

**Missoula Housing Authority
Regular Board Meeting
Wednesday September 20, 2023**

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**The regular Board Meeting of
the Missoula Housing Authority will be
Wednesday, September 20, 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
September 20th, 2023
1235 34th STREET, MISSOULA, MT

1. Call to Order
2. Attendance
3. Approval of Minutes:
 - a. August 16th, 2023
4. Commissioner Comments/Conflict of Interest Disclosure
5. Public Comments on Items not on the Agenda (limited to 3 minutes apiece.)
6. Action Items:

Resolution #1152– Approval of New Payment Standards
Resolution #1153- Approval of Revised FY2023 Budget
Resolution #1154- Approval of Proposed Budget FY2024
7. Staff Reports
 - a. October 18th- Tentative Date for Annual Report to City Housing Committee
 - b. Villagio update
 - c. Trinity update: Maple Flats (Trinity Workforce Housing-Mullan); Westside Place (Cooley/Stoddard Site); Blue Heron Place (PSH Wing- Mullan); Nav Center
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 SEPTEMBER 20TH, 2023
DATE: SEPTEMBER 15, 2023

****Due to this being the annual budget meeting, there will be a heavy focus on both the Revised FY2023 Budget and the Proposed FY 2024 Budget. Staff Reports below will be brief this month. Information below has been updated to reflect the current status.**

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 Building A has been final cleaned and turned over to MHA. Our Property Manager (Sue Harrison) and two Maintenance Techs have established themselves on site. Building A is actively leasing with roughly 30 move-ins. Building B has been inspected and turned over to MHA for leasing. Cleaners are working to finish Building B in the next two weeks. 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 moved the first tenants in this past week! The Nav Center is going to be ready by early October.
- f. Both of these projects follow the closeout of PH. When HUD has processed close-out, MHA will revisit the status/direction of both projects. We look forward to introducing the projects and some of our ideas to Sara, as grants will be a likely/potential funding source for future development.
- g. Strategic planning is still on the agenda as we continue with Measuring Success Discussions as time allows.

Tab 2
Minutes

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, August 16, 2023

MINUTES-

Members Present: Kaia Peterson, Jack Richards, Sheena Comer Winterer,
Jennifer Cerutti, Colin Bangs

Members Absent: Kila Shields, Teigan Avery, Sam Oliver

Staff Present: Evan Hauser, Adam Ragsdale, Susan Aaberg(Zoom), 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 – July 19, 2023
Cerutti: Moves
Richards: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure: None
Cerutti: I just want to say thank you for allowing me to take the Ethics for Commissioners training. It was great.
Peterson: Conflict of interest just to note that NeighborWorks Montana has provided funding for the Trinity project in the past and we work closely with Homeward. Andrea is our board chair. Just wanted to share given the resolution related to the relationship w/ Homeward and Trinity. I wanted to acknowledge that.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items:
Resolution #1150: Approval of Defining the Procurement Limits for the Executive Director
Comer Winterer: Moves
Cerutti: 2nd
Approved
Resolution #1151: Approval of Formation of LLC with Homeward to Pay Trinity Service Partners.
Comer Winterer: Moves
Cerutti: 2nd
Approved

VII. Staff Reports:

a. September 13th- Tentative Date for Annual Report to City Housing Committee

Ragsdale: I spoke with Sam and the date has been confirmed.

Peterson: I am going to be out of town. Usually, the time does not get set until the week before. As many commissioners that are available and able to attend the better. Once we have the time on that we will let everybody know.

b. National Museum of Forest Service History

Ragsdale: Moving along. They are doing value engineering and square footage reduction measures to meet the budget. Still looking at Spring of 2024 to start the project. Moving forward.

c. Closeout of Public Housing

Ragsdale: 2 things HUD has to do before it will be official. We patiently wait for this to be finalized.

d. Villagio

Hauser: Landscaping on building A is close to complete. Landscaping on building B will start middle of September. Building B's Temporary Certificate of Occupancy & permits should be approved early next week. Once that is through the contractor will have to periodically reapply for the TCO until you can get the official Certificate of Occupancy. Tenants can start moving in at that point. We are still in the punch phase on building B. What is left to be punched 5th floor tubs and corridors and then stairwells and garages. We anticipate tenants being in the structure in the middle of September. Radon testing will be preformed next week. Dick Anderson is doing an awesome job on site.

Comer Winterer: How rented out is building A?

Hauser: not as much as we would like to see. We have 90 units, and we are p[probably] in the 20s rented. A lot of people want 1-bedroom units because of the cost so there are more people moving towards Trinity/Mullan at present. The pressure is on Blueline with the initial leasing of the 2 projects and we will step in if we need to, to meet requirements.

Ragsdale: We are fully staffed on both sites.

Stout: We are planning a second open house ahead of building B opening since the first open house was so successful.

Peterson: Homeward was very complimentary of the project and all the work MHA is doing. If we do have folks that are interested what is the best path for them to go down?

Stout: The site has all the paperwork they need and a step by step with direct links included.

e. Trinity

Hauser: The Blue Heron PSH has gotten TCO. Partners are starting to move in. We are starting to move in all the donated furniture etc. We will process furniture through the hot room before moving it into units. We will process all the participants stuff through the hot room as well prior to move in. Due to the population being served we are trying to make sure all construction is done prior to so as not to trigger anyone. 178 door thresholds have been ordered and will be installed soon on all Trinity sites. Still waiting on TCO for townhomes and navigation center.

Peterson: The event last week at Imagination Brewing went great last week. They raised \$600 towards supplies for BH. It was a panel discussion and Andrea facilitated it. It is recorded on MCAT if interested. They did a great job and took a lot of audience questions. It was a nice event to help educate and celebrate this project. The partnership is really powerful between all these community partners.

f. Speedway and 819 Stoddard

Ragsdale: No update.

g. Strategic Planning

Oliver: No updates there either. Ongoing. We are still working on staffing up in Finance. If you guys hear of anyone looking send them our way.

Peterson: The outreach and communication was a huge part of strategic planning along with communication with the city. The idea is that the strategic plan lives within your organization and I think that it is as we continue all our work.

VIII. Other Matters:

Richards: I was wondering why we changed the phone system around.

Ragsdale: The phone system was updated recently because our old system was becoming obsolete. Now we have Microsoft Teams. There have been some hiccups along the way but overall, a very handy system. There are letters that correspond to each number on the keypad. When prompted you will start to type the party's name and you will be routed to that person. You can get to the front desk as well and be transferred from there.

Meeting adjourned at 6:10 pm



Sam Oliver, Executive Director

Kaia Peterson, Board Chair

Tab 3
Action Items

RESOLUTION NUMBER 1152

SETTING FY 2024 HOUSING CHOICE VOUCHER PAYMENT STANDARDS

WHEREAS, the Missoula Housing Authority (“MHA”) is a public non-for-profit organization authorized under the laws of the State of Montana and established by vote of the citizens of Missoula as the City’s housing authority, and;

WHEREAS, MHA administers the HUD Section 8 Housing Choice Voucher program in accordance with U.S. Dept. of Housing & Urban Development (HUD) Consolidated Annual Contributions contracts, as well as Emergency Housing Vouchers, and;

WHEREAS, the Housing Choice Voucher program provides rental assistance to low income households who lease housing from private owners of rental housing, and;

WHEREAS, HUD annually establishes Fair Market Rents (FMR), defined as the rent, including cost of utilities, that would be required to be paid in the housing market to obtain privately owned, existing, decent, safe and sanitary rental housing of modest nature with suitable amenities, and;

WHEREAS, MHA adopts payment standards for each bedroom size, based on the FMRs which are used to calculate housing assistance payments for families, and;

WHEREAS, HUD regulations allow housing authorities to vary from FMRs by up to 10% without requiring prior HUD approval, and up to 20% for EHV’s and;

WHEREAS, HUD has granted waivers and exceptions which allow MHA to approve payment standards 20% above the 50th percentile FMR;

WHEREAS, MHA policy requires specific analysis be performed to determine if the payment standard should be different than 100% FMR, and;

WHEREAS, MHA has performed the required review and determined that a change in payment standard will be greatly beneficial to program participants in finding decent and safe housing, and will not cause a funding deficit,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MISSOULA HOUSING AUTHORITY to adopt new payment standards for the Section 8 Housing Choice Voucher Program and Homeownership Program at 120% of the FMR, and for the Emergency Housing Voucher Program at 120% of the FMR.

Date: _____

Kaia Peterson, Chair
Board of Commissioners

Memo to: Sam Oliver, executive director, Board of Commissioners

From: Jim McGrath, director of HUD programs

Date: Sept. 13, 2023

Subj: FY 2024 voucher payment standards

Each year HUD publishes area Fair Market Rents (FMRs). These statistically derived rent levels determine various things, most importantly the Housing Choice Voucher Payment Standards that limit the amount of rental assistance we can pay per family depending on bedroom size. (The other significant thing FMRs do is that the Continuum of Care Permanent Supportive Housing vouchers (“Shelter Plus Care”) annual funding is based on them, so the grant amount goes up or down as the FMRs do.)

This year will be somewhat different. We now have two payment standards for two programs, we have a higher “success rate” FMR, and we have a waiver allowing us to set payment standards up to 120% of the FMRs.

The FMRs did increase substantially, but not as much as rents have.

I am including additional information and discussion for new board members or those who are interested in a deeper dive so to speak. But here is the discussion relevant to the board resolution proposed.

FY 2023 FMRs are:

The Success rate FY23 FMRs are

0	1	2	3	4
892	968	1196	1672	2037

FY24 are:

0	1	2	3	4
912	1066	1298	1829	2203

By regulation, MHA can set the Payment Standards (PS) for each bedroom size from 90% to 110% of the FMR, and up to 120% under the waiver. If the Board does not take action, the PS will default to 100% of the FMR (i.e. the published FMR, such as \$892 for 0 bedroom units.)

The 120% waiver is due to expire 12-31 (as it was last year) but we are lobbying to have it extended.

Remember that these PS represent the “Gross rent” for the unit, which is the rent plus an allowance for utilities if the tenant pays. So the maximum rent for most units is lower than the PS.

Currently, our PS are:

0	1	2	3	4
1010	1162	1435	2006	2444

If we set them to 110% they will be:

0	1	2	3	4
1003	1172	1427	2011	2423

Note that the ones in red are lower than the current standards.

If we set the FY 2023 PS at the highest level, 120% of the FMR, they will be:

0	1	2	3	4
1094	1279	1557	2194	2643

In order to make a recommendation to the board for setting the new PS levels, staff must perform certain analysis. We check how many current tenants are experiencing “rent burden” –paying more than 30 or 40% of their income towards rent. We also do a study of the market, looking at how many units currently available could be rented at the proposed levels. This study has become more central in recent years as the numbers of available affordable rentals has declined. Finally we see how much additional housing assistance we project it might cost if the PS increases and what impact that has on our budget.

45% of our participants are experiencing some rent burden, but a small number have to pay over 40%. This happens when a rent that is initially affordable increases over time due to periodic rent increases. If the rents go above the PS in that process, the tenant must pay the additional cost (or they can decide to move.) The fact that few currently experience rent burden is an indicator that current PS may be set at an appropriate level.

However, a number of our tenants have been forced to move, either by higher rents or by the landlord ending the lease for various reasons (change of use, change of ownership, anticipation of higher rents etc.) While tenants allowed to stay in place experience relatively little rent burden, the market rents are beginning to displace them.

The picture becomes more complex when we look at what our rent survey shows.

On September 1, we reviewed the listings for 8 of the larger property management companies which represents a pretty good cross section of those we typically work with. Some had very few available units (1 had zero).

Rents ranged quite a bit:

0	1	2	3	4
855 –1200	875-1450	1100-2500	1495-3095	2495-2995

The percentage of units that would be affordable using the maximum PS also varied:

0	1	2	3	4
50%	40%	51%	33%	0%

if we only raise it to 110%:

0	1	2	3	4
50%	27%	0%	19%	0%

Obviously, the 1 bedroom units have very few units within reach. The 4 bedroom only had a total of 4 units and none would be in reach.. (Yay Villagio!) We are still seeing rent inflation, so I anticipate the other bedroom rents moving up.

As for the budget analysis, the proposed PS would, according to HUD’s tool, only increase spending by a small amount. However, keep in mind that the higher our cost the fewer units we can lease and we are at low levels now.

The Emergency Housing Voucher program allows us to set payment standards at 120% of the FMR, which allows these extremely hard to house families more opportunities. Frankly we would like to set all of them at least there.

Proposed FY 2024 Payment standards:

0	1	2	3	4
1094	1279	1557	2194	2643

We currently have a waiver from HUD that is set to expire 12-31-23. We are working with NAHRO (our trade association) to lobby HUD to extend that.

Additional discussion

FMR history

FMRs in Missoula generally go up over time, but due to our small area-- which means the data is also smaller-- they have been known to be volatile, This seems to be particularly the case when there is a lot of construction, so we may see it again.

Here is a table of recent FMRs:

	0	1	2	3	4
FY2017	639	691	855	1245	1507
FY2018	662	735	925	1346	1629
FY2019	642	732	927	1340	1628
FY2020	626	722	918	1324	1612
FY 2021	685	772	979	1401	1695
FY 2022	717	813	1020	1440	1746

FY 2023 789 906 1120 1566 1908

In case you want to ask “Can we challenge HUD’s FMR and get a more accurate number?” the short answer is “no.” We are allowed to conduct our own survey as long as it meets HUD’s rigorous standards (which I have heard would cost a lot), but even if it produced a more desirable number and HUD accepted it, it would only become a factor a year later.

Probably the most controversial element in the methodology is using as one of the inflation factors the Consumer Price Index (CPI). The CPI includes things like gas and food which have larger, even global economies, whereas rents are very localized and change in much different ways. The CPI rate they used is lower than what Social Security used for their COLA. Go figure.

The wild card seems to be the “recent mover” factor. During years when there are a lot of new units going on line, since they tend to be higher rent, that number then becomes a factor. Once the units are absorbed, then the FMR drops.

Payment standards

Payment standards are the rent limits based on FMRs used in the Housing Choice Voucher program. The goal is to support modestly priced housing; the FMRs, for example, are 40th percentile rents. They apply by bedroom size (although not by unit type, so houses have the same PS as apartments and trailers).

If the gross rent (rent plus the utility allowance for the tenant-paid utilities) of the unit is less than or equal to the PS, then the tenant pays 30% of their income towards housing and the housing authority pays the rest. If the gross rent exceeds the payment standard, then the housing authority pays the difference between 30% of the tenant's income and the PS and the tenant then pays any additional rent above the PS.

For example, if 30% of the tenant's income is \$500, and the gross rent is \$1000 and the PS is \$1000, then the tenant pays \$500 and MHA pays \$500. But if the PS is \$900, then MHA pays only \$400 (\$900 - \$500) and the tenant pays the additional for a total of \$600.

At move in, HUD regs absolutely cap the amount you can go over the PS by only allowing the family to end up paying 40% of their income. But that rule does not apply down the road if the landlord requests rent increases. The family can choose to stay even as their share increases above 40%. Also, if their income goes down, they still have to pay any rent above the PS. So in the example, if the family loses their income, they are still responsible for \$100 per month. (If the rent is higher than the 40% allows, and the landlord does not agree to drop the rent, the tenant lease. So when we see market rents so far above the PS, it means our tenants are "locked out" of the rental market.)

When new PS are adopted, they do not go into effect for all families instantly. They change only at the family's annual recertification or at move in if they change units. In fact, if the PS goes down, they don't change. We also have a waiver that allows us to put the new PS anytime, which helps a lot of families. That will also expire 12-31-22 unless HUD extends it.

A note about utility allowances (UAs). We must use a state provided schedule, which is broken down by unit type (house versus apartment for instance), utility (heating versus water), source of energy (gas, electric) and unit size. So we have five schedules with a matrix of 130 choices. These are average monthly cost for average conservative users, so they are not equal to anyone's monthly bill ever. If they live in a modern energy efficient unit and like the room ice cold, the UA is much higher than their bills. If they live in a leaky old house and crank the heat up, the UA doesn't come close. But we can't change them.

RESOLUTION #1153
Approving Missoula Housing Authority's
FY2023 Operating Budget Revision #1

WHEREAS, a Revised Operating Budget for Fiscal Year Ending September 30, 2023 has been prepared accounting for changes to Missoula Housing Authority (MHA) operating revenues and expenditures incurred and anticipated through the course of the fiscal year, and

WHEREAS, the budget revision accounts for rental charges and expenditures consistent with provisions of law and HUD Annual Contributions Contracts, and

WHEREAS, the MHA certifies compliance with the provisions of Section 207(a) of the HUD Consolidated Annual Contributions Contract requiring the MHA to at least once a year re-examine the incomes of families participating in its programs, and

WHEREAS, the MHA certifies that no MHA employee reflected in the Operating Budget is serving in a variety of positions exceeding a 100 percent allocation of their time,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Missoula Housing Authority to approve the change as outlined in the attached budget, to be incorporated into Revised Operating Budget #1 for Fiscal Year Ending September 30, 2023.

Date

Kaia Peterson, Chair
Board of Commissioners
Missoula Housing Authority

RESOLUTION #1154

Approving Missoula Housing Authority's
FY2024 Operating Budget

WHEREAS, The Executive Director has submitted an Operating Budget for Fiscal Year Ending September 30, 2024.

WHEREAS, the Board has determined that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families.

WHEREAS, all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

WHEREAS, the Authority hereby certifies that it is in compliance with the provisions of Section 207(a) of the Consolidated Annual Contributions Contract in that the Authority shall at least once a year reexamine the income of families living in the Projects(s). Provided that the length of time between the admission of a family, subject to yearly reexamination and the first reexamination of such family may be extended to not more than eighteen (18) months if necessary to fit a reexamination schedule established by the PHA.

WHEREAS, the Authority certifies that "no PHA employee reflected in the Operating Budget is serving in a variety of positions which will exceed a 100 percent allocation of his/her time."

Now, therefore, be it resolved that the Board of Commissioners does hereby approve the Operating Budget for Fiscal Year Ending September 30, 2024.

Date

Kaia Peterson, Chair
Board of Commissioners
Missoula Housing Authority

Tab 4
Staff Reports

Missoula Housing Authority HCV Family Self-Sufficiency Program:

August 2023 Board Report

Current Caseload Total: 137

YTD Caseload Total: 174

Total Graduates: 13

Total Escrow Balance to Date: \$436,527.97

Total Forfeit/HELP Account Balance: \$13,337.00

There were no graduates this month.

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

This month, the coordinators have been focusing on back-to-school support for participating families, continuing to participate in committee work, and assisting participants with preparing for the upcoming career fair. Coordinators are actively helping participants apply for the new housing projects and obtain deposit assistance.

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: 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 9/13/2023

Board report September 2023

Waiting list report

Total number of unduplicated households on our waiting list: as of 9/13/2023 2458

<u>Waiting lists</u>	<u>#units</u>	<u>#on list</u>	<u>Date of most recent pull from list</u>
Housing Choice Voucher	858	1816	9/13/23
MHA Homes	194	1692	5/5/23
Shelter Plus Care	98	--*	8/30/23
Uptown	14	559	5/22/23
YWCA	6	0*	9/13/23
Silvertip PBRA	8	1436	3/1/23
811	64	1*	3/31/22
Cornerstone	12	0*	1/11/23
EHV	16	0*	8/16/23

New applicants

Since Aug 1, 2023 through Aug 31, 2023 162

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

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

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

Note: new vouchers	leased	award	issued
FYI	5	7	0
Mainstream	61	66	0
VASH	22	32	0
EHV	15	16	0

Tenant-based assistance

HCV Voucher Utilization FY 2023

Month	Total UML	Homeowner	FYI	Ports	TPV	VASH	Other	PBV vacant
October	873	14	9	7	138	26	674	5
November	876	14	9	7	136	27	679	4
December	864	13	8	7	133	26	674	3
January	858	14	7	7	131	27	670	2
February	866	14	5	7	130	26	680	4
March	866	13	5	7	128	25	682	6
April	863	13	5	7	127	25	683	3
May	864	13	6	6	126	24	685	4
June	866	13	6	6	126	24	685	6
July	865	13	6	6	124	25	686	5
Aug	863	13	6	7	124	23	686	4
Sep	867	13	5	7	125	22	691	4

Total FY23	10391		
Full utilization	12020		
Under	1629	86%	w/o VASH 87%
Percent new admissions <30% AMI			80%
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	867		
Total CY 23	7779		7558
Full Utilization	9102	w/o VASH	8726
	86%		87%

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..

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

Current outgoing portables	Total HAP
7	\$9440

Shelter Plus care:

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

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

HCV	15
SPC	0

Payment Summary

Property=ehv,hcv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=08/2023-08/2023 AND All Checks=Yes AND Include Voids=All Checks

Vendor	Date	Month	Amount Reconciled
v0002984 - 11TH STREET EXTRAVAGANZA LLC	8/1/2023	08-2023	319.00 8/31/2023
v0003397 - 3BS LLC	8/1/2023	08-2023	656.00 8/31/2023
v0003537 - BRITTONI BISHOP DBA	8/1/2023	08-2023	413.00 8/31/2023
v0002046 - BURGESS	8/1/2023	08-2023	683.00 8/31/2023
v0000161 - CEDAR VILLAS LLP	8/1/2023	08-2023	628.00 8/31/2023
v0001642 - CLARK	8/1/2023	08-2023	851.00 8/31/2023
v0002950 - CREEKSIDE APARTMENTS LLC	8/1/2023	08-2023	33,877.00 8/31/2023
v0003248 - DANA CREVAR	8/1/2023	08-2023	1,961.00 8/31/2023
v0000245 - DESCHAMPS INVESTMENTS	8/1/2023	08-2023	892.00 8/31/2023
v0001774 - EQUINOX DEVELOPMENT LP	8/1/2023	08-2023	5,626.00 8/31/2023
v0001569 - FIREWEED COURT LIMITED PARTNERSHIP	8/1/2023	08-2023	653.00 8/31/2023
v0002035 - FRANCIS	8/1/2023	08-2023	814.00 8/31/2023
v0003210 - GARY FLATOW	8/1/2023	08-2023	805.00 8/31/2023
v0001573 - GOLD DUST LIMITED PARTNERSHIP	8/1/2023	08-2023	1,709.00 8/31/2023
v0001501 - HALVERSON	8/1/2023	08-2023	584.00 8/31/2023
v0002385 - HOMEFORWARD	8/1/2023	08-2023	677.27 8/31/2023
v0003383 - JENNIFER VANENGELBURG	8/1/2023	08-2023	1,953.00 8/31/2023
v0000497 - KALLEMEYN	8/1/2023	08-2023	1,459.00 8/31/2023
v0002096 - KING COUNTY HOUSING AUTHORITY	8/1/2023	08-2023	5,263.81 8/31/2023
v0001574 - LENOX FLATS LIMITED PARTNERSHIP	8/1/2023	08-2023	2,613.00 8/31/2023
v0000617 - MISSOULA PROPERTY MANAGEMENT LLC	8/1/2023	08-2023	36,878.00 8/31/2023
v0001575 - ORCHARD GARDENS LIMITED PARTNERSHIP	8/1/2023	08-2023	5,279.00 8/31/2023
v0003335 - PATRICK EUGENE HAYS	8/1/2023	08-2023	398.00 8/31/2023
v0000783 - PORCH	8/1/2023	08-2023	1,024.00 8/31/2023
v0000791 - PROFESSIONAL PROPERTY MANAGEMENT INC	8/1/2023	08-2023	14,366.00 8/31/2023
v0002951 - SEARS	8/1/2023	08-2023	1,059.00 8/31/2023
v0002082 - SOLSTICE DEVELOPMENT LP	8/1/2023	08-2023	7,039.00 8/31/2023
v0001806 - SOUCIE	8/1/2023	08-2023	1,323.00 8/31/2023
v0002862 - SWEETGRASS COMMONS LLLP	8/1/2023	08-2023	3,726.00 8/31/2023
v0003601 - TROUT PROPERTIES LLC	8/1/2023	08-2023	347.00 8/31/2023
v0003496 - UNION PLACE I	8/1/2023	08-2023	3,581.00 8/31/2023
v0003497 - UNION PLACE II	8/1/2023	08-2023	4,777.00 8/31/2023
v0002551 - 4 RENT LLC	8/1/2023	08-2023	3,272.00 8/31/2023
v0003142 - 4RENT LLC	8/1/2023	08-2023	2,349.00 8/31/2023
v0000021 - ADEA PROPERTY MANAGEMENT	8/1/2023	08-2023	29,169.00 8/31/2023
v0003087 - AISLING PROPERTIES LLC	8/1/2023	08-2023	898.00 8/31/2023
v0002546 - ASPEN PLACE APARTMENTS	8/1/2023	08-2023	5,282.00 8/31/2023
v0002815 - BAIR CLARK PROPERTIES LLC	8/1/2023	08-2023	1,895.00 8/31/2023
v0000074 - BBF ENTERPRISES	8/1/2023	08-2023	597.00 8/31/2023
v0000100 - BITTERROOT PROPERTY MANAGEMENT INC	8/1/2023	08-2023	5,119.00 8/31/2023
v0002232 - BONNER HOMES LLC	8/1/2023	08-2023	1,102.00 8/31/2023
v0000115 - BOUNTY REAL ESTATE LLC	8/1/2023	08-2023	836.00 8/31/2023
v0000116 - BOURKE ROBINSON MANAGEMENT	8/1/2023	08-2023	852.00 8/31/2023
v0003339 - BURLINGTON GARDENS LLC	8/1/2023	08-2023	6,209.00 8/31/2023
v0002587 - BURT	8/1/2023	08-2023	1,614.00 8/31/2023
v0003492 - C. JOANNE WINTER	8/1/2023	08-2023	510.00 8/31/2023
v0002917 - CALIFORNIA STREET	8/1/2023	08-2023	1,367.00 8/31/2023
v0003506 - CAMAS DANISON-FIELDHOUSE	8/1/2023	08-2023	1,730.00 8/31/2023
v0000155 - CARAS PROPERTY MANAGEMENT COMPANY	8/1/2023	08-2023	7,118.00 8/31/2023
v0001989 - CHILCOTE HILLVIEW CHLP	8/1/2023	08-2023	1,174.00 8/31/2023
v0001988 - CHILCOTE ORCHARD HOMES OHLP	8/1/2023	08-2023	1,467.00 8/31/2023
v0001113 - CHINIKAILO	8/1/2023	08-2023	1,115.00 8/31/2023
v0001536 - CHINIKAILO	8/1/2023	08-2023	637.00 8/31/2023
v0000173 - CHINIKAYLO	8/1/2023	08-2023	1,579.00 8/31/2023

Payment Summary

Property=ehv,hcv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=08/2023-08/2023 AND All Checks=Yes AND Include Voids=All Checks

v0000174 - CHINIKAYLO	8/1/2023	08-2023	874.00	8/31/2023
v0002207 - CHINSKE	8/1/2023	08-2023	436.00	8/31/2023
v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	8/1/2023	08-2023	6,903.00	8/31/2023
v0000187 - CLARK FORK REALTY INC	8/1/2023	08-2023	5,437.00	8/31/2023
v0003381 - CLARK FORK VENTURES	8/1/2023	08-2023	214.00	
v0003070 - COAD I LP	8/1/2023	08-2023	908.00	8/31/2023
v0003071 - COAD II LP	8/1/2023	08-2023	1,226.00	8/31/2023
v0003072 - COAD III LP	8/1/2023	08-2023	579.00	8/31/2023
v0003098 - COMBINED HA CITY OF VANCOUVER	8/1/2023	08-2023	2,564.10	8/31/2023
v0003399 - CORIE M. FRITZ	8/1/2023	08-2023	319.00	
v0002315 - CRESCENT PROPERTY MANAGEMENT LLC	8/1/2023	08-2023	300.00	8/31/2023
v0003576 - CRJ TRAIL PROPERTIES LLC	8/1/2023	08-2023	1,636.00	8/31/2023
v0003514 - CROESUS LLC	8/1/2023	08-2023	455.00	8/31/2023
v0003520 - CRUACHAN INVESTORS STD LLC	8/1/2023	08-2023	1,447.00	8/31/2023
v0003458 - DANIEL J BOURASSA	8/1/2023	08-2023	1,016.00	8/31/2023
v0003423 - DARLENE DAVIS	8/1/2023	08-2023	559.00	
v0003567 - DEBRA C. TAYLOR-CRAGG	8/1/2023	08-2023	550.00	8/31/2023
v0000253 - DISCHNER	8/1/2023	08-2023	920.00	8/31/2023
v0002725 - EXECUTIVE PROPERTY MANAGEMENT LLC	8/1/2023	08-2023	637.00	8/31/2023
v0001475 - FAMILY INN DBA GRIZZLY APARTMENTS	8/1/2023	08-2023	788.00	8/31/2023
v0000315 - FANGSRUD	8/1/2023	08-2023	710.00	8/31/2023
v0002807 - FIDELITY	8/1/2023	08-2023	257.00	8/31/2023
v0001646 - FREY	8/1/2023	08-2023	375.00	8/31/2023
v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	8/1/2023	08-2023	43,203.00	8/31/2023
v0001677 - GARDEN DISTRICT I L P	8/1/2023	08-2023	9,183.00	
v0003501 - GEOFF CURTIS	8/1/2023	08-2023	1,840.00	8/31/2023
v0003205 - GMA INC	8/1/2023	08-2023	202.00	8/31/2023
v0003542 - GRANITE MOUNTAIN PROPERTY MANAGEMENT LLC	8/1/2023	08-2023	3,094.00	8/31/2023
v0002182 - GRC LLC	8/1/2023	08-2023	1,659.00	8/31/2023
v0000370 - GREAT PLACES INC	8/1/2023	08-2023	658.00	8/31/2023
v0003139 - GREG MCCUE	8/1/2023	08-2023	653.00	8/31/2023
v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	8/1/2023	08-2023	14,596.00	8/31/2023
v0000395 - HARRINGTON	8/1/2023	08-2023	1,345.00	8/31/2023
v0002576 - HAUBRICH	8/1/2023	08-2023	381.00	8/31/2023
v0001116 - HAUGE	8/1/2023	08-2023	461.00	8/31/2023
v0003414 - HEAHTER H. LEIPHAM	8/1/2023	08-2023	1,472.00	8/31/2023
v0000404 - HEIDRICK	8/1/2023	08-2023	651.00	8/31/2023
v0002319 - HIGHLAND PROPERTY MANAGEMENT	8/1/2023	08-2023	803.00	8/31/2023
v0003579 - HOGAN SENIOR LIVING LLC	8/1/2023	08-2023	1,237.00	8/31/2023
v0000424 - HOLY	8/1/2023	08-2023	681.00	8/31/2023
v0002007 - HOWELL	8/1/2023	08-2023	611.00	8/31/2023
v0001889 - IRELAND	8/1/2023	08-2023	793.00	8/31/2023
v0003361 - IVAN LEMEZA	8/1/2023	08-2023	338.00	8/31/2023
v0003441 - IVV PROPERTIES LLC	8/1/2023	08-2023	627.00	8/31/2023
v0003231 - JAMES E. WILSON	8/1/2023	08-2023	268.00	8/31/2023
v0003190 - JAMES R IMAN	8/1/2023	08-2023	143.00	8/31/2023
v0003540 - JC PROPERTY HOLDINGS LLC	8/1/2023	08-2023	1,267.00	8/31/2023
v0003084 - JEFF MOLTZEN	8/1/2023	08-2023	1,675.00	8/31/2023
v0003489 - JEFFREY A HARLOW	8/1/2023	08-2023	825.00	8/31/2023
v0002773 - JESSE GUEST	8/1/2023	08-2023	882.00	8/31/2023
v0000479 - JOHNSON	8/1/2023	08-2023	2,043.00	8/31/2023
v0003498 - JOSEPH J BECHTOLD & CHERIE ANTHONY-BECHTOLD	8/1/2023	08-2023	493.00	8/31/2023
v0002860 - JUSTIN BRADLEY	8/1/2023	08-2023	143.00	8/31/2023
v0003503 - KATHRYN ANNE SCHMIDT	8/1/2023	08-2023	812.00	8/31/2023
v0002660 - KATHRYN R FLYNN FAMILY LP	8/1/2023	08-2023	582.00	8/31/2023
v0003445 - KATHY SCHAFF	8/1/2023	08-2023	586.00	8/31/2023

Payment Summary

Property=ehv,hcv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=08/2023-08/2023 AND All Checks=Yes AND Include Voids=All Checks

v0000504 - KELLEY	8/1/2023	08-2023	612.00	8/31/2023
v0003507 - KHOURY ENTERPRISES INC PROPERTY MANAGEMENT	8/1/2023	08-2023	606.00	8/31/2023
v0001460 - LMB RENTALS LLC	8/1/2023	08-2023	1,118.00	8/31/2023
v0002073 - LOLO VISTA APARTMENTS LP	8/1/2023	08-2023	2,253.00	8/31/2023
v0002740 - M AND L GENERAL CONTRACTOR INC	8/1/2023	08-2023	523.00	8/31/2023
v0000554 - MACLAY COMMONS LLP	8/1/2023	08-2023	15,499.00	8/31/2023
v0003088 - MARTHA RIPLEY	8/1/2023	08-2023	326.00	8/31/2023
v0002210 - MARTINS PROPERTY MANAGEMENT LLC	8/1/2023	08-2023	1,810.00	8/31/2023
v0002510 - MARTINS PROPERTY MANAGMENT LLC	8/1/2023	08-2023	708.00	8/31/2023
v0000567 - MATELICH	8/1/2023	08-2023	295.00	8/31/2023
v0001157 - MATELICH	8/1/2023	08-2023	191.00	8/31/2023
v0003226 - MATTHEW OLIVER	8/1/2023	08-2023	754.00	8/31/2023
v0002386 - MCLAIN TWITE	8/1/2023	08-2023	1,202.00	8/31/2023
v0003521 - MEADOWLARK VENTURES	8/1/2023	08-2023	962.00	8/31/2023
v0000583 - MEYER	8/1/2023	08-2023	601.00	8/31/2023
v0001129 - MHA HOLDINGS LLC	8/1/2023	08-2023	21,241.00	8/31/2023
v0003204 - MHA MANAGEMENT LLC	8/1/2023	08-2023	9,287.00	8/31/2023
v0003330 - MHA MANAGEMENT LLC	8/1/2023	08-2023	146,798.00	8/31/2023
v0003546 - MHA-TRINITY APARTMENTS LLC	8/1/2023	08-2023	24,077.00	8/31/2023
v0001933 - MILLENNIUM REAL ESTATE AND MANAGEMENT	8/1/2023	08-2023	271.00	8/31/2023
v0000673 - MOTOWN INVESTMENTS LLP	8/1/2023	08-2023	1,690.00	
v0003406 - MS01 LLC	8/1/2023	08-2023	1,790.00	8/31/2023
v0003209 - MT PROPERTIES GROUP LLC	8/1/2023	08-2023	5,880.00	8/31/2023
v0003517 - MT PROPERTIES GROUP LLC	8/1/2023	08-2023	977.00	8/31/2023
v0001630 - MVE RENTALS	8/1/2023	08-2023	264.00	8/31/2023
v0000715 - NKSJB RENTALS	8/1/2023	08-2023	680.00	8/31/2023
v0000736 - OLSON	8/1/2023	08-2023	502.00	8/31/2023
v0000738 - OPPORTUNITY RESOURCES INC	8/1/2023	08-2023	952.00	8/31/2023
v0002198 - PALACE APARTMENTS LP	8/1/2023	08-2023	17,648.00	8/31/2023
v0002969 - PALMER	8/1/2023	08-2023	924.00	8/31/2023
v0000752 - PARKSIDE VILLAGE	8/1/2023	08-2023	14,514.00	8/31/2023
v0001631 - PETERSON	8/1/2023	08-2023	663.00	8/31/2023
v0003405 - PETERSON PROPERTIES	8/1/2023	08-2023	787.00	8/31/2023
v0002143 - PLUM PROPERTY MANAGEMENT LLC	8/1/2023	08-2023	5,654.00	8/31/2023
v0002340 - PM RENTALS	8/1/2023	08-2023	1,758.00	8/31/2023
v0003481 - REBECCA TUCKER GARY TUCKER	8/1/2023	08-2023	1,106.00	8/31/2023
v0003504 - REDWOOD FLATTS LLC	8/1/2023	08-2023	837.00	8/31/2023
v0000837 - REYNOLDS	8/1/2023	08-2023	565.00	8/31/2023
v0000135 - RIVER RIDGE	8/1/2023	08-2023	12,141.00	8/31/2023
v0003369 - RIVER RUN FLATS LLC	8/1/2023	08-2023	9,767.00	8/31/2023
v0003447 - RIVERSIDE VILLAGE	8/1/2023	08-2023	1,434.00	8/31/2023
v0000852 - RUSSELL PROPERTIES LP	8/1/2023	08-2023	443.00	8/31/2023
v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	8/1/2023	08-2023	14,989.00	8/31/2023
v0000857 - S A T FAMILY LIMITED PARTNERSHIP	8/1/2023	08-2023	3,369.00	8/31/2023
v0003417 - SAVAGE RENTALS	8/1/2023	08-2023	151.00	8/31/2023
v0000872 - SCHLEGEL	8/1/2023	08-2023	456.00	
v0000906 - SHERWOOD	8/1/2023	08-2023	891.00	8/31/2023
v0002195 - SILVERTIP APARTMENTS	8/1/2023	08-2023	34,905.00	8/31/2023
v0002571 - SIMONOVICH	8/1/2023	08-2023	72.00	8/31/2023
v0003422 - SKYVIEW LLLP	8/1/2023	08-2023	5,911.00	8/31/2023
v0003544 - SPEEDWAY	8/1/2023	08-2023	594.00	8/31/2023
v0000954 - STREAM AREA RENTALS	8/1/2023	08-2023	1,283.00	8/31/2023
v0000962 - SUMMIT PROPERTY MANAGEMENT INC	8/1/2023	08-2023	18,450.00	8/31/2023
v0003006 - T AND E LOWE RENTALS LLC	8/1/2023	08-2023	760.00	8/31/2023
v0000967 - T AND T DEVELOPMENT	8/1/2023	08-2023	747.00	8/31/2023
v0002681 - TABISH	8/1/2023	08-2023	421.00	

Payment Summary

Property=ehv,hcv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=08/2023-08/2023 AND All Checks=Yes AND Include Voids=All Checks

v0000974 - TARGET RANGE TRAILER COURT	8/1/2023	08-2023	3,276.00	8/31/2023
v0001275 - TSAKARESTOS	8/1/2023	08-2023	1,317.00	
v0002346 - TSUBER	8/1/2023	08-2023	1,132.00	8/31/2023
v0001994 - TUCKER	8/1/2023	08-2023	700.00	8/31/2023
v0002714 - TWITE	8/1/2023	08-2023	5,735.00	8/31/2023
v0000677 - TWITE FAMILY PARTNERSHIP	8/1/2023	08-2023	3,652.00	8/31/2023
v0001012 - TWO RIVERS MOBILE HOME PARK	8/1/2023	08-2023	584.00	8/31/2023
v0001256 - UNION SQUARE APARTMENTS	8/1/2023	08-2023	1,354.00	8/31/2023
v0002011 - VERITAS PROPERTY MANAGEMENT	8/1/2023	08-2023	918.00	8/31/2023
v0003357 - VICTORIA DAILEY	8/1/2023	08-2023	382.00	
v0003328 - VILLAGIO LLLP	8/1/2023	08-2023	4,794.00	8/31/2023
v0003564 - WESLEY DELANO	8/1/2023	08-2023	1,113.00	8/31/2023
v0001075 - WESTERN MT MENTAL HEALTH CENTER	8/1/2023	08-2023	1,041.00	8/31/2023
v0002561 - WESTVIEW MOBILE HOME PARK	8/1/2023	08-2023	731.00	8/31/2023
v0003249 - WHITAKER PARK TERRACES LLC	8/1/2023	08-2023	847.00	8/31/2023
v0001085 - WILKINS	8/1/2023	08-2023	757.00	8/31/2023
v0001930 - YARMOLICH	8/1/2023	08-2023	731.00	8/31/2023
v0001108 - YWCA OF MISSOULA	8/1/2023	08-2023	4,963.00	8/31/2023
v0001109 - ZAVARELLI ENT.	8/1/2023	08-2023	280.00	
v0003020 - ZILLASTATE PROPERTY MANAGEMENT	8/1/2023	08-2023	1,288.00	8/31/2023
v0001111 - MISSOULA HOUSING AUTHORITY	8/1/2023	08-2023	10,466.00	8/31/2023
v0000853 - RUSSELL SQUARE HOUSING LTD PARTNERS	8/1/2023	08-2023	599.89	8/31/2023
v0001205 - LES SCHWAB TIRES	8/1/2023	08-2023	1,349.83	8/31/2023
v0000282 - HONESTY AUTOMOTIVE	8/1/2023	08-2023	500.00	8/31/2023
v0003610 - CORY PHILLIPS	8/2/2023	08-2023	3,809.50	8/31/2023
v0000554 - MACLAY COMMONS LLP	8/2/2023	08-2023	2,006.00	8/31/2023
v0003330 - MHA MANAGEMENT LLC	8/2/2023	08-2023	5,006.00	8/31/2023
v0001108 - YWCA OF MISSOULA	8/2/2023	08-2023	1,435.00	8/31/2023
v0003321 - GREG'S TRANS INC	8/3/2023	08-2023	1,260.18	8/31/2023
v0000282 - HONESTY AUTOMOTIVE	8/8/2023	08-2023	226.20	
v0001991 - SAFELITE	8/8/2023	08-2023	369.98	8/31/2023
v0003098 - COMBINED HA CITY OF VANCOUVER	8/9/2023	08-2023	24.88	8/31/2023
v0003592 - COUNTY OF HAWAII	8/9/2023	08-2023	1,299.27	8/31/2023
v0000376 - GRIZZLY PROPERTY MANAGEMENT INC	8/9/2023	08-2023	807.00	
v0000554 - MACLAY COMMONS LLP	8/9/2023	08-2023	1,814.00	8/31/2023
v0003330 - MHA MANAGEMENT LLC	8/9/2023	08-2023	726.00	8/31/2023
v0003328 - VILLAGIO LLLP	8/9/2023	08-2023	2,894.00	8/31/2023
v0001797 - CLEARFLY COMMUNICATIONS	8/9/2023	08-2023	43.81	8/31/2023
v0000648 - MONTANA FAIR HOUSING	8/9/2023	08-2023	155.34	8/31/2023
v0000730 - OFFICE CITY	8/9/2023	08-2023	28.45	8/31/2023
v0000911 - SINCLAIR	8/9/2023	08-2023	34.38	8/31/2023
v0001402 - MONTANA INTERACTIVE	8/9/2023	08-2023	20.00	8/31/2023
v0002884 - MASTERCARD	8/9/2023	08-2023	1,567.49	8/31/2023
v0003616 - MASTERCARD	8/9/2023	08-2023	85.09	8/31/2023
v0003492 - C. JOANNE WINTER	8/14/2023	08-2023	1,515.00	8/31/2023
v0003519 - CITY OF MISSOULA DBA BRIDGE APARTMENTS	8/14/2023	08-2023	9,511.00	8/31/2023
v0000353 - GARDEN CITY PROPERTY MANAGEMENT INC	8/16/2023	08-2023	341.00	8/31/2023
v0003546 - MHA-TRINITY APARTMENTS LLC	8/16/2023	08-2023	502.00	8/31/2023
v0000752 - PARKSIDE VILLAGE	8/16/2023	08-2023	1,360.00	
v0000857 - S A T FAMILY LIMITED PARTNERSHIP	8/16/2023	08-2023	375.00	8/31/2023
v0002195 - SILVERTIP APARTMENTS	8/16/2023	08-2023	980.00	8/31/2023
v0002623 - SYNCHRONY BANK	8/17/2023	08-2023	1,094.96	8/31/2023
v0000254 - HUMAN RESOURCE COUNCIL	8/17/2023	08-2023	1,600.00	8/31/2023
v0003328 - VILLAGIO LLLP	8/24/2023	08-2023	652.00	
v0003032 - MISSOULA MUNICIPAL COURT	8/24/2023	08-2023	745.00	8/31/2023
v0003508 - TRADEHOME SHOES	8/24/2023	08-2023	139.99	8/31/2023

Payment Summary

Property=ehv,hcv,ms5,portprop,spc2006 AND Bank=fib5720 AND mm/yy=08/2023-08/2023 AND All Checks=Yes AND Include Voids=All Checks

v0001832 - VERIZON WIRELESS	8/24/2023	08-2023	42.99	8/31/2023
v0001111 - MISSOULA HOUSING AUTHORITY	8/31/2023	08-2023	35,065.27	
v0001111 - MISSOULA HOUSING AUTHORITY	8/31/2023	08-2023	36,915.05	

All LIHTC properties, excl trinity, villagio (.lihtc)

Balance Sheet (With Period Change)

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net	
	Current Period	Balance	Change	
1000-00	ASSETS			
1100-00	CASH			
1111-40	Cash_unrestricted	3,225,442.53	3,429,666.16	-204,223.63
1111-60	Cash_Replacement Reserve	1,492,273.43	1,478,632.87	13,640.56
1111-65	Cash_Replace Reserve_RMDG	37,656.00	37,656.00	0.00
1111-70	Cash_Debt Service Reserve	93,720.36	93,577.19	143.17
1111-80	Cash_ PH Operating Reserve	594,650.25	594,205.35	444.90
1111-90	Cash_Savings	23,368.61	23,368.44	0.17
1114-00	Cash_tenant security deposits	343,595.43	343,551.38	44.05
1117-00	Cash_Petty cash	80.00	80.00	0.00
1119-00	TOTAL CASH	5,810,786.61	6,000,737.39	-189,950.78
1120-00	ACCOUNTS RECEIVABLE			
1122-00	A/R_dwelling rent	90,164.19	86,848.84	3,315.35
1122-12	Allow doubt accts_rent	-19,480.38	-19,480.38	0.00
1122-14	A/R Ten HAP	9,340.00	4,364.00	4,976.00
1122-16	A/R PRA HAP	256.00	-1,688.00	1,944.00
1122-20	A/R tenants_other	7,283.39	1,755.22	5,528.17
1122-50	A/R Tenant based HAP suspense	-1,527.00	1,429.00	-2,956.00
1122-55	A/R PRA HAP suspense	-657.00	22.00	-679.00
1135-20	A/R_miscellaneous	6,570.98	8,070.98	-1,500.00
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	91,950.18	81,321.66	10,628.52
1170-00	DEFERRED CHARGES			
1175-00	Accum Amortization	-202,881.84	-201,952.27	-929.57
1211-00	Prepaid expenses	57,178.16	83,381.70	-26,203.54
1213-00	Prepaid Prop Ins	41,699.83	48,165.50	-6,465.67
1215-00	Prepaid_MIP	13,684.99	15,567.31	-1,882.32
1290-10	Tax escrow	40,860.38	31,584.53	9,275.85
1290-20	Insurance escrow	34,516.46	28,322.94	6,193.52
1290-30	MIP escrow	23,487.51	21,409.29	2,078.22
1300-00	TOTAL DEFERRED CHARGES	8,545.49	26,479.00	-17,933.51
1400-00	FIXED ASSETS			
1400-55	Accum depreciation	-14,562,425.61	-14,562,425.61	0.00
1400-57	Accum deprec current year	-7,582,637.79	-7,440,024.59	-142,613.20
1400-60	Land	8,469,999.62	8,469,999.62	0.00
1400-65	Land Improvements	141,325.11	48,666.00	92,659.11
1400-70	Buildings	43,531,849.96	43,531,849.96	0.00
1400-75	Building Improvements	326,491.56	326,491.56	0.00
1400-80	Dwelling furniture_fixtures equip	907,541.00	907,541.00	0.00
1400-90	Admin furniture_fixtures equip	90,312.50	90,312.50	0.00
1400-92	Dwelling furn_fixtures equip_Flooring	474,975.64	474,975.64	0.00
1400-93	Leasehold improvements	1,930,929.23	1,922,733.31	8,195.92
1420-00	Other assets	234,490.47	234,490.47	0.00
1500-00	TOTAL FIXED ASSETS NET OF DEPR	33,962,851.69	34,004,609.86	-41,758.17
1900-00	TOTAL ASSETS	39,874,133.97	40,113,147.91	-239,013.94

All LIHTC properties, excl trinity, villagio (.lihtc)
Balance Sheet (With Period Change)

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net	
	Current Period	Balance	Change	
2000-00	LIABILITIES & EQUITY			
2010-00	LIABILITIES			
2100-00	CURRENT LIABILITIES			
2110-10	Accounts payable < 90 days	130,030.59	256,249.85	-126,219.26
2110-20	Accounts payable_Accrued Prop Txs_related	70,469.11	61,473.84	8,995.27
2110-30	Management Fee Payable	10,441.00	10,441.00	0.00
2114-00	Tenant security deposit	317,279.65	316,418.65	861.00
2114-20	Security Deposit Clearing	0.00	-332.00	332.00
2114-40	Tenant pet deposit	10,632.00	11,682.00	-1,050.00
2114-50	Garage deposit	564.00	564.00	0.00
2128-00	TOTAL CURRENT LIABILITIES	539,416.35	656,497.34	-117,080.99
2129-00	NOTES PAYABLE			
2130-00	Current long term debt_capital prgrm	137,525.67	144,231.99	-6,706.32
2130-09	LT Debt-Def Developer Fee	73,276.00	73,276.00	0.00
2130-10	Long term debt net current_cap prgrm	13,134,336.66	13,152,281.91	-17,945.25
2130-11	Long term CDBG Loan	327,136.61	327,136.61	0.00
2130-17	Long term HOME	306,530.00	306,530.00	0.00
2130-30	Long term net current_operating	1,451,998.08	1,457,755.03	-5,756.95
2130-50	Non-current liabilities_other	433,529.16	433,529.16	0.00
2130-60	Loan Liability_non-current	6,552,877.05	6,560,832.13	-7,955.08
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	22,267,955.12	22,306,318.72	-38,363.60
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
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			
2185-00	Retention	6,585.09	6,489.98	95.11
2190-00	TOTAL TRUST DEPOSITS	6,585.09	6,489.98	95.11
2190-05	Current Portion of Cable Revenue contra	-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	105,870.34	99,172.49	6,697.85
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	2,537.00	3,195.00	-658.00
2240-40	PRA HAP suspense clearing	22.00	22.00	0.00
2700-00	TOTAL DEFERRED CREDITS	111,595.34	105,555.49	6,039.85

All LIHTC properties, excl trinity, villagio (.lihtc)
Balance Sheet (With Period Change)

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
2750-00	TOTAL LIABILITIES	23,238,184.44	23,387,494.07	-149,309.63
2800-00	EQUITY & FUND BALANCE			
2801-00	Invested in Cap Assets Net Related Debt	-662,532.53	-662,532.53	0.00
2804-10	Ltd. Partner Cap Contributions	19,128,523.26	19,128,523.26	0.00
2804-20	Gen Partner Cap Contributions	6,293,334.70	6,293,334.70	0.00
2806-00	Curr yr unrestricted net assets	-3,824,298.23	-3,734,593.92	-89,704.31
2809-00	Restricted Net Assets	144,161.81	144,161.81	0.00
2810-00	Unrestricted Net Assets	-4,443,239.48	-4,443,239.48	0.00
2900-00	TOTAL EQUITY & FUND BALANCE	16,635,949.53	16,725,653.84	-89,704.31
2950-00	TOTAL LIABILITIES & EQUITY FUND BAL	39,874,133.97	40,113,147.91	-239,013.94

Wildflower Apts. (wild)

Budget Comparison (with PTD)

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget
3000-00	INCOME		
3100-00	RENTAL INCOME		
3105-00	Gross Potential Rent	96,692.00	78,116.17
3110-05	Pet Rental Revenue		142.17
3110-30	Tenant revenue_other	2,380.00	1,163.33
3110-35	Garage rental	5,025.00	4,480.50
3110-45	Late payments	200.00	83.33
3110-54	Loss/Gain to Lease	-11,940.00	0.00
3110-55	Less Vacancy	-3,528.00	-2,348.58
3110-60	Plus Prepaid Rent	0.00	-553.08
3200-00	NET RENTAL INCOME	88,954.00	81,083.84
3420-00	OTHER INCOME		
3430-00	Investment income_unrestricted	432.20	1.67
3480-00	Laundry & vending income	459.63	558.00
3690-00	Other Income	0.00	97.58
3700-00	TOTAL OTHER INCOME	891.83	657.25
3900-00	TOTAL INCOME	89,845.83	81,741.09
4000-00	EXPENSES		
4100-00	ADMINISTRATION		
4111-00	Salaries administrative	4,742.17	5,186.25
4111-10	Payroll taxes_administrative	393.64	390.42
4111-20	Employee benefit contributions_	1,511.27	563.67
4130-10	Legal Expense	75.00	33.33
4130-30	Technical admin support	1,010.24	500.00
4140-00	Training	0.00	83.33
4150-00	Travel	0.00	125.00
4175-30	Management fees-Non-PH	4,350.68	3,933.50
4190-00	Sundry_administrative	0.00	16.67
4190-11	Office expense	186.20	208.33
4190-12	Postage	0.00	8.33
4190-13	Communications	213.14	208.33
4190-15	Marketing and leasing	-150.22	125.00
4200-00	TOTAL ADMINISTRATION	12,332.12	11,382.16
4300-00	UTILITIES		
4310-00	Water	3,159.72	1,518.42
4315-00	Sewer	1,377.56	1,275.83
4320-00	Electricity	251.47	345.83
4330-00	Gas	92.01	255.58
4395-00	TOTAL UTILITIES	4,880.76	3,395.66
4400-00	MAINTENANCE & REPAIR		

Wildflower Apts. (wild)

Budget Comparison (with PTD)

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget
4415-00	Salaries maintenance	3,806.53	4,010.92
4415-10	Payroll taxes_maintenance	269.93	306.83
4415-20	Employee benefit contributions_r	0.00	1,039.92
4420-00	Materials	530.87	1,250.00
4420-10	Small tools & equipment	0.00	58.33
4420-11	Gasoline & oil	0.00	12.50
4420-12	Paint and coatings	0.00	258.33
4420-13	Doors	0.00	250.00
4420-14	Auto parts & tires	18.55	0.00
4420-15	Janitorial supplies	0.00	20.83
4420-16	Window coverings	0.00	208.33
4420-17	Flooring	0.00	166.67
4420-18	Appliances-Dwelling	0.00	166.67
4420-21	Uniforms	115.50	0.00
4430-00	Fees for Service	53.00	104.17
4430-11	Maintenance contracting	130.00	274.92
4430-13	Appliance repair	0.00	41.67
4430-14	Auto service and repair	0.00	33.33
4430-15	Carpet cleaning	135.00	183.08
4430-16	Electrical contractor	415.00	125.00
4430-17	Equipment repairs	0.00	33.33
4430-18	Glass/screen repairs	0.00	291.67
4430-19	Heating/Cooling	0.00	291.67
4430-20	Lawn maintenance	1,480.00	3,000.00
4430-21	Plumbing contractor	1,900.00	0.00
4430-28	Exterminating	0.00	250.00
4430-29	Inspections	1,146.60	0.00
4430-30	Janitorial cleaning	531.30	583.33
4430-31	Garage doors	0.00	58.33
4431-00	Garbage removal	2,028.14	2,666.67
4440-00	TOTAL MAINTENANCE & REPAIRS	12,560.42	15,686.50
4500-00	GENERAL EXPENSES		
4510-10	Insurance premiums_liability	732.22	729.83
4510-20	Insurance premiums_property	2,771.40	2,471.42
4510-40	Insurance premiums_bond	4.42	10.50
4572-00	Bad debt_other	0.00	527.25
4580-10	Interest expense_perm debt	23,097.18	23,921.67
4650-00	TOTAL GENERAL EXPENSES	26,605.22	27,660.67
8000-00	TOTAL EXPENSES	43,818.10	42,438.49
9000-00	NET INCOME (LOSS)	46,027.73	39,302.60

All LIHTC properties, excl trinity, villagio (.lihtc)

Income Statement

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
3000-00	INCOME	
3100-00	RENTAL INCOME	
3105-00	Gross Potential Rent	536,417.00
3110-00	Tenant rental revenue	89.00
3110-05	Pet Rental Revenue	125.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	7,275.67
3110-35	Garage rental	5,840.00
3110-45	Late payments	725.00
3110-54	Loss/Gain to Lease	-51,750.00
3110-55	Less Vacancy	-27,625.00
3130-00	Utility Reimbursement	0.00
3190-00	Commercial rent	3,753.96
3200-00	NET RENTAL INCOME	474,850.63
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	954.73
3480-00	Laundry & vending income	1,991.88
3480-40	Insurance reimbursement_divide	0.00
3610-00	Interest Income	486.42
3610-30	Repl Reserve Interest	0.00
3690-00	Other Income	0.00
3700-00	TOTAL OTHER INCOME	3,433.03
3900-00	TOTAL INCOME	478,283.66
4000-00	EXPENSES	
4100-00	ADMINISTRATION	
4111-00	Salaries administrative	26,527.88
4111-10	Payroll taxes_administrative	2,189.27
4111-20	Employee benefit contributions_	10,855.10
4130-10	Legal Expense	175.00
4130-30	Technical admin support	6,138.83
4140-00	Training	0.00
4150-00	Travel	0.00
4171-00	Auditing fees	0.00
4175-20	Asset management fee expense	4,650.28
4175-30	Management fees-Non-PH	28,870.04
4180-00	Rent_office space	438.46
4190-00	Sundry_administrative	0.00
4190-11	Office expense	1,176.76
4190-12	Postage	141.38
4190-13	Communications	2,115.12

All LIHTC properties, excl trinity, villagio (.lihtc)

Income Statement

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4190-15	Marketing and leasing	-319.85
4200-00	TOTAL ADMINISTRATION	82,958.27
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	550.00
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	550.00
4300-00	UTILITIES	
4310-00	Water	13,372.10
4315-00	Sewer	7,635.54
4320-00	Electricity	7,999.78
4330-00	Gas	2,367.24
4395-00	TOTAL UTILITIES	31,374.66
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	25,776.61
4415-10	Payroll taxes_maintenance	1,834.85
4415-20	Employee benefit contributions_r	0.00
4420-00	Materials	3,698.88
4420-10	Small tools & equipment	327.71
4420-11	Gasoline & oil	549.26
4420-12	Paint and coatings	1,066.73
4420-13	Doors	0.00
4420-14	Auto parts & tires	148.40
4420-15	Janitorial supplies	655.69
4420-16	Window coverings	0.00
4420-17	Flooring	3,348.00
4420-18	Appliances-Dwelling	1,199.00
4420-19	Maintenance cost paid to tenants	0.00
4420-20	Lighting - fixtures	79.74
4420-21	Uniforms	552.34
4430-00	Fees for Service	278.25
4430-10	Window cleaning	75.00
4430-11	Maintenance contracting	7,396.04
4430-12	Alarm system service	0.00
4430-13	Appliance repair	927.00
4430-14	Auto service and repair	0.00
4430-15	Carpet cleaning	832.00
4430-16	Electrical contractor	415.00
4430-18	Glass/screen repairs	556.00
4430-19	Heating/Cooling	264.60
4430-20	Lawn maintenance	13,096.78
4430-21	Plumbing contractor	4,962.89
4430-22	Sewer service	0.00

All LIHTC properties, excl trinity, villagio (.lihtc)

Income Statement

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	0.00
4430-27	Elevator maintenance	2,789.80
4430-28	Exterminating	1,675.00
4430-29	Inspections	4,295.50
4430-30	Janitorial cleaning	3,410.57
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	8,111.66
4440-00	TOTAL MAINTENANCE & REPAIRS	88,323.30
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	0.00
4480-00	Protective services_other contracts	0.00
4490-00	TOTAL PROTECTIVE SERVICES	0.00
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	5,621.85
4510-20	Insurance premiums_property	23,318.24
4510-30	Insurance premiums_auto	511.19
4510-40	Insurance premiums_bond	28.73
4510-70	MIP-Mortgage Insurance	2,677.06
4571-00	Bad debt_tenant rents	0.00
4572-00	Bad debt_other	-35.89
4580-10	Interest expense_perm debt	59,073.82
4580-20	Interest expense_development financing	1,442.85
4580-30	Interest expense_other	0.00
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	9,052.24
4650-00	TOTAL GENERAL EXPENSES	101,690.09
8000-00	TOTAL EXPENSES	304,896.32
9000-00	NET INCOME (LOSS)	173,387.34
9300-00	Transfer to owner	119,548.88

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Income Statement

Period = Aug 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	74,925.25
3110-15	PRA tenant rent	0.00
3110-20	Tenant subsidy	178,801.00
3110-25	PRA Subsidy	0.00
3110-30	Tenant revenue_other	-100.00
3110-45	Late payments	600.00
3110-54	Loss/Gain to Lease	-852.00
3110-55	Less Vacancy	0.00
3200-00	NET RENTAL INCOME	257,910.25
3400-00	GRANTS AND DONATIONS	
3401-12	HUD PH_bookkeeping fee	0.00
3404-00	Other government grants	0.00
3410-00	PHA HAP Revenue	768,786.00
3410-10	HUD Admin Fee	79,723.00
3410-11	EHV-HAP REVENUE	11,435.00
3410-12	EHV-ADMIN REV	1,173.00
3410-13	MS5 HAP REV	47,846.00
3410-14	MS5 ADMIN REV	4,350.00
3410-20	HUD PHA FSS	44,031.28
3410-30	Port-In Admin Fee Earned	282.21
3410-40	Port-In HAP Earned	6,484.00
3415-00	TOTAL GRANTS AND DONATI	964,110.49
3420-00	OTHER INCOME	
3430-00	Investment income_unrestricted	1.20
3440-10	Management fee revenue	9,896.00
3440-20	External management fees	46,508.88
3451-00	Fraud Recovery_Admin	409.00
3480-00	Laundry & vending income	0.00
3480-40	Insurance reimbursement_divide	0.00
3610-00	Interest Income	2,281.44
3690-00	Other Income	911.95
3690-01	Fraud recovery_HAP	409.00
3690-02	Other Income_FSS Forfeits	4,527.70
3700-00	TOTAL OTHER INCOME	64,945.17
3900-00	TOTAL INCOME	1,286,965.91
4000-00	EXPENSES	
4100-00	ADMINISTRATION	

ness spc2006 valor hcv sro portprop dev uptwnhap phfss bcone mhahold rapid eap 110_cali mhahome

Income Statement

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4111-00	Salaries administrative	103,151.35
4111-10	Payroll taxes_administrative	7,923.09
4111-20	Employee benefit contributions_;	22,159.75
4130-10	Legal Expense	375.00
4130-20	Professional fees_administrative	0.00
4130-30	Technical admin support	9,000.81
4140-00	Training	95.00
4150-00	Travel	-1,227.31
4171-00	Auditing fees	0.00
4175-10	Bookkeeping fee expense	0.00
4175-15	Admin fees paid for ports	434.33
4175-30	Management fees-Non-PH	32,864.87
4180-00	Rent_office space	5,180.50
4190-00	Sundry_administrative	170.93
4190-11	Office expense	5,329.64
4190-12	Postage	1,858.62
4190-13	Communications	2,664.87
4190-14	Dues & subscriptions	155.52
4190-15	Marketing and leasing	1,597.81
4200-00	TOTAL ADMINISTRATION	191,734.78
4211-00	TENANT SERVICES	
4231-00	Tenant services_other	39,869.47
4232-00	FSS rounding account	-0.09
4245-00	Relocation costs	0.00
4250-00	TOTAL TENANT SERVICES	39,869.38
4300-00	UTILITIES	
4310-00	Water	8,606.69
4315-00	Sewer	3,171.09
4320-00	Electricity	8,941.54
4330-00	Gas	1,357.73
4395-00	TOTAL UTILITIES	22,077.05
4400-00	MAINTENANCE & REPAIR	
4415-00	Salaries maintenance	21,794.38
4415-10	Payroll taxes_maintenance	1,593.98
4415-20	Employee benefit contributions_r	0.00
4420-00	Materials	3,248.54
4420-10	Small tools & equipment	359.99
4420-11	Gasoline & oil	331.27
4420-12	Paint and coatings	121.23
4420-13	Doors	0.00
4420-14	Auto parts & tires	55.65
4420-15	Janitorial supplies	145.99

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Income Statement

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4420-16	Window coverings	156.25
4420-17	Flooring	0.00
4420-18	Appliances-Dwelling	2,821.59
4420-20	Lighting - fixtures	0.00
4420-21	Uniforms	290.48
4430-00	Fees for Service	99.50
4430-11	Maintenance contracting	44,626.37
4430-12	Alarm system service	561.00
4430-13	Appliance repair	41.00
4430-14	Auto service and repair	3.00
4430-15	Carpet cleaning	0.00
4430-18	Glass/screen repairs	20.00
4430-19	Heating/Cooling	145.00
4430-20	Lawn maintenance	9,961.52
4430-21	Plumbing contractor	746.95
4430-22	Sewer service	0.00
4430-24	Painting	680.70
4430-25	Snow removal	0.00
4430-26	Sprinkler system maintenance	184.73
4430-27	Elevator maintenance	849.13
4430-28	Exterminating	0.00
4430-29	Inspections	2,807.00
4430-30	Janitorial cleaning	2,761.00
4430-31	Garage doors	0.00
4430-32	Dry/Blind cleaning	0.00
4431-00	Garbage removal	5,458.05
4440-00	TOTAL MAINTENANCE & REPAIRS	99,864.30
4450-00	PROTECTIVE SERVICES	
4465-00	Protective services labor	0.00
4480-00	Protective services_other contracts	61.50
4490-00	TOTAL PROTECTIVE SERVICE	61.50
4500-00	GENERAL EXPENSES	
4510-10	Insurance premiums_liability	6,220.42
4510-20	Insurance premiums_property	6,910.41
4510-30	Insurance premiums_auto	638.91
4510-40	Insurance premiums_bond	48.75
4510-50	Insurance premiums_D&O	1,022.69
4571-00	Bad debt_tenant rents	5,764.00
4572-00	Bad debt_other	987.00
4580-10	Interest expense_perm debt	6,628.77
4590-00	Other general expenses	0.00
4590-10	Property Tax_SIDs	0.00

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Income Statement

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		Period to Date
4650-00	TOTAL GENERAL EXPENSES	28,220.95
4715-00	HAP Housing assistance payment	798,273.00
4715-10	Utility reimbursement payment U	3,378.00
4715-20	HAP FSS Escrow payments	26,934.00
4715-30	Port HAP URP	9,395.00
4750-00	TOTAL HAP EXPENSE	<u>837,980.00</u>
8000-00	TOTAL EXPENSES	<u>1,219,807.96</u>
9000-00	NET INCOME (LOSS)	<u>67,157.95</u>

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Balance Sheet (With Period Change)

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net	
	Current Period	Balance	Change	
1000-00	ASSETS			
1100-00	CASH			
1111-40	Cash_unrestricted	4,816,624.83	4,717,122.80	99,502.03
1111-50	Cash - Restricted	1,227,504.14	1,231,823.14	-4,319.00
1111-60	Cash_Replacement Reserve	436,700.17	435,861.49	838.68
1114-00	Cash_tenant security deposits	75,218.11	75,216.91	1.20
1117-00	Cash_Petty cash	210.00	210.00	0.00
1119-00	TOTAL CASH	6,556,257.25	6,460,234.34	96,022.91
1120-00	ACCOUNTS RECEIVABLE			
1121-00	Fraud recovery	14,292.50	13,958.50	334.00
1121-10	Allow doubtful accts_fraud	-1,419.51	-1,419.51	0.00
1122-00	A/R_dwelling rent	38,826.21	57,552.46	-18,726.25
1122-12	Allow doubt accts_rent	-3,391.96	-3,391.96	0.00
1122-14	A/R Ten HAP	1,848.00	1,251.00	597.00
1122-20	A/R tenants_other	-970.10	-1,929.10	959.00
1122-30	A/R EAP loans	15,001.23	14,794.98	206.25
1122-50	A/R Tenant based HAP suspense	-1,366.00	-8,397.75	7,031.75
1123-00	A/R - P.N.	-400.00	-400.00	0.00
1125-00	A/R_HUD	87,763.54	84,571.54	3,192.00
1131-00	Notes & mortgages receivable_current	29,714.42	29,714.42	0.00
1135-10	A/R_other government	18,920.15	14,750.11	4,170.04
1135-20	A/R_miscellaneous	8,433.23	6,305.61	2,127.62
1140-12	Due from_HCV	17,004.00	2,057.04	14,946.96
1140-13	Due from_EHV	292.50	0.00	292.50
1140-15	Due from_MS5	1,170.00	0.00	1,170.00
1140-23	Due from_TRINITY	2,345,927.19	2,345,927.19	0.00
1140-24	Due from_VILLAGIO	56,549.79	56,290.23	259.56
1145-00	Accrued interest receivable	245,310.52	245,310.52	0.00
1149-00	TOTAL RECEIVABLE NET ALLOWANCES	2,873,505.71	2,856,945.28	16,560.43
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	478,931.38	481,440.12	-2,508.74
1159-50	Other assets	300.00	300.00	0.00
1160-00	TOTAL OTHER ASSETS	4,495,894.66	4,498,403.40	-2,508.74
1161-00	INVESTMENTS			
1165-10	FSS escrow	407,587.70	414,000.86	-6,413.16
1165-20	FSS Forfeits	9,763.09	1,422.97	8,340.12
1169-00	TOTAL INVESTMENTS	417,350.79	415,423.83	1,926.96
1170-00	DEFERRED CHARGES			
1211-00	Prepaid expenses	39,710.07	55,160.04	-15,449.97
1260-00	Consumable inventory	8,575.21	8,575.21	0.00
1285-00	Payroll Clearing	-0.01	-0.01	0.00

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Balance Sheet (With Period Change)

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
1295-10 Interprogram due_MHAHOME	0.00	26,055.44	-26,055.44
1295-11 Interprogram due_dev	2,700.00	2,700.00	0.00
1295-13 Interprogram due_2006 spc	17,312.00	8,656.00	8,656.00
1295-18 Interprogram due_business	-18,466.50	0.00	-18,466.50
1295-19 Interprogram due_Uptown Grant	1,240.00	0.00	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 int	117,190.31	117,190.31	0.00
1300-00 TOTAL DEFERRED CHARGES	816,482.57	866,558.48	-50,075.91
1400-00 FIXED ASSETS			
1400-55 Accum depreciation	-12,044,255.87	-12,044,255.87	0.00
1400-57 Accum deprec current year	-1,517,241.15	-1,463,067.67	-54,173.48
1400-60 Land	1,462,434.40	1,462,434.40	0.00
1400-70 Buildings	19,885,712.96	19,885,712.96	0.00
1400-75 Building Improvements	33,323.29	33,323.29	0.00
1400-80 Dwelling furniture_fixtures equip	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	15,586,924.09	15,641,097.57	-54,173.48
1900-00 TOTAL ASSETS	30,746,415.07	30,738,662.90	7,752.17
2000-00 LIABILITIES & EQUITY			
2010-00 LIABILITIES			
2100-00 CURRENT LIABILITIES			
2110-10 Accounts payable < 90 days	76,379.00	116,138.26	-39,759.26
2114-00 Tenant security deposit	71,395.00	72,295.00	-900.00
2114-20 Security Deposit Clearing	0.00	-650.00	650.00
2114-40 Tenant pet deposit	593.00	593.00	0.00
2120-12 State Withholding Payable	283.86	0.00	283.86
2120-13 FICA_Medicare Tax	7,237.37	7,237.37	0.00
2120-14 1st Non-profit unemployment ins	4,039.04	3,191.11	847.93
2120-15 Workers Comp Payable	-49,573.10	-48,131.88	-1,441.22
2120-16 Health Insurance (Pacsources)Co pay	-40,479.39	-39,681.40	-797.99
2120-17 AFLAC Premium	678.56	678.56	0.00
2120-18 Medical/childcare flex	7,719.50	6,215.42	1,504.08
2125-00 Other current liabilities	5,601.41	4,955.25	646.16
2127-00 Interprogram due to	0.00	-2,000.00	2,000.00
2127-18 Interprogram due_business	18,552.00	8,656.00	9,896.00
2127-21 Interprogram due_IDC/MHA loan	20,797.17	0.00	20,797.17

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Balance Sheet (With Period Change)

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
2128-00 TOTAL CURRENT LIABILITIES	123,223.42	129,496.69	-6,273.27
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	265,465.53	266,046.55	-581.02
2130-18 EPC - 1ST SECURITY loan	1,549,810.95	1,569,899.81	-20,088.86
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	8,265,641.91	8,286,311.79	-20,669.88
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	418,437.43	397,440.57	20,996.86
2185-00 Retention	16,376.96	15,878.90	498.06
2190-00 TOTAL TRUST DEPOSITS	434,814.39	413,319.47	21,494.92
2200-00 DEFERRED CREDITS			
2240-00 Prepaid Rent	50,240.88	52,678.70	-2,437.82
2240-30 Ten_hap suspense clearing	4,252.75	1,714.00	2,538.75
2700-00 TOTAL DEFERRED CREDITS	54,493.63	54,392.70	100.93
2750-00 TOTAL LIABILITIES	9,059,839.48	9,065,186.78	-5,347.30
2800-00 EQUITY & FUND BALANCE			
2801-00 Invested in Cap Assets Net Related Debt	9,932,849.96	9,932,849.96	0.00
2806-00 Curr yr unrestricted net assets	86,152.71	73,168.24	12,984.47
2809-00 Restricted Net Assets	533,229.40	533,229.40	0.00
2809-10 EAP Fund_Restricted	2,308.50	2,193.50	115.00
2810-00 Unrestricted Net Assets	11,132,035.02	11,132,035.02	0.00
2900-00 TOTAL EQUITY & FUND BALANCE	21,686,575.59	21,673,476.12	13,099.47
2950-00 TOTAL LIABILITIES & EQUITY FUND BAL	30,746,415.07	30,738,662.90	7,752.17