
4330-00	81.31	255.58	174.27
4395-00	3,705.37	3,395.66	-309.71
4400-00	MAINTENANCE & REPAIR		
4415-00	5,651.67	4,010.92	-1,640.75
4415-10	413.21	306.83	-106.38
4415-20	0.00	1,039.92	1,039.92
4420-00	631.06	1,250.00	618.94
4420-10	0.00	58.33	58.33
4420-11	0.00	12.50	12.50
4420-12	0.00	258.33	258.33
4420-13	0.00	250.00	250.00
4420-15	0.00	20.83	20.83
4420-16	0.00	208.33	208.33
4420-17	0.00	166.67	166.67

Wildflower Apts. (wild)
Budget Comparison (with PTD)
 Period = Sep 2023
 Book = Accrual ; Tree = ysl is

	MTD Actual	MTD Budget	Variance
4420-18 Appliances-Dwelling	798.37	166.67	-631.70
4430-00 Fees for Service	0.00	104.17	104.17
4430-11 Maintenance contracting	0.00	274.92	274.92
4430-13 Appliance repair	0.00	41.67	41.67
4430-14 Auto service and repair	0.00	33.33	33.33
4430-15 Carpet cleaning	0.00	183.08	183.08
4430-16 Electrical contractor	0.00	125.00	125.00
4430-17 Equipment repairs	0.00	33.33	33.33
4430-18 Glass/screen repairs	0.00	291.67	291.67
4430-19 Heating/Cooling	0.00	291.67	291.67
4430-20 Lawn maintenance	0.00	3,000.00	3,000.00
4430-21 Plumbing contractor	-9,501.00	0.00	9,501.00
4430-28 Exterminating	0.00	250.00	250.00
4430-30 Janitorial cleaning	898.15	583.33	-314.82
4430-31 Garage doors	0.00	58.33	58.33
4431-00 Garbage removal	1,963.16	2,666.67	703.51
4440-00 TOTAL MAINTENANCE & REPAIR	854.62	15,686.50	14,831.88
4500-00 GENERAL EXPENSES			
4510-10 Insurance premiums_liability	708.60	729.83	21.23
4510-20 Insurance premiums_property	2,682.00	2,471.42	-210.58
4510-40 Insurance premiums_bond	10.20	10.50	0.30
4571-00 Bad debt_tenant rents	2,239.00	0.00	-2,239.00
4572-00 Bad debt_other	9,150.00	527.25	-8,622.75
4580-10 Interest expense_perm debt	23,055.05	23,921.67	866.62
4650-00 TOTAL GENERAL EXPENSES	37,844.85	27,660.67	-10,184.18
8000-00 TOTAL EXPENSES	55,086.48	58,124.99	3,038.51
9000-00 NET INCOME (LOSS)	36,740.83	23,616.10	7,047.71

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=flb5720 AND mm/yy=09/2023-09/2023 AND All Checks=Yes AND Include Voids=All Checks

Check#	Vendor	Check Date	Post Month	Total Amount
11400	v0002984 - 11TH STREET EXTRAVAGANZA LLC	9/1/2023	09-2023	319.00
11401	v0003397 - 3BS LLC	9/1/2023	09-2023	656.00
11404	v0003613 - BENJAMIN J POWELL	9/1/2023	09-2023	1,847.00
11407	v0003537 - BRITTNI BISHOP DBA	9/1/2023	09-2023	413.00
11412	v0002046 - BURGESS	9/1/2023	09-2023	683.00
11415	v0000161 - CEDAR VILLAS LLP	9/1/2023	09-2023	628.00
11418	v0001642 - CLARK	9/1/2023	09-2023	851.00
11420	v0002950 - CREEKSIDE APARTMENTS LLC	9/1/2023	09-2023	33,596.00
11422	v0003248 - DANA CREVAR	9/1/2023	09-2023	1,961.00
11428	v0001774 - EQUINOX DEVELOPMENT LP	9/1/2023	09-2023	5,581.00
11432	v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	9/1/2023	09-2023	639.00
11434	v0002035 - FRANCIS	9/1/2023	09-2023	814.00
11435	v0003210 - GARY FLATOW	9/1/2023	09-2023	805.00
11436	v0001573 - GOLD DUST LIMITED PARTNERSHIP	9/1/2023	09-2023	1,709.00
11437	v0001501 - HALVERSON	9/1/2023	09-2023	584.00
11441	v0002385 - HOMEFORWARD	9/1/2023	09-2023	722.27
11442	v0003383 - JENNIFER VANENGELBURG	9/1/2023	09-2023	1,953.00
11444	v0000497 - KALLEMEYN	9/1/2023	09-2023	1,459.00
11448	v0002096 - KING COUNTY HOUSING AUTHORITY	9/1/2023	09-2023	5,263.81
11454	v0001574 - LENOX FLATS LIMITED PARTNERSHIP	9/1/2023	09-2023	2,630.00
11460	v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	9/1/2023	09-2023	37,155.00
11464	v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	9/1/2023	09-2023	5,235.00
11466	v0003335 - PATRICK EUGENE HAYS	9/1/2023	09-2023	398.00
11468	v0000783 - PORCH	9/1/2023	09-2023	1,024.00
11470	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	9/1/2023	09-2023	11,116.00
11472	v0002951 - SEARS	9/1/2023	09-2023	782.00
11477	v0002082 - SOLSTICE DEVELOPMENT LP	9/1/2023	09-2023	7,015.00
11478	v0001806 - SOUCIE	9/1/2023	09-2023	1,323.00
11482	v0002862 - SWEETGRASS COMMONS LLLP	9/1/2023	09-2023	2,922.00
11485	v0003601 - TROUT PROPERTIES LLC	9/1/2023	09-2023	316.00
11486	v0003496 - UNION PLACE I	9/1/2023	09-2023	3,581.00
11487	v0003497 - UNION PLACE II	9/1/2023	09-2023	4,687.00
11493	v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	9/28/2023	09-2023	498.00
97627	v0002551 - 4 RENT LLC	9/1/2023	09-2023	3,283.00
97628	v0003142 - 4RENT LLC	9/1/2023	09-2023	2,326.00
97629	v0003614 - 900 SPARTAN DRIVE LLC	9/1/2023	09-2023	663.00
97630	v0000021 - ADEA PROPERTY MANAGEMENT	9/1/2023	09-2023	28,374.00
97631	v0003087 - AISLING PROPERTIES LLC	9/1/2023	09-2023	898.00
97632	v0002546 - ASPEN PLACE APARTMENTS	9/1/2023	09-2023	5,287.00
97633	v0002815 - BAIR CLARK PROPERTIES LLC	9/1/2023	09-2023	2,388.00
97634	v0000074 - BBF ENTERPRISES	9/1/2023	09-2023	477.00
97635	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	9/1/2023	09-2023	5,174.00
97636	v0002232 - BONNER HOMES LLC	9/1/2023	09-2023	1,114.00
97637	v0000115 - BOUNTY REAL ESTATE LLC	9/1/2023	09-2023	836.00
97638	v0000116 - BOURKE ROBINSON MANAGEMENT	9/1/2023	09-2023	852.00
97639	v0003339 - BURLINGTON GARDENS LLC	9/1/2023	09-2023	6,382.00
97640	v0002587 - BURT	9/1/2023	09-2023	1,614.00
97641	v0003492 - C. JOANNE WINTER	9/1/2023	09-2023	510.00
97642	v0002917 - CALIFORNIA STREET	9/1/2023	09-2023	1,367.00
97643	v0003506 - CAMAS DANISON-FIELDHOUSE	9/1/2023	09-2023	1,626.00
97644	v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	9/1/2023	09-2023	8,443.00
97645	v0001989 - CHILCOTE HILLVIEW CHLP	9/1/2023	09-2023	1,174.00
97646	v0001988 - CHILCOTE ORCHARD HOMES OHLP	9/1/2023	09-2023	1,440.00

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=09/2023-09/2023 AND All Checks=Yes AND Include Voids=All Checks

97648	v0001113 - CHINIKAILO	9/1/2023	09-2023	1,115.00
97649	v0001536 - CHINIKAILO	9/1/2023	09-2023	900.00
97650	v0000173 - CHINIKAYLO	9/1/2023	09-2023	1,579.00
97651	v0000174 - CHINIKAYLO	9/1/2023	09-2023	874.00
97652	v0002207 - CHINSKE	9/1/2023	09-2023	436.00
97653	v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	9/1/2023	09-2023	8,859.00
97654	v0000187 - CLARK FORK REALTY INC	9/1/2023	09-2023	0.00
97655	v0003381 - CLARK FORK VENTURES	9/1/2023	09-2023	59.00
97656	v0003070 - COAD I LP	9/1/2023	09-2023	875.00
97657	v0003071 - COAD II LP	9/1/2023	09-2023	1,283.00
97658	v0003072 - COAD III LP	9/1/2023	09-2023	579.00
97659	v0003098 - COMBINED HA CITY OF VANCOUVER	9/1/2023	09-2023	2,576.54
97660	v0003399 - CORIE M. FRITZ	9/1/2023	09-2023	289.00
97661	v0003592 - COUNTY OF HAWAII	9/1/2023	09-2023	1,299.27
97662	v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	9/1/2023	09-2023	387.00
97663	v0003576 - CRJ TRAIL PROPERTIES LLC	9/1/2023	09-2023	1,636.00
97664	v0003514 - CROESUS LLC	9/1/2023	09-2023	455.00
97665	v0003520 - CRUACHAN INVESTORS STD LLC	9/1/2023	09-2023	1,945.00
97666	v0003458 - DANIEL J BOURASSA	9/1/2023	09-2023	92.00
97667	v0003423 - DARLENE DAVIS	9/1/2023	09-2023	559.00
97668	v0003567 - DEBRA C. TAYLOR-CRAGG	9/1/2023	09-2023	550.00
97670	v0000253 - DISCHNER	9/1/2023	09-2023	920.00
97671	v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	9/1/2023	09-2023	637.00
97672	v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	9/1/2023	09-2023	788.00
97673	v0000315 - FANGSRUD	9/1/2023	09-2023	710.00
97674	v0002807 - FIDELITY	9/1/2023	09-2023	257.00
97675	v0001646 - FREY	9/1/2023	09-2023	375.00
97676	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	9/1/2023	09-2023	44,713.00
97677	v0001677 - GARDEN DISTRICT I L P	9/1/2023	09-2023	9,116.00
97678	v0003501 - GEOFF CURTIS	9/1/2023	09-2023	1,840.00
97679	v0003205 - GMA INC	9/1/2023	09-2023	202.00
97680	v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	9/1/2023	09-2023	3,094.00
97681	v0002182 - GRC LLC	9/1/2023	09-2023	1,659.00
97682	v0000370 - GREAT PLACES INC	9/1/2023	09-2023	658.00
97683	v0003139 - GREG MCCUE	9/1/2023	09-2023	653.00
97684	v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	9/1/2023	09-2023	13,342.00
97685	v0000395 - HARRINGTON	9/1/2023	09-2023	1,345.00
97686	v0002576 - HAUBRICH	9/1/2023	09-2023	381.00
97687	v0001116 - HAUGE	9/1/2023	09-2023	461.00
97688	v0003414 - HEALTER H. LEIPHAM	9/1/2023	09-2023	1,472.00
97689	v0000404 - HEIDRICK	9/1/2023	09-2023	651.00
97690	v0002319 - HIGHLAND PROPERTY MANAGEMENT	9/1/2023	09-2023	803.00
97691	v0003579 - HOGAN SENIOR LIVING LLC	9/1/2023	09-2023	1,237.00
97692	v0002007 - HOWELL	9/1/2023	09-2023	611.00
97693	v0001889 - IRELAND	9/1/2023	09-2023	761.00
97694	v0003361 - IVAN LEMEZA	9/1/2023	09-2023	338.00
97695	v0003441 - IVV PROPERTIES LLC	9/1/2023	09-2023	627.00
97696	v0003231 - JAMES E. WILSON	9/1/2023	09-2023	268.00
97697	v0003540 - JC PROPERTY HOLDINGS LLC	9/1/2023	09-2023	1,267.00
97698	v0003084 - JEFF MOLTZEN	9/1/2023	09-2023	1,675.00
97699	v0003489 - JEFFREY A HARLOW	9/1/2023	09-2023	825.00
97700	v0002773 - JESSE GUEST	9/1/2023	09-2023	882.00
97701	v0000479 - JOHNSON	9/1/2023	09-2023	2,043.00
97703	v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	9/1/2023	09-2023	493.00
97704	v0002860 - JUSTIN BRADLEY	9/1/2023	09-2023	143.00

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=09/2023-09/2023 AND All Checks=Yes AND Include Voids=All Checks

97705	v0003503 - KATHRYN ANNE SCHMIDT	9/1/2023	09-2023	812.00
97706	v0002660 - KATHRYN R FLYNN FAMILY LP	9/1/2023	09-2023	582.00
97707	v0003445 - KATHY SCHAFF	9/1/2023	09-2023	586.00
97708	v0000504 - KELLEY	9/1/2023	09-2023	612.00
97709	v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	9/1/2023	09-2023	541.00
97710	v0001460 - LMB RENTALS LLC	9/1/2023	09-2023	1,118.00
97711	v0002073 - LOLO VISTA APARTMENTS LP	9/1/2023	09-2023	2,253.00
97712	v0002740 - M AND L GENERAL CONTRACTOR INC	9/1/2023	09-2023	523.00
97713	v0000554 - MACLAY COMMONS LLP	9/1/2023	09-2023	15,404.00
97714	v0003088 - MARTHA RIPLEY	9/1/2023	09-2023	326.00
97715	v0002210 - MARTINS PROPERTY MANAGEMENT LLC	9/1/2023	09-2023	1,832.00
97716	v0002510 - MARTINS PROPERTY MANAGEMENT LLC	9/1/2023	09-2023	686.00
97717	v0000567 - MATELICH	9/1/2023	09-2023	295.00
97718	v0001157 - MATELICH	9/1/2023	09-2023	191.00
97719	v0003226 - MATTHEW OLIVER	9/1/2023	09-2023	754.00
97720	v0002386 - MCLAIN TWITE	9/1/2023	09-2023	1,202.00
97721	v0000583 - MEYER	9/1/2023	09-2023	601.00
97722	v0001129 - MHA HOLDINGS LLC	9/1/2023	09-2023	23,217.00
97723	v0003204 - MHA MANAGEMENT LLC	9/1/2023	09-2023	9,287.00
97724	v0003330 - MHA MANAGEMENT LLC	9/1/2023	09-2023	149,763.00
97725	v0003546 - MHA-TRINITY APARTMENTS LLC	9/1/2023	09-2023	24,598.00
97726	v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	9/1/2023	09-2023	327.00
97727	v0001111 - MISSOULA HOUSING AUTHORITY	9/1/2023	09-2023	10,427.00
97728	v0000673 - MOTOWN INVESTMENTS LLP	9/1/2023	09-2023	1,690.00
97729	v0003406 - MS01 LLC	9/1/2023	09-2023	1,790.00
97730	v0003209 - MT PROPERTIES GROUP LLC	9/1/2023	09-2023	5,559.00
97731	v0003517 - MT PROPERTIES GROUP LLC	9/1/2023	09-2023	977.00
97732	v0001630 - MVE RENTALS	9/1/2023	09-2023	264.00
97733	v0000715 - NKSJB RENTALS	9/1/2023	09-2023	680.00
97734	v0000736 - OLSON	9/1/2023	09-2023	502.00
97735	v0000738 - OPPORTUNITY RESOURCES INC	9/1/2023	09-2023	464.00
97736	v0002198 - PALACE APARTMENTS LP	9/1/2023	09-2023	17,365.00
97737	v0002969 - PALMER	9/1/2023	09-2023	956.00
97738	v0000752 - PARKSIDE VILLAGE	9/1/2023	09-2023	14,626.00
97739	v0003405 - PETERSON PROPERTIES	9/1/2023	09-2023	787.00
97740	v0002143 - PLUM PROPERTY MANAGEMENT LLC	9/1/2023	09-2023	5,668.00
97741	v0002340 - PM RENTALS	9/1/2023	09-2023	1,758.00
97742	v0003481 - REBECCA TUCKER GARY TUCKER	9/1/2023	09-2023	1,106.00
97743	v0003504 - REDWOOD FLATTS LLC	9/1/2023	09-2023	878.00
97744	v0000837 - REYNOLDS	9/1/2023	09-2023	565.00
97745	v0000135 - RIVER RIDGE	9/1/2023	09-2023	11,819.00
97746	v0003369 - RIVER RUN FLATS LLC	9/1/2023	09-2023	9,260.00
97747	v0003447 - RIVERSIDE VILLAGE	9/1/2023	09-2023	1,434.00
97748	v0000852 - RUSSELL PROPERTIES LP	9/1/2023	09-2023	421.00
97749	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	9/1/2023	09-2023	14,811.00
97750	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	9/1/2023	09-2023	3,875.00
97751	v0003417 - SAVAGE RENTALS	9/1/2023	09-2023	151.00
97752	v0000872 - SCHLEGEL	9/1/2023	09-2023	456.00
97753	v0000906 - SHERWOOD	9/1/2023	09-2023	891.00
97756	v0002195 - SILVERTIP APARTMENTS	9/1/2023	09-2023	35,680.00
97757	v0002571 - SIMONOVICH	9/1/2023	09-2023	72.00
97758	v0003422 - SKYVIEW LLLP	9/1/2023	09-2023	6,263.00
97759	v0003544 - SPEEDWAY	9/1/2023	09-2023	594.00
97760	v0000954 - STREAM AREA RENTALS	9/1/2023	09-2023	1,283.00
97761	v0000962 - SUMMIT PROPERTY MANAGEMENT INC	9/1/2023	09-2023	17,837.00

Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=09/2023-09/2023 AND All Checks=Yes AND Include Volds=All Checks

97762	v0003006 - T AND E LOWE RENTALS LLC	9/1/2023	09-2023	760.00
97763	v0000967 - T AND T DEVELOPMENT	9/1/2023	09-2023	747.00
97764	v0002681 - TABISH	9/1/2023	09-2023	421.00
97765	v0000974 - TARGET RANGE TRAILER COURT	9/1/2023	09-2023	3,276.00
97766	v0001275 - TSAKARESTOS	9/1/2023	09-2023	450.00
97767	v0002346 - TSUBER	9/1/2023	09-2023	1,132.00
97768	v0001994 - TUCKER	9/1/2023	09-2023	700.00
97769	v0002714 - TWITE	9/1/2023	09-2023	5,387.00
97770	v0000677 - TWITE FAMILY PARTNERSHIP	9/1/2023	09-2023	3,652.00
97771	v0001012 - TWO RIVERS MOBILE HOME PARK	9/1/2023	09-2023	584.00
97772	v0001256 - UNION SQUARE APARTMENTS	9/1/2023	09-2023	1,354.00
97773	v0002011 - VERITAS PROPERTY MANAGEMENT	9/1/2023	09-2023	918.00
97774	v0003357 - VICTORIA DAILEY	9/1/2023	09-2023	382.00
97775	v0003328 - VILLAGIO LLLP	9/1/2023	09-2023	11,674.00
97777	v0003564 - WESLEY DELANO	9/1/2023	09-2023	1,113.00
97778	v0001075 - WESTERN MT MENTAL HEALTH CENTER	9/1/2023	09-2023	1,041.00
97779	v0002561 - WESTVIEW MOBILE HOME PARK	9/1/2023	09-2023	731.00
97780	v0003249 - WHITAKER PARK TERRACES LLC	9/1/2023	09-2023	669.00
97781	v0001085 - WILKINS	9/1/2023	09-2023	757.00
97782	v0001930 - YARMOLICH	9/1/2023	09-2023	731.00
97783	v0001108 - YWCA OF MISSOULA	9/1/2023	09-2023	4,501.00
97784	v0001109 - ZAVARELLI ENT.	9/1/2023	09-2023	280.00
97786	v0003020 - ZILLASTATE PROPERTY MANAGEMENT	9/1/2023	09-2023	1,288.00
97788	v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	9/1/2023	09-2023	599.89
97790	v0002945 - AFFORDABLE HOUSING NETWORK LLC	9/5/2023	09-2023	930.13
97792	v0001733 - MASTERCARD	9/5/2023	09-2023	214.85
97793	v0002884 - MASTERCARD	9/5/2023	09-2023	391.31
97794	v0003621 - JEFFREY SWONSON	9/8/2023	09-2023	681.00
97795	v0003546 - MHA-TRINITY APARTMENTS LLC	9/8/2023	09-2023	689.00
97797	v0002198 - PALACE APARTMENTS LP	9/8/2023	09-2023	730.00
97798	v0003328 - VILLAGIO LLLP	9/8/2023	09-2023	1,659.00
97800	v0000282 - HONESTY AUTOMOTIVE	9/8/2023	09-2023	1,918.63
97801	v0001797 - CLEARFLY COMMUNICATIONS	9/8/2023	09-2023	45.19
97802	v0000730 - OFFICE CITY	9/8/2023	09-2023	114.49
97804	v0003330 - MHA MANAGEMENT LLC	9/13/2023	09-2023	5,530.00
97805	v0003546 - MHA-TRINITY APARTMENTS LLC	9/13/2023	09-2023	0.00
97806	v0000857 - S A T FAMILY LIMITED PARTNERSHIP	9/13/2023	09-2023	879.00
97807	v0002714 - TWITE	9/13/2023	09-2023	1,893.00
97808	v0001108 - YWCA OF MISSOULA	9/13/2023	09-2023	1,435.00
97809	v0003546 - MHA-TRINITY APARTMENTS LLC	9/13/2023	09-2023	4,648.00
97810	v0003546 - MHA-TRINITY APARTMENTS LLC	9/13/2023	09-2023	1,999.00
97814	v0003126 - BLUE RIBBON AUTO BODY	9/13/2023	09-2023	500.00
97815	v0003625 - AUTOZONE	9/13/2023	09-2023	969.59
97817	v0000187 - CLARK FORK REALTY INC	9/19/2023	09-2023	5,132.00
97819	v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	9/20/2023	09-2023	162.00
97820	v0003546 - MHA-TRINITY APARTMENTS LLC	9/20/2023	09-2023	0.00
97821	v0000752 - PARKSIDE VILLAGE	9/20/2023	09-2023	431.00
97822	v0003328 - VILLAGIO LLLP	9/20/2023	09-2023	742.00
97823	v0003628 - MISSOULA CHEVROLET	9/21/2023	09-2023	625.85
97824	v0000254 - HUMAN RESOURCE COUNCIL	9/21/2023	09-2023	1,920.00
97825	v0001298 - MCGRATH	9/21/2023	09-2023	317.00
97826	v0001402 - MONTANA INTERACTIVE	9/21/2023	09-2023	300.00
97831	v0001832 - VERIZON WIRELESS	9/27/2023	09-2023	60.19
97995	v0001111 - MISSOULA HOUSING AUTHORITY	9/29/2023	09-2023	78,590.77
97996	v0003546 - MHA-TRINITY APARTMENTS LLC	9/20/2023	09-2023	1,763.00

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Payment Summary

Property=hcv,ehv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=09/2023-09/2023 AND All Checks=Yes AND Include Voids=All Checks

97997	v0003546 - MHA-TRINITY APARTMENTS LLC	9/20/2023	09-2023	10,391.00
494398	v0000807 - QUINN STOBIE	9/8/2023	09-2023	0.00
494399	v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	9/18/2023	09-2023	0.00

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-00	ASSETS			
1100-00	CASH			
1111-40	Cash_unrestricted	3,387,240.49	3,504,654.14	-117,413.65
1111-55	Construction Cash	22,843.97	0.00	22,843.97
1111-60	Cash_Replacement Reserve	1,500,860.76	1,492,327.78	8,532.98
1111-65	Cash_Replace Reserve_RMDG	37,656.00	37,656.00	0.00
1111-70	Cash_Debt Service Reserve	93,720.63	93,720.63	0.00
1111-80	Cash_PH Operating Reserve	594,667.54	594,667.54	0.00
1111-90	Cash_Savings	23,353.75	23,353.75	0.00
1114-00	Cash_tenant security deposits	581,091.50	471,507.21	109,584.29
1117-00	Cash_Petty cash	80.00	80.00	0.00
1119-00	TOTAL CASH	6,241,514.64	6,217,967.05	23,547.59
1120-00	ACCOUNTS RECEIVABLE			
1122-00	A/R_dwelling rent	154,374.26	134,087.64	20,286.62
1122-12	Allow doubt accts_rent	-19,480.38	-19,480.38	0.00
1122-14	A/R Ten HAP	28,301.00	16,627.00	11,674.00
1122-16	A/R PRA HAP	1,498.00	256.00	1,242.00
1122-20	A/R tenants_other	49,737.89	26,585.89	23,152.00
1122-50	A/R Tenant based HAP suspense	-2,485.00	-2,573.00	88.00
1122-55	A/R PRA HAP suspense	-1,113.00	-657.00	-456.00
1135-20	A/R_miscellaneous	5,070.98	6,570.98	-1,500.00
1149-00	TOTAL RECEIVABLE NET ALLOWANCI	215,903.75	161,417.13	54,486.62
1170-00	DEFERRED CHARGES			
1175-00	Accum Amortization	-203,811.41	-202,881.84	-929.57
1211-00	Prepaid expenses	112,970.65	57,178.16	55,792.49
1213-00	Prepaid Prop Ins	35,442.73	41,699.83	-6,257.10
1215-00	Prepaid_MIP	11,863.39	13,684.99	-1,821.60
1285-00	Payroll Clearing	-11,130.43	0.00	-11,130.43
1290-10	Tax escrow	59,372.08	40,860.38	18,511.70
1290-20	Insurance escrow	43,283.50	34,516.46	8,767.04
1290-30	MIP escrow	27,431.13	23,487.51	3,943.62
1300-00	TOTAL DEFERRED CHARGES	75,421.64	8,545.49	66,876.15
1400-00	FIXED ASSETS			
1400-55	Accum depreciation	-14,562,425.61	-14,562,425.61	0.00
1400-57	Accum deprec current year	-7,724,762.91	-7,582,637.79	-142,125.12
1400-60	Land	8,479,999.62	8,469,999.62	10,000.00
1400-65	Land Improvements	141,325.11	141,325.11	0.00
1400-70	Buildings	43,531,849.96	43,531,849.96	0.00
1400-75	Building Improvements	419,794.93	326,491.56	93,303.37
1400-80	Dwelling furniture_fixtures equip	907,541.00	907,541.00	0.00
1400-90	Admin furniture_fixtures equip	90,312.50	90,312.50	0.00

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1400-92	Dwelling furn_fixtures equip_Flooring	475,305.41	474,975.64	329.77
1400-93	Leasehold improvements	1,930,929.23	1,930,929.23	0.00
1410-95	WIP- Villagio	59,181,239.09	0.00	59,181,239.09
1420-00	Other assets	365,146.75	234,490.47	130,656.28
1500-00	TOTAL FIXED ASSETS NET OF DEPR	93,236,255.08	33,962,851.69	59,273,403.39
1900-00	TOTAL ASSETS	99,769,095.11	40,350,781.36	59,418,313.75
2000-00	LIABILITIES & EQUITY			
2010-00	LIABILITIES			
2100-00	CURRENT LIABILITIES			
2110-10	Accounts payable < 90 days	89,479.96	160,730.99	-71,251.03
2110-20	Accounts payable_Accrued Prop Txn	79,174.21	70,469.11	8,705.10
2110-30	Management Fee Payable	10,441.00	10,441.00	0.00
2114-00	Tenant security deposit	527,912.65	456,814.65	71,098.00
2114-40	Tenant pet deposit	19,382.00	17,982.00	1,400.00
2114-50	Garage deposit	604.00	564.00	40.00
2127-11	Interprogram due_dev	185,998.63	98,760.12	87,238.51
2127-18	Interprogram due_business	115,792.11	115,792.11	0.00
2128-00	TOTAL CURRENT LIABILITIES	1,028,784.56	931,553.98	97,230.58
2129-00	NOTES PAYABLE			
2130-00	Current long term debt_capital prgrm	123,445.36	133,860.23	-10,414.87
2130-09	LT Debt-Def Developer Fee	6,680,276.00	73,276.00	6,607,000.00
2130-10	Long term debt net current_cap prgrm	13,118,217.79	13,134,336.66	-16,118.87
2130-11	Long term CDBG Loan	327,136.61	327,136.61	0.00
2130-14	Construction Loan	42,686,309.65	0.00	42,686,309.65
2130-17	STATE HOME	4,660,530.00	3,483,530.00	1,177,000.00
2130-21	CITY HOME	670,500.00	0.00	670,500.00
2130-22	ARPA LOAN	2,000,000.00	0.00	2,000,000.00
2130-23	VILLAGIO 3RD MORTGAGE	315,000.00	0.00	315,000.00
2130-24	VILLAGIO 4TH MORTGAGE	1,000,523.18	0.00	1,000,523.18
2130-30	Long term net current_operating	1,446,224.03	1,451,998.08	-5,774.05
2130-50	Non-current liabilities_other	433,529.16	433,529.16	0.00
2130-60	Loan Liability_non-current	6,536,948.40	6,552,877.05	-15,928.65
2130-65	Debt Issuance Costs Contra	-155,744.11	-155,744.11	0.00
2130-66	Accum Amort of Debt Issuance	6,490.00	6,490.00	0.00
2130-70	TOTAL NOTES PAYABLE	79,849,386.07	25,441,289.68	54,408,096.39
2130-80	ACCRUED LIABILITIES			
2131-00	Accrued interest payable	243,953.15	243,953.15	0.00
2131-10	Accrued interest AHP	8,958.72	8,958.72	0.00
2134-00	Accrued liabilities_other	681.00	681.00	0.00

Property = rsa mca palace garden river parkside silveraf wild villagio trinity

Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
2135-20	Accrued comp absences_current	11,807.93	11,807.93	0.00
2135-30	Accrued comp absences_non-current	47,231.74	47,231.74	0.00
2140-00	TOTAL ACCRUED LIABILITIES	312,632.54	312,632.54	0.00
2160-00	TRUST DEPOSITS			
2170-00	Construction liability	17,069.13	17,069.13	0.00
2185-00	Retention	10,284.16	6,585.09	3,699.07
2190-00	TOTAL TRUST DEPOSITS	27,353.29	23,654.22	3,699.07
2190-05	Current Portion of Cable Revenue con	-1,342.00	-1,342.00	0.00
2190-10	Cable Services Revenue-LT	1,342.00	1,342.00	0.00
2200-00	DEFERRED CREDITS			
2240-00	Prepaid Rent	111,506.59	122,763.67	-11,257.08
2240-10	PRA HAP Repayment	674.00	674.00	0.00
2240-15	Prepaid Revenue - Commercial	2,492.00	2,492.00	0.00
2240-30	Ten_hap suspense clearing	3,932.00	3,910.00	22.00
2240-40	PRA HAP suspense clearing	22.00	22.00	0.00
2700-00	TOTAL DEFERRED CREDITS	118,626.59	129,861.67	-11,235.08
2750-00	TOTAL LIABILITIES	81,336,783.05	26,838,992.09	54,497,790.96
2800-00	EQUITY & FUND BALANCE			
2801-00	Invested in Cap Assets Net Related D	-662,532.53	-662,532.53	0.00
2804-10	Ltd. Partner Cap Contributions	24,105,076.26	19,128,523.26	4,976,553.00
2804-20	Gen Partner Cap Contributions	6,293,334.70	6,293,334.70	0.00
2806-00	Curr yr unrestricted net assets	-7,004,326.70	-6,948,458.49	-55,868.21
2809-00	Restricted Net Assets	144,161.81	144,161.81	0.00
2809-10	EAP Fund_Restricted	-162.00	0.00	-162.00
2810-00	Unrestricted Net Assets	-4,443,239.48	-4,443,239.48	0.00
2900-00	TOTAL EQUITY & FUND BALANCE	18,432,312.06	13,511,789.27	4,920,522.79
2950-00	TOTAL LIABILITIES & EQUITY FUND	99,769,095.11	40,350,781.36	59,418,313.75

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

Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net	
	Current Period	Balance	Change	
1000-00	ASSETS			
1100-00	CASH			
1111-40	Cash_unrestricted	5,064,494.84	4,917,134.64	147,360.20
1111-50	Cash - Restricted	1,228,616.44	1,228,616.44	0.00
1111-60	Cash_Replacement Reserve	436,750.18	436,750.18	0.00
1114-00	Cash_tenant security deposits	75,219.27	75,218.71	0.56
1117-00	Cash_Petty cash	210.00	210.00	0.00
1119-00	TOTAL CASH	6,805,290.73	6,657,929.97	147,360.76
1120-00	ACCOUNTS RECEIVABLE			
1121-00	Fraud recovery	14,388.50	14,292.50	96.00
1121-10	Allow doubtful accts_fraud	-1,419.51	-1,419.51	0.00
1122-00	A/R_dwelling rent	31,191.71	36,456.21	-5,264.50
1122-12	Allow doubt accts_rent	-3,391.96	-3,391.96	0.00
1122-14	A/R Ten HAP	2,145.00	1,848.00	297.00
1122-20	A/R tenants_other	-1,095.10	-970.10	-125.00
1122-30	A/R EAP loans	14,153.23	15,001.23	-848.00
1122-50	A/R Tenant based HAP suspense	-3,443.00	-1,366.00	-2,077.00
1123-00	A/R - P.N.	-400.00	-400.00	0.00
1125-00	A/R_HUD	20,546.54	87,763.54	-67,217.00
1131-00	Notes & mortgages receivable_curren	29,714.42	29,714.42	0.00
1135-10	A/R_other government	17,980.74	18,920.15	-939.41
1135-20	A/R_miscellaneous	9,558.26	8,433.23	1,125.03
1140-12	Due from_HCV	17,101.50	17,004.00	97.50
1140-13	Due from_EHV	273.00	292.50	-19.50
1140-15	Due from_MS5	1,248.00	1,170.00	78.00
1140-23	Due from_TRINITY	2,450,974.42	2,461,719.30	-10,744.88
1140-24	Due from_VILLAGIO	186,823.64	105,635.13	81,188.51
1145-00	Accrued interest receivable	245,310.52	245,310.52	0.00
1149-00	TOTAL RECEIVABLE NET ALLOWANCE	3,031,659.91	3,036,013.16	-4,353.25
1150-00	OTHER ASSETS			
1158-00	Notes & mortgages rec_non-current	840,663.28	840,663.28	0.00
1158-10	Notes Receivable Villagio HOME loan	3,176,000.00	3,176,000.00	0.00
1158-11	Notes receivable Maclay Commons	476,415.32	478,931.38	-2,516.06
1159-50	Other assets	41,458.65	300.00	41,158.65
1160-00	TOTAL OTHER ASSETS	4,534,537.25	4,495,894.66	38,642.59
1161-00	INVESTMENTS			
1165-10	FSS escrow	404,513.77	407,587.70	-3,073.93
1165-20	FSS Forfeits	20,932.94	9,763.09	11,169.85
1169-00	TOTAL INVESTMENTS	425,446.71	417,350.79	8,095.92
1170-00	DEFERRED CHARGES			

Property = business spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold rapid eap 110_cal mha home
corner ehv ms5

Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net	
	Current Period	Balance	Change	
1211-00	Prepaid expenses	53,477.26	39,710.07	13,767.19
1260-00	Consumable inventory	8,575.21	8,575.21	0.00
1285-00	Payroll Clearing	-66,070.34	-0.01	-66,070.33
1295-11	Interprogram due_dev	2,700.00	2,700.00	0.00
1295-13	Interprogram due_2006 spc	-18.00	17,312.00	-17,330.00
1295-18	Interprogram due_business	7,786.46	-17,962.54	25,749.00
1295-19	Interprogram due_Uptown Grant	0.00	1,240.00	-1,240.00
1295-25	Interprogram due_GCN	131,622.26	131,622.26	0.00
1295-28	Interprogram due_IDC/MHA loan	426,221.57	426,221.57	0.00
1295-29	Interprogram due_IDC/Accrued Interest	90,377.66	90,377.66	0.00
1295-33	Interprogram due_dev/GCN accrued interest	117,190.31	117,190.31	0.00
1300-00	TOTAL DEFERRED CHARGES	771,862.39	816,986.53	-45,124.14
1400-00	FIXED ASSETS			
1400-55	Accum depreciation	-12,044,255.87	-12,044,255.87	0.00
1400-57	Accum deprec current year	-1,570,888.14	-1,517,241.15	-53,646.99
1400-60	Land	1,462,434.40	1,462,434.40	0.00
1400-70	Buildings	19,885,712.96	19,885,712.96	0.00
1400-75	Building Improvements	40,321.29	33,323.29	6,998.00
1400-80	Dwelling furniture_fixtures equip	174,545.02	174,545.02	0.00
1400-90	Admin furniture_fixtures equip	584,515.46	584,515.46	0.00
1400-92	Dwelling furn_fixtures equip_Flooring	108,041.99	108,041.99	0.00
1400-93	Leasehold improvements	3,868,665.11	3,868,665.11	0.00
1400-95	Infrastructure	1,750.00	1,750.00	0.00
1410-50	Work in progress-Other	191,737.91	191,737.91	0.00
1499-00	Investments in joint ventures	2,837,694.97	2,837,694.97	0.00
1500-00	TOTAL FIXED ASSETS NET OF DEPR	15,540,275.10	15,586,924.09	-46,648.99
1900-00	TOTAL ASSETS	31,109,072.09	31,011,099.20	97,972.89
2000-00	LIABILITIES & EQUITY			
2010-00	LIABILITIES			
2100-00	CURRENT LIABILITIES			
2110-10	Accounts payable < 90 days	46,462.22	77,410.00	-30,947.78
2114-00	Tenant security deposit	69,202.00	71,395.00	-2,193.00
2114-40	Tenant pet deposit	493.00	593.00	-100.00
2120-12	State Withholding Payable	88.10	283.86	-195.76
2120-13	FICA_Medicare Tax	7,237.36	7,237.37	-0.01
2120-14	1st Non-profit unemployment ins	1,136.52	4,039.04	-2,902.52
2120-15	Workers Comp Payable	0.00	-49,573.10	49,573.10
2120-16	Health Insurance (Pacsourc)Co pay	0.00	-40,479.39	40,479.39
2120-17	AFLAC Premium	661.06	678.56	-17.50
2120-18	Medical/childcare flex	2,933.73	7,157.25	-4,223.52

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

Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
2120-19 SEP Plan payable	123.70	0.00	123.70
2120-20 Legal Shield payable	17.50	0.00	17.50
2125-00 Other current liabilities	109.05	5,601.41	-5,492.36
2127-00 Interprogram due to	-11,207.68	7,528.55	-18,736.23
2127-18 Interprogram due_business	28,448.00	17,804.89	10,643.11
2127-21 Interprogram due_IDC/MHA loan	20,797.17	20,797.17	0.00
2128-00 TOTAL CURRENT LIABILITIES	166,501.73	130,473.61	36,028.12
2129-00 NOTES PAYABLE			
2130-00 Current long term debt_capital prgrm	228,365.43	228,365.43	0.00
2130-11 Long term CDBG Loan	235,000.00	235,000.00	0.00
2130-16 MBOH loan	264,883.10	265,465.53	-582.43
2130-18 EPC - 1ST SECURITY loan	1,530,049.42	1,549,810.95	-19,761.53
2130-50 Non-current liabilities_other	6,000.00	6,000.00	0.00
2130-60 Loan Liability_non-current	5,981,000.00	5,981,000.00	0.00
2130-70 TOTAL NOTES PAYABLE	8,245,297.95	8,265,641.91	-20,343.96
2130-80 ACCRUED LIABILITIES			
2135-20 Accrued comp absences_current	71,703.48	71,703.48	0.00
2135-30 Accrued comp absences_non-current	109,962.65	109,962.65	0.00
2140-00 TOTAL ACCRUED LIABILITIES	181,666.13	181,666.13	0.00
2160-00 TRUST DEPOSITS			
2180-00 FSS Escrow Liability	419,545.60	418,437.43	1,108.17
2185-00 Retention	16,376.96	16,376.96	0.00
2190-00 TOTAL TRUST DEPOSITS	435,922.56	434,814.39	1,108.17
2200-00 DEFERRED CREDITS			
2240-00 Prepaid Rent	50,909.38	50,840.88	68.50
2240-30 Ten_hap suspense clearing	4,252.75	4,252.75	0.00
2700-00 TOTAL DEFERRED CREDITS	55,162.13	55,093.63	68.50
2750-00 TOTAL LIABILITIES	9,084,550.50	9,067,689.67	16,860.83
2800-00 EQUITY & FUND BALANCE			
2801-00 Invested in Cap Assets Net Related D	9,932,849.96	9,932,849.96	0.00
2806-00 Curr yr unrestricted net assets	424,422.71	342,986.65	81,436.06
2809-00 Restricted Net Assets	533,229.40	533,229.40	0.00
2809-10 EAP Fund_Restricted	1,984.50	2,308.50	-324.00
2810-00 Unrestricted Net Assets	11,132,035.02	11,132,035.02	0.00
2900-00 TOTAL EQUITY & FUND BALANCE	22,024,521.59	21,943,409.53	81,112.06
2950-00 TOTAL LIABILITIES & EQUITY FUND	31,109,072.09	31,011,099.20	97,972.89