



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, August 23, 2023

Time: 5:30 p.m. – Columbia Housing Authority Regular Meeting

Place: CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of July 12, 2023, Open Meeting Minutes, August 8, 2023, Closed Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

- VI. **Resolution 2923:** A Resolution to Accept the Audited Financial Statements of the Mid-Missouri Veterans Housing Development Group, LP, the Stuart Parker Housing Development Group, LP, the Bear Creek Housing Development Group, LP, the Oak Towers Housing Development Group, LP, the Bryant Walkway Housing Development Group, LP, and the Bryant Walkway II Housing Development Group, LP for Calendar Year Ending December 31, 2022.
- VII. **Resolution 2924:** To Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2022.
- VIII. **Resolution 2925:** To Accept the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2022.
- IX. **Resolution 2926:** To Adopt Revisions to the FY 2023 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.
- X. **Resolution 2927:** Authorizing the Chief Executive Officer to Execute the Appropriate Documents and Agreements with First Mid Bank for Banking and Depository Services for the Columbia Housing Authority.
- XI. **Resolution 2928:** Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Missouri Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.

REPORTS

- XII. Maintenance Department Update
- XIII. June Financials
- XIV. Director Reports: Safety, Resident Services, Affordable Housing Development and Compliance, Affordable Housing Programs, Affordable Housing Operations and Human Resources.
- XV. Current Events

PUBLIC AND COMMISSIONER COMMENT

- XVI. Public Comment (Limited to 5 minutes per speaker)
- XVII. Commissioner Comment
- XVIII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Michelle Betz, Executive Assistant at (573) 443-2556, extension 1122 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Betz by email at the following address: www.info@columbiaha.com

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: www.info@columbiaha.com

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING July 12, 2023, BOARD MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on July 12, 2023, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:31 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Robin Wenneker, Vice Chair Commissioner
Rigel Oliveri, Commissioner
Jama Rahn, Commissioner
Steve Calloway, Commissioner – By Zoom

CHA Staff: Randy Cole, CEO
Michelle Betz, Executive Assistant
Dana Harris, HR Manager
Laura Lewis, Director of Affordable Housing Operations
Tammy Matondo, Director of Affordable Housing Development and Compliance
Justin Anthony, Director of Resident Services
Tawanda Edwards, Director of Housing Programs
Jeff Forck, Director of Safety
Tim Koske, Chief Financial Officer
Linda Edwards, Accountant
Conner Mills, Systems Administrator

III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Ms. Oliveri and second by Ms. Wenneker. All Commissioners voted “aye”. Mr. Hutton declared the amended agenda adopted.

IV. Approval of June 7, 2023, Amended Open Meeting Minutes:

Mr. Hutton called for a motion to approve the amended minutes from the open meeting of June 7, 2023. Mr. Hutton noted that this was a regular meeting. A motion was made by Mr. Calloway and second by Ms. Wenneker. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Public Comment.

There were no public comments.

REPORTS

VI. Website Review

Mr. Mills reviewed highlights on the new Columbia Housing Authority website, with the goal to go live by July 19, 2023.

Ms. Wenneker asked about updating the website with new pictures to more reflect CHA.

Mr. Calloway requested a review of language referring to homelessness. Other minor revisions were discussed.

VII. CHA FY2023 May Financial Statement

Mr. Koske reviewed highlights from the May Financial report sharing that the revenues are a little lower than expenditures and the HCV is \$8,874 below budget and Public Housing is \$234,943 above budget and LIHTC \$53,148 above budget.

Mr. Cole stated that he has been getting a report every 2 weeks from Mr. Koske on the cash position on all the accounts.

VIII. Director Reports: Resident Services, Affordable Housing Development and Compliance Affordable Housing Programs, Affordable Housing Operations, and Safety.

IX. Resident Services:

Mr. Anthony reviewed highlights from the MAP program. Mr. Anthony stated their was information on the 21st Century grant that was never passed on to the finance dept. Which in turn led the finance dept to believe MAP had an extra \$56,000 in funding, which was not accurate. The finance dept is trying to figure out how to adjust and to cover the difference in funding. Mr. Anthony stated they asked and received extra funds from CPS ESSER to help make up for some of the short fall. They have also reached out to the Downtown Optimist Club and received the funds; they have asked MAP employees not to come in when there are no programs on those days and have also reached out to COMOGIVES. The MAP program is still working to fill a \$15,777 gap.

Affordable Housing Development Report:

Ms. Matondo stated they had their second Resident meeting for Providence Walkway on July 11, 2023, they had 3 people/2 different households. The residents had some positive comments.

Ms. Matondo stated the City ARPA application made it to the second round and will have the decision in July. CBDG applications will be decided on in August. The Kinney Point PD Plan amendment went to the city council for the first reading on July 17, 2023, and the final reading will be August 7, 2023. The final plans will go to the city for Kinney Point on July 21, 2023.

Housing Choice Vouchers & Special Program:

Ms. Edwards reviewed highlights from the Housing Choice Voucher Program, Emergency Housing Vouchers, Continuum of Care, HUD VASH Vouchers, Mainstream Vouchers and Tenant Based Rental Assistance report for May 2023.

Ms. Edwards shared that CHA currently has 1,162 applicants seeking program subsidy. CHA added 14 new lease ups for the month and there are 127 voucher holders searching for homes. There were 6 attritions for a gain of 8 new participants for the month of May.

Mr. Calloway inquired about the EHV vouchers that cannot be reissued after September 23, 2023. Ms. Edwards said any voucher that has already been issued we cannot reissue them to a family after September 23, 2023. Ms. Edwards said they have sent a request for referrals from Boone County Commission to end homelessness, they can get the vouchers out there, but they just cannot reissue them after September 23rd. Mr. Cole stated we hired a Homeless Services Coordinator that works closely with Ms. Johns and Mr. Reifsteck (Housing Ambassador) with lease-ups.

Mr. Calloway inquired about the Sec 8 Housing Choice Voucher Program – Monthly Management Report and the difference between graph labels, “Series 1 and Series 2”. Ms. Edwards responded with Series 1 is what we should be spending, and Series 2 is where we are with the spending.

Affordable Housing Report:

Ms. Lewis reviewed highlights from the Property Management Report for the month of May 2023, noting 12 families moved in and 16 families moved out or transferred units (3 households transferred, 1 passed away, 3 household moved in with family, 1 was terminated, 3 moved to a nursing home and 5 households moved to the private sector.) leaving an overall occupancy average of 97.58%.

Ms. Lewis shared out of 622 LIHTC/PBV units, 15 were vacant as of May 31, 2023, which is an overall occupancy rate of 97.58%.

Mr. Cole shared that Ms. Lewis and Ms. Betz have been collaborating with the new attorney for the Landlord/Tenant Lawsuits.

Safety:

Mr. Forck shared that there were 60 CHA Safety Department Reports in May and 234 Joint Communication Logs for May. Safety had 2 new residents move in meetings. Safety worked with CPD to locate a suspect from Nashville, TN.

Mr. Forck shared they assisted with CHA’s staff picnic and MAP BBQ with two hundred hot dogs and hamburgers.

X. Public Comment

There was no public comment.

XI. Commissioner Comment

There was no commissioner comment.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Ms. Wenneker. Mr. Hutton called the meeting adjourned at 7:14 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on July 10, 2023, I posted public notice of the July 12, 2023, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

Randy Cole, Chief Executive Officer

Date



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING August 8, 2023, CLOSED MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in closed session on August 8, 2023, via Zoom video conference. Mr. Hutton, Chair, called the meeting to order at 2:30 p.m.

The following Commissioners and Staff were present for the closed session:

Present: Bob Hutton, Chair Commissioner
 Robin Wenneker, Vice Chair Commissioner
 Steve Calloway, Commissioner – By Zoom
 Rigel Oliveri, Commissioner
 Jama Rahn, Commissioner

CHA Staff: Randy Cole, CEO

II. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Ms. Oliveri and a second by Ms. Wenneker. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

III. Adoption of Minutes

Mr. Hutton called for a motion to approve the agenda. A motion was made by Ms. Wenneker and a second by Mr. Calloway. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

IV. Roll Call:

Mr. Hutton asked for a motion and a roll call to go into CLOSED SESSION PURSUANT TO SECTION 610.021(2) RSMo. – Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor and 610.021 (1) RSMo. – Pertaining to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body and its representatives and its attorneys. A motion was made by Mr. Calloway

and a second by Ms. Oliveri. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

Yes: Hutton, Wenneker, Oliveri, Calloway, Rahn

No: None

Discussion:

The CHA Board of Commissioners and the CEO discussed leasing, purchase or sale of real estate as well as legal actions, causes of action or litigation involving a public governmental body. The CEO provided updates and status and answered questions of the CHA Board of Commissioners.

Mr. Hutton called for a motion to go out of closed meeting. Mr. Calloway made a motion to go out of closed session. A second was made by Ms. Rahn. Upon a roll call vote, the motion was passed by unanimous vote as follows:

Yes: Hutton, Wenneker, Oliveri, Calloway, Rahn

No: None

V. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 8:00 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on August 4, 2023, I posted public notice of the August 8, 2023, Closed Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

Randy Cole, Chief Executive Officer

Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: **Resolution 2923**: to Accept the Audited Financial Statements of the Mid-Missouri Veterans Housing Development Group, LP, the Stuart Parker Housing Development Group, LP, the Bear Creek Housing Development Group, LP, the Oak Towers Housing Development Group, LP, the Bryant Walkway Housing Development Group, LP, and the Bryant Walkway II Housing Development Group, LP for Calendar Year Ending December 31, 2022

Executive Summary

Each of the Columbia Housing Authority's (CHA) Low-Income Housing Tax Credit (LIHTC) properties is required to have an audit of its financial statements completed annually as part of its Limited Partnership Agreement. The annual audit includes test work performed on the financial records. The attached resolution accepts the Audited Financial Statements of the Mid-Missouri Veterans Housing Development Group, LP, the Stuart Parker Housing Development Group, LP, the Bear Creek Housing Development Group, LP, the Oak Towers Housing Development Group, LP, the Bryant Walkway Housing Development Group, LP, and the Bryant Walkway II Housing Development Group, LP for Calendar Year Ending December 31, 2021.

Discussion

RubinBrown LLP conducted the audits in accordance with U.S. generally accepted auditing standards. Those standards require RubinBrown LLP to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. RubinBrown LLP reports state that their audits provide a reasonable basis for their opinion.

RubinBrown LLP staff will be present to provide an overview and address questions regarding the audits at the CHA Board meeting. The audit reports are included with the board packet.

Recommended Commission Action

Accept the Audited Financial Statements for the Mid-Missouri Veterans Housing Development Group, LP, the Stuart Parker Housing Development Group, LP, the Bear Creek Housing Development Group, LP, the Oak Towers Housing Development Group, LP, the Bryant Walkway Housing Development Group, LP, and the Bryant Walkway II Housing Development Group, LP for the calendar year ending December 31, 2022.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2923

A Resolution to Accept the Audited Financial Statements of the Mid-Missouri Veterans Housing Development Group, LP, the Stuart Parker Housing Development Group, LP, the Bear Creek Housing Development Group, LP, the Oak Towers Housing Development Group, LP, the Bryant Walkway Housing Development Group, LP, and the Bryant Walkway II Housing Development Group, LP for Calendar Year Ending December 31, 2022

WHEREAS, the LIHTC Limited Partnership Agreements require that an annual audit of financial statements be performed by an independent public accounting firm; and

WHEREAS, MHDC requires additional compliance testing for entities that received HOME funding; and

WHEREAS, the accounting firm of RubinBrown LLP has performed an audit of the financial statements of the Mid-Missouri Veterans Housing Development Group, LP, the Stuart Parker Housing Development Group, LP, the Bear Creek Housing Development Group, LP, the Oak Towers Housing Development Group, LP, the Bryant Walkway Housing Development Group, LP, and the Bryant Walkway II Housing Development Group, LP for the calendar year ended December 31, 2022 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2923 accepting the independent audited financial statements of the Mid-Missouri Veterans Housing Development Group, LP, the Stuart Parker Housing Development Group, LP, the Bear Creek Housing Development Group, LP, the Oak Towers Housing Development Group, LP, the Bryant Walkway Housing Development Group, LP, and the Bryant Walkway II Housing Development Group, LP for the calendar year ending December 31, 2022, performed by RubinBrown LLP.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted August 23, 2023

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE
FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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Independent Auditors' Report

Partners
Mid-Missouri Veterans Housing
Development Group, L.P.
Columbia, Missouri

Opinion

We have audited the financial statements of Mid-Missouri Veterans Housing Development Group, L.P., Project No. 14-417-TE, which comprise the balance sheet as of December 31, 2022 and 2021, and the related statements of operations, partners' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Mid-Missouri Veterans Housing Development Group, L.P. as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit Of The Financial Statements section of our report. We are required to be independent of Mid-Missouri Veterans Housing Development Group, L.P. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Mid-Missouri Veterans Housing Development Group, L.P.'s ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Mid-Missouri Veterans Housing Development Group, L.P.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Mid-Missouri Veterans Housing Development Group, L.P.'s ability to continue as a going concern for a reasonable period of time.

Partners
Mid-Missouri Veterans Housing
Development Group, L.P.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, shown on pages 22 to 30, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information, except for page 30, has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for page 30, the information is fairly stated in all material respects in relation to the financial statements as a whole.

RubinBrown LLP

March 10, 2023

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

BALANCE SHEET

Page 1 Of 2

		December 31,	
		2022	2021
Assets			
Current Assets			
1120	Cash - operations	\$ 64,468	\$ 61,818
1130	Tenant accounts receivable	572	1,022
1131	Allowance for doubtful accounts	—	(214)
1130N	Net tenant accounts receivable	572	808
1135	Accounts receivable - HUD	1,048	291
1160	Accounts receivable - interest	—	1,750
1200	Prepaid expenses	457	915
1100T	Total Current Assets	66,545	65,582
Deposits Held In Trust - Funded			
1191	Tenant deposits held in trust	13,877	14,874
Restricted Deposits And Funded Reserves (Note 2)			
1320	Replacement reserve	70,479	63,823
1330	Other reserves	100,915	100,898
1300T	Total Deposits	171,394	164,721
Fixed Assets (Notes 4 And 5)			
1410	Land	122,500	122,500
1410	Land improvements	415,953	415,953
1420	Buildings and improvements	3,579,228	3,579,228
1450	Furniture for project/tenant use	125,219	125,219
1465	Furniture and equipment	5,240	5,240
1400T	Total Fixed Assets	4,248,140	4,248,140
1495	Less: Accumulated depreciation	801,080	677,756
1400N	Net Fixed Assets	3,447,060	3,570,384
Other Assets			
1520	Deferred costs, net (Note 1)	5,534	7,379
1000T	Total Assets	\$ 3,704,410	\$ 3,822,940

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

BALANCE SHEET

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Liabilities

		December 31,	
		2022	2021
Current Liabilities			
2110	Accounts payable - operations	\$ 4,522	\$ 3,056
2113	Accounts payable - entity (Note 3)	17,099	8,697
2120	Accrued wages payable	3,743	3,497
2123	Accrued management fee payable (Note 3)	850	768
2131	Accrued interest payable - first mortgage (Note 4)	676	730
2170	Mortgage payable - first mortgage (short-term) (Note 4)	11,334	11,009
2210	Prepaid revenue	7,602	1,593
2122T	Total Current Liabilities	45,826	29,350
Deposit And Prepayment Liabilities			
2191	Tenant deposits held in trust (contra)	13,830	14,868
Long-Term Liabilities			
2320	Mortgage payable - first mortgage (Note 4)	281,944	293,273
2322	Other mortgages payable - (long term) (Note 5)	2,226,728	2,268,558
2340	Debt issuance costs (Note 1)	(66,386)	(72,709)
2300T	Total Long-Term Liabilities	2,442,286	2,489,122
2000T	Total Liabilities	2,501,942	2,533,340
Partners' Equity			
3130	Partners' equity	1,202,468	1,289,600
2033T	Total Liabilities And Partners' Equity	\$ 3,704,410	\$ 3,822,940

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

STATEMENT OF OPERATIONS

		For The Years Ended December 31,	
		2022	2021
Revenues			
5100	Gross potential rents	\$ 196,650	\$ 191,875
5200	Less: Vacancies	4,616	2,264
5152N	Net Rental Revenues	192,034	189,611
5400	Financial revenue	2,755	2,334
5900	Other revenue	7,551	3,221
5000T	Total Revenues	202,340	195,166
Operating Expenses			
6300	Administrative expenses	36,838	34,603
6400	Utilities expense	22,011	20,253
6500	Operating and maintenance expenses	50,247	46,741
6600	Depreciation and amortization	125,169	125,169
6700	Taxes and insurance	28,067	28,132
6800	Financial expenses	18,177	18,782
6000T	Total Operating Expenses	280,509	273,680
	Rental Loss Before Partnership Expenses	(78,169)	(78,514)
7100T	Partnership Expenses	8,957	8,696
3250	Net Loss	\$ (87,126)	\$ (87,210)

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**STATEMENT OF PARTNERS' EQUITY
For The Years Ended December 31, 2022 And 2021**

	General Partner	Limited Partner	Special Limited Partner	State Limited Partner	Total
Allocation Percentage	0.009%	98.990%	0.001%	1.000%	100.000%
Balance - January 1, 2021	\$ 75	\$ 780,928	\$ —	\$ 596,205	\$ 1,377,208
Distributions	—	(394)	—	(4)	(398)
Net Loss	(9)	(86,329)	—	(872)	(87,210)
S1100-010 Balance - December 31, 2021	66	694,205	—	595,329	1,289,600
S1200-420 Distributions	—	—	—	(6)	(6)
3250 Net Loss	(8)	(86,246)	—	(872)	(87,126)
3130 Balance - December 31, 2022	\$ 58	\$ 607,959	\$ —	\$ 594,451	\$ 1,202,468

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

STATEMENT OF CASH FLOWS

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	For The Years Ended December 31,	
	2022	2021
Cash Flows From Operating Activities		
Receipts:		
Rental receipts	\$ 197,522	\$ 189,820
Interest receipts	4,505	584
Other operating receipts	7,551	3,221
Total Receipts	209,578	193,625
Disbursements:		
Administrative	13,204	12,667
Management fee	9,897	9,633
Utilities	22,011	20,253
Salaries and wages	23,884	30,090
Operating and maintenance	38,306	28,583
Real estate taxes	6,959	6,972
Property insurance	10,977	741
Miscellaneous taxes and insurance	9,673	11,174
Tenant security deposits	1,038	432
Interest on mortgages	8,728	9,039
Miscellaneous financial	836	4,023
Entity/construction disbursements:		
Asset management fees	2,899	8,442
Total Disbursements	148,412	142,049
Net Cash Provided By Operating Activities	61,166	51,576
Cash Flows From Financing Activities		
Mortgage principal payments	(11,004)	(10,693)
Principal payments on other mortgages payable	(41,830)	(28,012)
Distributions	(6)	(398)
Net Cash Used In Financing Activities	(52,840)	(39,103)
Net Increase In Cash And Restricted Cash	8,326	12,473
Beginning Of Year Cash And Restricted Cash	241,413	228,940
End Of Year Cash And Restricted Cash	\$ 249,739	\$ 241,413

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

STATEMENT OF CASH FLOWS

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	For The Years Ended December 31,	
	2022	2021
Reconciliation Of Net Loss To Net Cash		
From Operating Activities		
Net loss	\$ (87,126)	\$ (87,210)
Adjustments to reconcile net loss to net cash from operating activities:		
Depreciation	123,324	123,324
Amortization	1,845	1,845
Amortization of debt issuance costs	6,323	6,323
Changes in assets and liabilities:		
Tenant accounts receivable	236	(740)
Accounts receivable - HUD	(757)	61
Prepaid expenses	458	9,245
Accounts receivable - interest	1,750	(1,750)
Accounts payable - operations	1,466	985
Accounts payable - entity	2,344	(578)
Accrued liabilities	328	(614)
Accrued interest payable	(54)	(25)
Tenant security deposits held in trust	(1,038)	(432)
Prepaid revenue	6,009	888
Entity/construction liability accounts:		
Accrued asset management fees	6,058	254
Net Cash Provided By Operating Activities	\$ 61,166	\$ 51,576

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2022 And 2021**

1. Organization And Summary Of Significant Accounting Policies

Mid-Missouri Veterans Housing Development Group, L.P. (the Partnership), was organized on July 15, 2014 as a Missouri limited partnership for the purpose of acquiring, owning, developing, constructing and/or rehabilitating, leasing, managing, and operating a 25-unit apartment complex located in Columbia, Missouri, currently known as Mid-Missouri Veteran's Campus (the Project).

On May 1, 2015, the Partnership Agreement was amended and restated to permit the withdrawal of Philip Steinhaus, the Withdrawing Limited Partner, and admit RSEP Holding, LLC, a Delaware limited liability company, as the new Limited Partner, and Red Stone Equity Manager, LLC, a Delaware limited liability company, as the new Special Limited Partner, and Missouri Fund 2015 V, LLC, a Missouri limited liability company, as the State Limited Partner. On January 21, 2016, RSEP Holding, LLC assigned their interest in the Partnership to Red Stone Fund 48 Limited Partnership.

Rehabilitation was complete and the building was placed in service in March 2016.

The partners' interests in profits and losses are as follows:

General Partner:	Mid-Missouri Veterans Housing GP, LLC	0.009%
Limited Partner:	Red Stone Fund 48, LP	98.990%
Special Limited Partner:	Red Stone Equity Manager, LLC	0.001%
State Limited Partner:	Missouri Fund 2015 V, LLC	1.000%

The Project has qualified for and has been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The Project must meet the provisions of these requirements during each of the 15 consecutive years in order to be qualified to receive the credits.

The Project is regulated by the Missouri Housing Development Commission (MHDC) as to rent charges and operating methods. The regulatory agreement limits annual distributions of net operating receipts to surplus cash available at the end of each year.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements *(Continued)*

The Partnership will continue to operate perpetually, unless it is earlier dissolved and terminated by provisions of the Partnership Agreement.

Certain defined terms contained in the Partnership Agreement are denoted with initial capital letters throughout the notes to the financial statements.

Estimates And Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash And Restricted Cash

The Partnership invests its cash in financial institutions with strong credit ratings. At times, such balances may be in excess of Federal Deposit Insurance Corporation (FDIC) insurance limits.

The following is a reconciliation between cash and restricted cash reported within the balance sheet and the total cash and restricted cash on the statement of cash flows as of December 31:

		<u>2022</u>	<u>2021</u>
1120	Cash - operations	\$ 64,468	\$ 61,818
1191	Tenant deposits held in trust	13,877	14,874
1320	Replacement reserve	70,479	63,823
1330	Other reserves	100,915	100,898
	Total Cash And Restricted Cash	\$ 249,739	\$ 241,413

Tenant Deposits Held In Trust

Tenant deposits held in trust consist of security deposit funds collected from the tenants, separated from Project funds, and deposited into a trust account. All disbursements from the security deposit account must be only for refunds to tenants and for payment of expenses incurred by or on behalf of the tenants.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements *(Continued)*

Tenant Accounts Receivable

Tenant accounts receivable are stated at the amount management expects to collect from balances outstanding at year end. Based on management's assessment of the credit history with tenants having outstanding balances and current relationships with them, management has recorded an allowance for doubtful accounts. As of December 31, 2022, no amount was recorded in the allowance. As of December 31, 2021, the amount recorded in the allowance was \$214.

Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves are comprised of checking and money market funds which are stated at cost.

Replacement Reserve

The replacement reserve can only be used for improvements to buildings upon prior approval of the Special Limited Partner.

Rental Property

Rental property is carried at cost, less accumulated depreciation. Depreciation is provided using the half-year method with the following estimated useful lives:

Buildings and improvements	40 years
Land improvements	20 years
Furniture and equipment	10 years

Maintenance and repairs are charged to expense when incurred. Upon retirement or other disposition, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in income.

The Partnership reviews its investment in rental property for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the rental property to the future net undiscounted cash flow expected to be generated by the rental property, including the residual value of the rental property. If the rental property is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the rental property exceeds the fair value of such property. There was no impairment loss recognized for the years ended December 31, 2022 or 2021.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements *(Continued)*

Capitalized Interest

Interest during the period of construction, amounting to \$23,358 has been capitalized and is being amortized over the life of the buildings and its components.

Development Fees

Development fees of \$450,000 incurred for the development of the Project have been capitalized and added to the depreciable basis of the buildings.

Debt Issuance Costs

Debt issuance costs totaling \$101,161 consist of fees for obtaining the mortgage loans and are being amortized using the straight-line method over the term of the loan. Accumulated amortization totaled \$34,775 and \$28,452 at December 31, 2022 and 2021, respectively. Amortization of debt issuance costs is included in financial expenses on the statement of operations.

Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Tax Credit Fees

Tax credit fees totaling \$18,448 consist of fees associated with the low-income housing tax credits allocated to the Partnership, have been capitalized and are being amortized using the straight-line method over the ten-year tax credit period. As of December 31, 2022 and 2021, accumulated amortization amounted to \$12,914 and \$11,069, respectively.

Rental Revenue

The rental property is generally leased to tenants under one-year operating leases. Rental revenue is recognized as rent becomes due. Rental revenue received in advance is deferred until earned.

Income Taxes

Under provisions of the Internal Revenue Code and applicable state laws, the Partnership is not directly subject to income taxes. The results of its operations are includable in the tax returns of its partners. Therefore, no provision for income tax expense has been included in the accompanying financial statements.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements (*Continued*)

New Accounting Pronouncement

Effective January 1, 2022, the Partnership utilized the modified retrospective approach to adopt Accounting Standards Codification (ASC) Topic 842, *Leases*, which modifies the principles for the recognition, measurement, presentation, and disclosure of leases for both parties to a contract, the lessee and the lessor. The Partnership, as lessor, leases multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. Under ASC 842, the Partnership classifies the leases as operating leases and elects not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. The Partnership accounts for the combined lease and non-lease components under ASC 842. Lease income for the year ended December 31, 2022 totaled \$192,034. Based on the remaining terms of the lease agreements, the Partnership expects to receive lease payments totaling \$134,103 during the year ending December 31, 2023. The adoption of ASC 842 did not result in a cumulative adjustment to partners' equity. As the Partnership has elected to apply the new standard as of the adoption date of January 1, 2022, results for 2022 are presented under ASC 842, while the prior period financial statements have not been adjusted and continue to be presented under ASC 840, the accounting standard in effect at the time.

The Partnership has elected certain practical expedients, including the use of hindsight in determining the lease term at transition and the package of practical expedients to not reassess prior conclusions related to contracts containing leases, lease classification, and initial direct costs.

Subsequent Events

Management evaluates subsequent events through the date the financial statements are available for issue, which is the date of the Independent Auditors' Report.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements *(Continued)*

2. Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves consist of the following as of December 31:

	<u>2022</u>	<u>2021</u>
Replacement Reserve		
Balance at January 1	\$ 63,823	\$ 54,962
Additional deposit	752	—
Monthly deposits	8,890	8,630
Withdrawal	(4,330)	—
Interest earned, net of bank fees	1,344	231
Balance at December 31	<u>70,479</u>	<u>63,823</u>
Special Needs Reserve	25,000	25,000
Operating Reserve	73,474	73,467
Compliance Fund	774	767
Bond Fund	1,667	1,664
	<u>\$ 171,394</u>	<u>\$ 164,721</u>

Replacement Reserve

A Replacement Reserve is to be funded on the date of payment of the Fourth Capital Installment in an amount of \$15,000. Additional deposits of \$7,500 are required per year, payable in equal monthly installments, commencing on the anniversary date upon which the Project is placed in service. Such monthly payments shall increase by 3% each year. No withdrawal may be made without the consent of the Special Limited Partner.

Special Needs Reserve

A Special Needs Reserve is to be funded in the amount of \$25,000 or \$1,000 per unit, no later than the making of the Fourth Capital Contribution, to fund the Special Needs Reserve Fund, which was established by MHDC on July 1, 2013. The reserve provides assistance to properties with special needs residents that are experiencing temporary operational issues.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements (*Continued*)

Operating Reserve

An Operating Reserve of \$70,000 is to be funded on the date of payment of the Fourth Capital Installment into a segregated reserve account in the name of the Partnership. The Partnership shall fund the Operating Reserve from Net Cash Flow in order to maintain, to the extent possible, a balance at all times of at least \$70,000. No withdrawal may be made without the consent of the Special Limited Partner.

Compliance Fund

A reserve was established to fund compliance costs related to the bonds.

Bond Fund

A reserve was established to fund principal and interest payments related to the bonds.

3. Related Party Transactions

Property Management Fees

The Partnership entered into a management contract with the Housing Authority of the City of Columbia, Missouri (CHA), an affiliate of the General Partner. The management fee is equal to 5% of monthly gross collections. Management fees of \$9,979 and \$9,634 were incurred for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, \$850 and \$768, respectively, was payable.

Asset Management Fee

The Partnership shall pay the Special Limited Partner \$5,000 as an Asset Management Fee in connection with the Special Limited Partner's review of the operations of the Partnership and Project. The Asset Management Fee shall increase annually by 3% of the prior year's Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. During the years ended December 31, 2022 and 2021, the Partnership incurred an Asset Management Fee of \$5,971 and \$5,797, respectively. As of December 31, 2022 and 2021, fees of \$11,767 and \$5,796, respectively, remained payable and are included in accounts payable - entity.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements *(Continued)*

State LP Asset Management Fee

The Partnership shall pay the State Limited Partner \$2,500 as a State LP Asset Management Fee in connection with the State Limited Partner's annual review of the operations of the Partnership and Project. The State LP Asset Management Fee shall increase annually by 3% of the prior year's State LP Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. During the years ended December 31, 2022 and 2021, the Partnership incurred a State LP Asset Management Fee of \$2,986 and \$2,899, respectively. As of December 31, 2022 and 2021, fees of \$2,986 and \$2,899, respectively, remained payable and are included in accounts payable - entity.

Due To Affiliate

An entity associated with the Partnership through common ownership paid for costs on behalf of the Partnership. The balances owed at December 31, 2022 and 2021 were \$2,346 and \$2, respectively, and are included in accounts payable - entity.

Tax Credit Compliance Guaranty

The General Partner guarantees that the Limited Partner and State Limited Partner will be allocated federal and state low-income housing tax credits, in accordance with the Partnership Agreement, for any shortfall.

Operating Deficit Guaranty

Pursuant to the Amended and Restated Agreement of Limited Partnership, the General Partner shall advance to the Partnership as a loan an amount equal to the amount of the Operating Deficit. This obligation shall continue until the end of the Fiscal Year in which the fifth anniversary of the Lease-up Period or Stabilization period occurs. The guarantee is limited to a maximum of \$136,000. At December 31, 2022 and 2021, no such advance had been made.

MID-MISSOURI VETERANS HOUSING DEVELOPMENT GROUP, L.P.

Notes To Financial Statements (*Continued*)

Net Cash Flow Distribution

Net Cash Flow, as defined in the Partnership Agreement, is available for distribution at year end as follows:

1. To the Limited Partner until the aggregate amount of distributions made to the Limited Partner for the current and all prior years equals the Assumed Limited Partner Tax Liability for the current and all prior years;
2. To the Limited Partner and State Limited Partner in an amount equal to any unpaid Tax Credit Shortfall, Unpaid State Tax Credit Shortfall, Limited Partner Advances, and Special Additional Capital Contributions;
3. To pay any outstanding and unpaid Special Limited Partner Asset Management Fees to the Special Limited Partner and to pay any outstanding and unpaid State LP Asset Management Fees to the State Limited Partner;
4. To replenish the Operating Reserve to the Operating Reserve Floor;
5. To pay all amounts due under the Development Agreement;
6. To pay all amounts then due and payable under the subordinate secured Sponsored Loans;
7. To pay any outstanding Operating Deficit Loans and General Partner Loans, pro rata based on the outstanding balances of each;
8. To the Partners in accordance with their Percentage Interests, provided however that the Limited Partner receives a distribution equal to at least 10% of Net Cash Flow.

4. Mortgage Note Payable

The Partnership entered into a loan agreement with CHA on May 1, 2015, which allowed for total advances up to \$2,400,000 from proceeds from tax-exempt bonds to fund the acquisition and rehabilitation of the Project (the Note). The Note bears interest at an effective annual rate of Prime Rate plus 2%, but never less than 4%. Commencing on July 1, 2017, the loan converted to permanent financing and the Partnership is required to make monthly payments of principal and interest at 2.875% per annum. The Note matures on June 1, 2033 and is secured by a first mortgage on the property.

As of December 31, 2022 and 2021, the balance of the Note was \$293,278 and \$304,282, respectively. Interest expense of \$8,674 and \$9,014 was incurred for the years ended December 31, 2022 and 2021, respectively. Accrued interest as of December 31, 2022 and 2021 was \$676 and \$730, respectively.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements (*Continued*)

Aggregate annual maturities of the mortgage note payable as of December 31, 2022 are as follows:

<u>Year</u>	<u>Amount</u>
2023	\$ 11,334
2024	11,646
2025	12,013
2026	12,368
2027	12,733
Thereafter	233,184
	<u>\$ 293,278</u>

5. Other Mortgages Payable

The Partnership obtained additional financing from CHA under a loan commitment of \$500,000, secured by a deed of trust, for the acquisition and rehabilitation of the Project. The note is non-interest bearing through maturity. The Partnership shall make annual payments beginning on or after January 1, 2032 equal to 50% of Net Cash Flow, after full payment of the deferred development fee. The entire principal will become due at maturity on May 31, 2047. As of December 31, 2022 and 2021, the balance of the note was \$500,000.

Financing was also provided by Columbia Community Housing Trust, an affiliate of the General Partner, under a loan commitment of \$1,345,000 for the acquisition and rehabilitation of the Project. The loan is non-interest bearing through maturity. The Partnership shall make annual payments equal to 72% of remaining Net Cash Flow, subordinate to payment terms noted in the note payable above. The entire principal will become due at maturity on May 31, 2047. As of December 31, 2022 and 2021, the balance of the note was \$1,258,636 and \$1,289,181, respectively.

The Partnership obtained additional financing from Columbia Community Housing Trust, under a loan commitment of \$500,000 for the acquisition and rehabilitation of the Project. The loan is non-interest bearing through maturity. The Partnership shall make annual payments equal to 95% of remaining Net Cash Flow, subordinate to payment terms noted in both notes payable above. The entire principal will become due at maturity on May 31, 2047. As of December 31, 2022 and 2021, the balance of the note was \$468,092 and \$479,377, respectively.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements *(Continued)*

6. Capital Contributions

Contingent upon various requirements as outlined in the Partnership Agreement, the Partners shall make capital contributions to the Partnership as follows:

Capital Installment	General Partner	Limited Partner	Special Limited Partner	State Limited Partner	Total
First	\$ 100	\$ 108,820	\$ 10	\$ 59,899	\$ 168,829
Second	—	108,820	—	59,899	168,719
Third	—	544,100	—	299,497	843,597
Fourth	—	326,460	—	179,698	506,158
	\$ 100	\$ 1,088,200	\$ 10	\$ 598,993	\$ 1,687,303

As of December 31, 2022 and 2021, \$100 had been contributed by the General Partner, \$1,086,613 by the Limited Partner and \$598,993 by the State Limited Partner. The Special Limited Partner has made no contributions as of December 31, 2022 or 2021. The Limited Partner's final capital contribution was adjusted for a Net Downward Adjuster.

7. Commitments

The Project's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or gross rent or to correct non-compliance within a specified time period could result in recapture of previously taken tax credits, plus interest. Additionally, such potential noncompliance may require an adjustment to the contributed capital by the Limited Partners.

The Partnership is bound by a Land-Use Restriction Agreement with MHDC, which mandates the utilization of the Project pursuant to Section 42 of the Internal Revenue Code (Section 42) for a minimum of 30 years, even if disposition of the property by the Partnership occurs.

The Partnership has also entered into Land Use Restriction Agreements with the Housing Authority of the City of Columbia and UMB Bank, N.A. These agreements require that a percentage of the units be leased to low-income tenants, and otherwise regulates the Project for the duration of ownership by the Partnership and its successors.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.**

Notes To Financial Statements *(Continued)*

The Partnership and CHA have entered into a Section 8 Project-Based Voucher Program - PBV Housing Assistance Payments (HAP) Contract New Construction or Rehabilitation agreement with the Department of Housing and Urban Development (HUD). Under the agreement, CHA will provide the Partnership with housing assistance payments, consisting of both rent and utility allowance, on behalf of qualified tenants. The term of the agreement is for 15 years plus one option to renew for 5 years. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or CHA in accordance with HUD requirements, or sufficient appropriated funding (budget authority), as provided in appropriations acts and in the CHA's annual contributions contract with HUD, to make full payment of housing assistance payments due to the Partnership for any contract year in accordance with the HAP contract. The availability of sufficient funding must be determined by HUD or by CHA in accordance with HUD requirements. If there is not sufficient funding to continue housing assistance payments for all contract units or for the full term of the HAP contract, CHA has the right to terminate the HAP contract for any or all of the units.

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**SUPPORTING DATA REQUIRED BY MHDC
For The Year Ended December 31, 2022**

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount		
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$	98,422	
	Tenant Assistance Payments	5121	\$	98,228	
	Rent Revenue - Stores and Commercial	5140	\$	—	
	Garage and Parking Spaces	5170	\$	—	
	Flexible Subsidy Revenue	5180	\$	—	
	Miscellaneous Rent Revenue	5190	\$	—	
	Excess Rent	5191	\$	—	
	Rent Revenue/Insurance	5192	\$	—	
	Special Claims Revenue	5193	\$	—	
	Retained Excess Income	5194	\$	—	
	Total Rent Revenue	5100T		\$	196,650
Vacancies 5200	Apartments	5220	\$	331	
	Stores and Commercial	5240	\$	—	
	Rental Concessions	5250	\$	2,170	
	Loss to Lease	5260	\$	2,115	
	Garage and Parking Space	5270	\$	—	
	Miscellaneous	5290	\$	—	
Total Vacancies	5200T		\$	4,616	
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N		\$	192,034
Supportive Services 5390	Supportive Services Revenue	5390		\$	—
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$	1,411	
	Revenue from Investments - Residual Receipts	5430	\$	—	
	Revenue from Investments - Replacement Reserve	5440	\$	1,344	
	Revenue from Investments - Miscellaneous	5490	\$	—	
Total Financial Revenue	5400T		\$	2,755	
Other Revenue 5900	Laundry and Vending Revenue	5910	\$	2,191	
	Tenant Charges	5920	\$	3,032	
	Interest Reduction Payments Revenue	5945	\$	—	
	Cable TV / Internet Access Revenue	5954	\$	—	
	Miscellaneous Revenue	5990	\$	2,328	
Total Other Revenue	5900T		\$	7,551	
	Total Revenue	5000T		\$	202,340
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$	82	
	Management Consultants	6204	\$	—	
	Advertising and Marketing	6210	\$	—	
	Other Renting Expenses	6250	\$	221	
	Office Salaries	6310	\$	12,189	
	Office Expenses	6311	\$	1,527	
	Office or Model Apartment Rent	6312	\$	—	
	Leased Furniture	6313	\$	—	
	Management Fee/ Bookkeeping/ Accounting Services	6320	\$	9,979	
	Manager or Superintendent Salaries	6330	\$	—	
	Administrative Rent Free Unit	6331	\$	—	
	Legal Expense - Project	6340	\$	1,050	
	Audit Expense	6350	\$	8,500	
	Telephone Expense	6360	\$	2,853	
	Bad Debts	6370	\$	—	
	Miscellaneous Administrative Expenses	6390	\$	437	
Total Administrative Expenses	6263T		\$	36,838	
Utilities Expense 6400	Fuel Oil/Coal	6420	\$	—	
	Electricity	6450	\$	11,958	
	Water	6451	\$	2,421	
	Gas	6452	\$	5,814	
	Sewer	6453	\$	1,818	
	Cable TV / Internet Access	6454	\$	—	
Total Utilities Expense	6400T		\$	22,011	
	Total Expenses			\$	58,849

Project Name: Mid-Missouri Veterans Housing Development Group, L.P.

		Balance Carried Forward	\$	58,849	
Operating Maintenance Expenses 6500	Payroll	6510	\$	11,941	
	Supplies	6515	\$	11,512	
	Contracts	6520	\$	14,800	
	Operating and Maintenance Rent Free Unit	6521	\$	—	
	Garbage and Trash Removal	6525	\$	4,635	
	Security Payroll/Contract	6530	\$	5,213	
	Security Rent Free Unit	6531	\$	—	
	Heating/Cooling Repairs and Maintenance	6546	\$	345	
	Snow Removal	6548	\$	1,480	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$	35	
	Maintenance Tools and Equipment	6571	\$	—	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$	—	
	Exterminating	6573	\$	286	
	Elevator Maintenance/Contracts	6574	\$	—	
	Vacant Unit Preparation	6580	\$	—	
	Miscellaneous Operating and Maintenance Expenses	6590	\$	—	
Total Operating and Maintenance Expenses	6500T		\$	50,247	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$	6,959	
	Payroll Taxes (Project's Share)	6711	\$	2,138	
	Property and Liability Insurance (Hazard)	6720	\$	11,435	
	Fidelity Bond Insurance	6721	\$	—	
	Workmen's Compensation	6722	\$	546	
	Health Insurance and Other Employee Benefits	6723	\$	6,447	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$	542	
Total Taxes and Insurance	6700T		\$	28,067	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$	8,674	
	Interest attributable to debt issuance costs	6822	\$	6,323	
	Interest on Notes Payable (Long-Term)	6830	\$	—	
	Interest on Notes Payable (Short-Term)	6840	\$	—	
	Mortgage Insurance Premium/Service Charge	6850	\$	—	
	Miscellaneous Financial Expenses	6890	\$	3,180	
Total Financial Expenses	6800T		\$	18,177	
Supportive Services 6990	Supportive Services Expenses	6990		\$	—
	Total Cost of Operations before Depreciation and Amortization	6000T		\$	155,340
	Profit (Loss) before Depreciation and Amortization	5060T		\$	47,000
	Depreciation Expense	6600	\$	123,324	
	Amortization Expense	6610	\$	1,845	
	Total Depreciation and Amortization			\$	125,169
	Operating Profit or (Loss)	5060N		\$	(78,169)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$	—	
	Officer's Salaries	7110	\$	—	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$	8,957	
	Legal Expenses	7120	\$	—	
	Federal, State and Other Income Taxes	7130	\$	—	
	Fidelity and Bond Expense	7135	\$	—	
	Interest Income	7140	\$	—	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$	—	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$	—	
	Other Expenses	7190	\$	—	
Net Entity Expenses	7100T		\$	8,957	
Profit or Loss (Net Income or Loss)	3250		\$	(87,126)	

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$	11,004
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$	8,890
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$	4,330
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$	—

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
For The Year Ended December 31, 2021**

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 90,005
	Tenant Assistance Payments	5121	\$ 101,870
	Rent Revenue - Stores and Commercial	5140	\$ —
	Garage and Parking Spaces	5170	\$ —
	Flexible Subsidy Revenue	5180	\$ —
	Miscellaneous Rent Revenue	5190	\$ —
	Excess Rent	5191	\$ —
	Rent Revenue/Insurance	5192	\$ —
	Special Claims Revenue	5193	\$ —
	Retained Excess Income	5194	\$ —
	Total Rent Revenue	5100T	\$ 191,875
Vacancies 5200	Apartments	5220	\$ 65
	Stores and Commercial	5240	\$ —
	Rental Concessions	5250	\$ 526
	Loss to Lease	5260	\$ 1,673
	Garage and Parking Space	5270	\$ —
	Miscellaneous	5290	\$ —
Total Vacancies	5200T	\$ 2,264	
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N	\$ 189,611
Supportive Services 5390	Supportive Services Revenue	5390	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 2,103
	Revenue from Investments - Residual Receipts	5430	\$ —
	Revenue from Investments - Replacement Reserve	5440	\$ 231
	Revenue from Investments - Miscellaneous	5490	\$ —
Total Financial Revenue	5400T	\$ 2,334	
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ 1,997
	Tenant Charges	5920	\$ 1,224
	Interest Reduction Payments Revenue	5945	\$ —
	Cable TV / Internet Access Revenue	5954	\$ —
	Miscellaneous Revenue	5990	\$ —
Total Other Revenue	5900T	\$ 3,221	
Total Revenue	5000T	\$ 195,166	
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 126
	Management Consultants	6204	\$ —
	Advertising and Marketing	6210	\$ —
	Other Renting Expenses	6250	\$ —
	Office Salaries	6310	\$ 11,317
	Office Expenses	6311	\$ 1,679
	Office or Model Apartment Rent	6312	\$ —
	Leased Furniture	6313	\$ —
	Management Fee	6320	\$ 9,634
	Manager or Superintendent Salaries	6330	\$ —
	Administrative Rent Free Unit	6331	\$ —
	Legal Expense - Project	6340	\$ 360
	Audit Expense	6350	\$ 8,250
	Bookkeeping Fees/Accounting Services	6351	\$ —
	Telephone Expense	6360	\$ 2,508
	Bad Debts	6370	\$ 278
Miscellaneous Administrative Expenses	6390	\$ 451	
Total Administrative Expenses	6263T	\$ 34,603	
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —
	Electricity	6450	\$ 11,789
	Water	6451	\$ 2,357
	Gas	6452	\$ 4,346
	Sewer	6453	\$ 1,761
	Cable TV / Internet Access	6454	\$ —
Total Utilities Expense	6400T	\$ 20,253	
Total Expenses		\$ 54,856	

Project Name: Mid-Missouri Veterans Housing Development Group, L.P.

		Balance Carried Forward		\$	54,856
Operating Maintenance Expenses 6500	Payroll	6510	\$	18,158	
	Supplies	6515	\$	6,786	
	Contracts	6520	\$	9,261	
	Operating and Maintenance Rent Free Unit	6521	\$	—	
	Garbage and Trash Removal	6525	\$	4,635	
	Security Payroll/Contract	6530	\$	5,773	
	Security Rent Free Unit	6531	\$	—	
	Heating/Cooling Repairs and Maintenance	6546	\$	60	
	Snow Removal	6548	\$	65	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$	114	
	Maintenance Tools and Equipment	6571	\$	—	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$	—	
	Exterminating	6573	\$	1,889	
	Elevator Maintenance/Contracts	6574	\$	—	
	Vacant Unit Preparation	6580	\$	—	
Miscellaneous Operating and Maintenance Expenses	6590	\$	—		
Total Operating and Maintenance Expenses	6500T			\$	46,741
Taxes and Insurance 6700	Real Estate Taxes	6710	\$	6,972	
	Payroll Taxes (Project's Share)	6711	\$	2,870	
	Property and Liability Insurance (Hazard)	6720	\$	9,986	
	Fidelity Bond Insurance	6721	\$	—	
	Workmen's Compensation	6722	\$	671	
	Health Insurance and Other Employee Benefits	6723	\$	7,044	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$	589	
Total Taxes and Insurance	6700T			\$	28,132
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$	9,014	
	Interest on Notes Payable (Long-Term)	6830	\$	6,323	
	Interest on Notes Payable (Short-Term)	6840	\$	—	
	Mortgage Insurance Premium/Service Charge	6850	\$	—	
	Miscellaneous Financial Expenses	6890	\$	3,445	
Total Financial Expenses	6800T			\$	18,782
Supportive Services 6990	Supportive Services Expenses	6990		\$	
	Total Cost of Operations before Depreciation and Amortization	6000T		\$	148,511
	Profit (Loss) before Depreciation and Amortization	5060T		\$	46,655
	Depreciation Expense	6600	\$	123,324	
	Amortization Expense	6610	\$	1,845	
	Total Depreciation and Amortization				\$
Operating Profit or (Loss)	5060N			\$	(78,514)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$	—	
	Officer's Salaries	7110	\$	—	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$	8,696	
	Legal Expenses	7120	\$	—	
	Federal, State and Other Income Taxes	7130	\$	—	
	Fidelity and Bond Expense	7135	\$	—	
	Interest Income	7140	\$	—	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$	—	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$	—	
	Other Expenses	7190	\$	—	
Net Entity Expenses	7100T			\$	8,696
Profit or Loss (Net Income or Loss)	3250			\$	(87,210)

Miscellaneous or other income and expense sub-account groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$	10,693
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$	8,630
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$	—
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$	—

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

SUPPORTING DATA REQUIRED BY MHDC (Continued)

Statement Of Profit And Loss

		Account	For The Years Ended December 31,	
			2022	2021
5990 - Miscellaneous Revenue				
5990-010	Voided payables	5990-020	\$ 1,414	\$ —
5990-010	Recovery of bad debts	5990-020	214	—
5990-010	Donations	5990-020	700	—
Total Miscellaneous Revenue			\$ 2,328	\$ —
6890 - Miscellaneous Financial Expense				
6890-010	Bond trustee fees	6890-020	\$ 3,180	\$ 3,445

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Schedule Of Escrow Deposits And Replacement Reserves

Replacement Reserve	
Balance at January 1	\$ 63,823
Monthly deposits	8,890
Additional deposit	752
Withdrawals	(4,330)
Interest earned, net of bank fees	1,344
Balance at December 31	<u>70,479</u>
Special Needs Reserve	25,000
Operating Reserve	73,474
Compliance Fund	774
Bond Fund	1,667
Total Other Reserves	<u>100,915</u>
	<u>\$ 171,394</u>

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Schedule Of Fixed Assets

	Balance January 1, 2022	Additions	Deductions	Balance December 31, 2022
1410 Land	\$ 122,500	\$ —	\$ —	\$ 122,500
1410 Land improvements	415,953	—	—	415,953
1420 Buildings and improvements	3,579,228	—	—	3,579,228
1450 Furniture for project/tenant use	125,219	—	—	125,219
1465 Furniture and equipment	5,240	—	—	5,240
Total	4,248,140	—	—	4,248,140
1495 Accumulated depreciation	677,756	123,324	—	801,080
1400N Net Book Value	\$ 3,570,384	\$ (123,324)	\$ —	\$ 3,447,060

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Funds In Financial Institutions

A. Funds Held By Mortgagor, Regular Operating Account	
First Mid Bank, operating account ⁽¹⁾	\$ 64,468
B. Funds Held By Mortgagor In Trust, Tenant Security Deposits	
First Mid Bank, security deposit account ⁽¹⁾	13,877
C. Funds Held By Mortgagor	
1. Special needs reserve, MHDC ⁽¹⁾	25,000
2. Replacement reserve, First Mid Bank ⁽¹⁾	70,479
3. Operating reserve, Central Bank ⁽¹⁾	73,474
	<u>168,953</u>
Funds Held By Mortgagor, TOTAL	<u>247,298</u>
D. Funds Held By Mortgagee, (In Trust)	
1. Compliance Fund, UMB ⁽¹⁾	774
2. Bond Fund, UMB ⁽¹⁾	1,667
	<u>2,441</u>
Funds Held By Mortgagee, TOTAL	<u>2,441</u>
TOTAL FUNDS IN FINANCIAL INSTITUTIONS	<u>\$ 249,739</u>

⁽¹⁾ Balances audited as of December 31, 2022

**MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

**Schedule Of Eligible And Allocated Federal And
State Tax Credits
TIN #: 47-1362131**

Credit Year	Calendar Year	Annual Federal LIHTC		Annual State LIHTC	
		Allocated	Eligible	Allocated	Eligible
1	2016	\$ 128,341	\$ 82,139	\$ 127,826	\$ 82,139
2	2017	128,341	128,341	127,826	127,826
3	2018	128,341	128,341	127,826	127,826
4	2019	128,341	128,341	127,826	127,826
5	2020	128,341	128,341	127,826	127,826
6	2021	128,341	128,341	127,826	127,826
7	2022	128,341	128,341	127,826	127,826
8	2023	128,341		127,826	
9	2024	128,341		127,826	
10	2025	128,341		127,826	
11	2026	N/A		N/A	
12	2027	N/A		N/A	
13	2028	N/A		N/A	
14	2029	N/A		N/A	
15	2030	N/A		N/A	

MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE

MORTGAGOR CERTIFICATION
For The Year Ended December 31, 2022

We hereby certify that we have examined the accompanying financial statements and supplementary data of Mid-Missouri Veterans Housing Development Group, L.P. and, to the best of our knowledge and belief, the same is complete and accurate.

Mid-Missouri Veterans Housing Development
Group, L.P.
(A Missouri Limited Partnership)

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Executive Director
Title of Signer

47-1362131
Employer Identification Number

March 10, 2023
Date

MID-MISSOURI VETERANS HOUSING
DEVELOPMENT GROUP, L.P.
PROJECT NO. 14-417-TE

MANAGING AGENT CERTIFICATION
For The Year Ended December 31, 2022

We hereby certify that we have examined the accompanying financial statements and supplementary data of Mid-Missouri Veterans Housing Development Group, L.P. and, to the best of our knowledge and belief, the same is complete and accurate.

Housing Authority of the City of Columbia,
Missouri
Managing Agent Name

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Chief Executive Officer
Title of Signer

43-6014416
Employer Identification Number


Signature of Individual Responsible for
Management of Property

Laura Lewis
Printed Name of Individual Responsible for
Management of Property

March 10, 2023
Date

S3200-005

Auditors' Transmittal Letter

S3200-010 Audit Firm RubinBrown LLP

S3200-020 Lead Auditor First Name Brandi

S3200-030 Lead Auditor Middle Name Tucker

S3200-040 Lead Auditor Last Name Lawyer

S3200-050 Auditor Street Address Line 1 7676 Forsyth Boulevard

S3200-060 Auditor Street Address Line 2 Suite 2100

S3200-070 Auditor City St. Louis

S3200-080 Auditor State Missouri

S3200-090 Auditor Zip Code 63105

S3200-100 Auditor Zip Code Extension _____

S3200-110 Auditor Telephone Number (314) 290-3300

S3200-120 Auditor Firm TIN 43-0765316

S3200-130 Date Of Independent Auditors' Report March 10, 2023

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE
FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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Independent Auditors' Report

Partners
Stuart Parker Housing Development Group, LP
Columbia, Missouri

Opinion

We have audited the financial statements of Stuart Parker Housing Development Group, LP, Project No. 14-419-TE, which comprise the balance sheet as of December 31, 2022 and 2021, and the related statements of operations, partners' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Stuart Parker Housing Development Group, LP as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit Of The Financial Statements section of our report. We are required to be independent of Stuart Parker Housing Development Group, LP and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Stuart Parker Housing Development Group, LP's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Stuart Parker Housing Development Group, LP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Stuart Parker Housing Development Group, LP's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, shown on pages 23 to 31, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information, except for page 31, has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for page 31, the information is fairly stated in all material respects in relation to the financial statements as a whole.

RubinBrown LLP

March 10, 2023

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

BALANCE SHEET

Page 1 Of 2

Assets

		December 31,	
		2022	2021
Current Assets			
1120	Cash - operations	\$ 402,507	\$ 447,099
1130	Tenant accounts receivable	15,507	15,765
1131	Allowance for doubtful accounts	(8,263)	(11,734)
1130N	Net tenant accounts receivable	7,244	4,031
1135	Accounts receivable - HUD	1,999	5,124
1160	Accounts receivable - interest	—	20,889
1200	Prepaid expenses	5,004	10,929
1100T	Total Current Assets	416,754	488,072
Deposits Held In Trust - Funded			
1191	Tenant deposits held in trust	125,351	114,270
Restricted Deposits And Funded Reserves (Note 2)			
1320	Replacement reserve	764,048	682,318
1330	Other reserves	979,308	891,460
1300T	Total Deposits	1,743,356	1,573,778
Fixed Assets (Notes 4 And 5)			
1410	Land and land improvements	2,255,039	2,255,039
1420	Buildings	24,313,028	24,313,028
1460	Furnishings	60,075	60,075
1400T	Total Fixed Assets	26,628,142	26,628,142
1495	Less: Accumulated depreciation	4,813,603	4,106,130
1400N	Net Fixed Assets	21,814,539	22,522,012
Other Assets			
1520	Deferred costs (Note 1)	63,715	79,603
1000T	Total Assets	\$ 24,163,715	\$ 24,777,735

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

BALANCE SHEET

Page 2 Of 2

Liabilities

		December 31,	
		2022	2021
Current Liabilities			
2110	Accounts payable - operations	\$ 50,064	\$ 37,170
2113	Accounts payable - entity (Note 3)	12,217	1,382
2113B	Accounts payable - asset management fee payable (Note 3)	8,957	8,696
2120	Accrued wages payable	34,704	33,397
2123	Accrued management fee payable (Note 3)	10,071	9,036
2131	Accrued interest payable - first mortgage (Note 4)	8,078	8,267
2133	Accrued interest payable - other loans		
2133	and notes (surplus cash) (Note 5)	525,638	518,615
2170	Mortgage note payable - first mortgage (short-term) (Note 4)	70,000	70,000
2210	Prepaid revenue	20,885	16,921
2122T	Total Current Liabilities	740,614	703,484
Deposit And Prepayment Liabilities			
2191	Tenant deposits held in trust (contra)	122,969	112,770
Long-Term Liabilities			
2310	Mortgage note payable - first mortgage (Note 4)	3,900,000	3,970,000
2322	Other mortgages payable - (long-term) (Note 5)	10,197,910	10,197,910
2340	Debt issuance costs (Note 1)	(319,311)	(330,711)
2300T	Total Long-Term Liabilities	13,778,599	13,837,199
2000T	Total Liabilities	14,642,182	14,653,453
Partners' Equity			
3130	Partners' equity	9,521,533	10,124,282
2033T	Total Liabilities And Partners' Equity	\$ 24,163,715	\$ 24,777,735

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

STATEMENT OF OPERATIONS

		For The Years Ended December 31,	
		2022	2021
Revenues			
5100	Gross potential rents	\$ 1,950,504	\$ 1,909,757
5200	Less: Vacancies	39,022	46,743
	Net Rental Revenues	1,911,482	1,863,014
5400	Financial revenue	39,105	28,434
5900	Other revenue	54,736	144,617
	Total Revenues	2,005,323	2,036,065
Operating Expenses			
6300	Administrative expenses	407,845	438,261
6400	Utilities expense	293,156	287,837
6500	Operating and maintenance expenses	382,838	433,894
6600	Depreciation and amortization	723,361	803,988
6700	Taxes and insurance	240,370	228,958
6800	Financial expenses	213,863	215,957
	Total Operating Expenses	2,261,433	2,408,895
	Rental Loss Before Partnership Expenses	(256,110)	(372,830)
	Partnership Expenses	260,555	260,293
	Net Loss	\$ (516,665)	\$ (633,123)

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**STATEMENT OF PARTNERS' EQUITY
For The Years Ended December 31, 2022 And 2021**

	Allocation Percentage	General Partner	Limited Partner	State Limited Partner	Special Limited Partner	Total
		0.009%	98.990%	1.000%	0.001%	100.000%
Balance - January 1, 2021		\$ 1,159,994	\$ 6,253,494	\$ 3,426,109	\$ (17)	\$ 10,839,580
Net Loss		(57)	(626,729)	(6,331)	(6)	(633,123)
Distributions		(82,175)	—	—	—	(82,175)
S100-010	Balance - December 31, 2021	1,077,762	5,626,765	3,419,778	(23)	10,124,282
3250	Net Loss	(46)	(511,447)	(5,167)	(5)	(516,665)
S1200-420	Distributions	(86,084)	—	—	—	(86,084)
3130	Balance - December 31, 2022	\$ 991,632	\$ 5,115,318	\$ 3,414,611	\$ (28)	\$ 9,521,533

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

STATEMENT OF CASH FLOWS

Page 1 Of 2

	For The Years Ended December 31,	
	2022	2021
Cash Flows From Operating Activities		
Receipts:		
Rental receipts	\$ 1,915,358	\$ 1,865,875
Interest receipts	59,994	7,545
Other operating receipts	54,736	154,617
Total Receipts	2,030,088	2,028,037
Disbursements:		
Administrative	71,544	122,307
Management fee	116,789	114,334
Utilities	293,156	287,837
Salaries and wages	344,188	344,940
Operating and maintenance	232,091	286,403
Real estate taxes	54,858	54,961
Property insurance	62,195	9,332
Miscellaneous taxes and insurance	117,392	110,545
Tenant security deposits	(10,199)	(3,600)
Interest on mortgages	198,412	200,362
Miscellaneous financial	4,240	4,274
Entity/construction disbursements:		
Interest expense - surplus cash notes	244,575	242,414
Asset management fees	8,696	8,442
Total Disbursements	1,737,937	1,782,551
Net Cash Provided By Operating Activities	292,151	245,486
Cash Flows Used In Investing Activities		
Net purchases of fixed assets	—	(27,970)
Cash Flows From Financing Activities		
Principal payments on loans or notes payable	(70,000)	(65,000)
Distributions	(86,084)	(82,175)
Entity/construction financing activities:		
Payments on developer fee payable	—	(14,947)
Net Cash Used In Financing Activities	(156,084)	(162,122)
Net Increase In Cash And Restricted Cash	136,067	55,394
Beginning Of Year Cash And Restricted Cash	2,135,147	2,079,753
End Of Year Cash And Restricted Cash	\$ 2,271,214	\$ 2,135,147

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

STATEMENT OF CASH FLOWS

Page 2 Of 2

	For The Years Ended December 31,	
	2022	2021
	Reconciliation Of Net Loss To Net Cash From Operating Activities	
Net loss	\$ (516,665)	\$ (633,123)
Adjustments to reconcile net loss to net cash from operating activities:		
Depreciation	707,473	788,102
Amortization	15,888	15,886
Amortization of debt issuance costs	11,400	11,402
Changes in assets and liabilities:		
Tenant accounts receivable	(88)	(602)
Accounts receivable - interest	20,889	(20,889)
Accounts receivable - entity	—	10,000
Prepaid expenses	5,925	54,120
Accounts payable - operations	12,894	4,193
Accounts payable - due to affiliate	10,835	876
Accrued liabilities	2,342	(898)
Accrued interest payable	6,834	9,102
Tenant security deposits held in trust (contra)	10,199	3,600
Prepaid revenue	3,964	3,463
Entity/construction liability accounts:		
Accrued asset management fees	261	254
Net Cash Provided By Operating Activities	\$ 292,151	\$ 245,486

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2022 And 2021**

1. Organization And Summary Of Significant Accounting Policies

Stuart Parker Housing Development Group, LP (the Partnership), was organized on July 9, 2014 as a Missouri limited partnership for the purpose of acquiring, owning, constructing and/or rehabilitating, leasing, managing, and operating a 284-unit apartment complex located in Columbia, Missouri, currently known as Stuart Parker Apartments and Paquin Tower (the Project). On December 1, 2015, the Partnership Agreement was amended and restated to permit the withdrawal of Philip Steinhaus, the Withdrawing Limited Partner, and admit RSEP Holding, LLC, a Delaware limited liability company, as the new Limited Partner, and Red Stone Equity Manager, LLC, a Delaware limited liability company, as the new Special Limited Partner, and Missouri Fund 2015 IV, LLC, a Missouri limited liability company, as the State Limited Partner. On March 15, 2016, RSEP Holding, LLC assigned their interest in the Partnership to Red Stone - 2015 National Fund, LP.

As of December 31, 2016, eight of the twenty buildings had been renovated and placed in service. As of December 31, 2017, the remaining buildings were renovated and placed in service.

The partners' interests in profits and losses are as follows:

General Partner:	Stuart Parker Housing GP, LLC	0.009%
Limited Partner:	Red Stone - 2015 National Fund, LP	98.990%
Special Limited Partner:	Red Stone Equity Manager, LLC	0.001%
State Limited Partner:	Missouri Fund 2015 IV, LLC	1.000%

The Project has qualified for and has been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The Project must meet the provisions of these requirements during each of the 15 consecutive years in order to be qualified to receive the credits.

The Project is regulated by the Missouri Housing Development Commission (MHDC) as to rent charges and operating methods. The regulatory agreement limits annual distributions of net operating receipts to surplus cash available at the end of each year.

The Partnership will continue to operate perpetually, unless it is earlier dissolved and terminated by provisions of the Partnership Agreement.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Certain defined terms contained in the Partnership Agreement are denoted with initial capital letters throughout the financial statements.

Estimates And Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash And Restricted Cash

The Partnership invests its cash in financial institutions with strong credit ratings. At times, such balances may be in excess of Federal Deposit Insurance Corporation (FDIC) insurance limits.

The following is a reconciliation between cash and restricted cash reported within the balance sheet and the total cash and restricted cash on the statement of cash flows as of December 31:

		2022	2021
1120	Cash - operations	\$ 402,507	\$ 447,099
1191	Tenant deposits held in trust	125,351	114,270
1320	Replacement reserve	764,048	682,318
1330	Other reserves	979,308	891,460
Total Cash And Restricted Cash		\$ 2,271,214	\$ 2,135,147

Tenant Deposits Held In Trust

Tenant deposits held in trust consist of security deposit funds collected from the tenants, separated from Project funds, and deposited into a trust account. All disbursements from the security deposit account must be only for refunds to tenants and payment of expenses incurred by or on behalf of the tenants. Tenant deposits held in trust also include \$1,456 of building utility deposits at December 31, 2022 and 2021.

Tenant Accounts Receivable

Tenant receivables are stated at the amount management expects to collect from balances outstanding at year end. Based on management’s assessment of the credit history with tenants having outstanding balances and current relationships with them, management has recorded an allowance for doubtful accounts. As of December 31, 2022 and 2021, the amount recorded in the allowance was \$8,263 and \$11,734, respectively.

Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves are comprised of checking and money market funds which are stated at cost.

Replacement Reserve

The replacement reserve can only be used for improvements to buildings upon prior approval of the Special Limited Partner.

Rental Property

Rental property is carried at cost, less accumulated depreciation. Depreciation is provided using the half-year method over the estimated useful lives:

Buildings	40 years
Land improvements	15 years
Furnishings	5 years

Maintenance and repairs are charged to expense when incurred. Upon retirement or other disposition, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in operations.

The Partnership reviews its investment in rental property for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the rental property to the future net undiscounted cash flow expected to be generated by the rental property, including the residual value of the rental property. If the rental property is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the rental property exceeds the fair value of such property. There was no impairment loss recognized for the years ended December 31, 2022 or 2021.

Capitalized Interest

Interest during the period of construction, amounting to \$343,919 has been capitalized and is being amortized over the life of the building and its components.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Development Fees

Development fees of \$1,600,000 incurred for the development of the Project have been capitalized and added to the depreciable basis of the building.

Debt Issuance Costs

Debt issuance costs totaling \$376,325, consisting of costs for obtaining mortgage loans, have been capitalized and are being amortized using the straight-line method over the term of the mortgage loans. Accumulated amortization amounted to \$57,014 and \$45,614, at December 31, 2022 and 2021, respectively. Amortization of debt issuance costs is included in financial expenses on the statement of operations.

Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Tax Credit Fees

Tax credit fees totaling \$158,840, consisting of fees associated with the low-income housing tax credits allocated to the Partnership, have been capitalized and are being amortized using the straight-line method over the ten-year tax credit period. As of December 31, 2022 and 2021, accumulated amortization amounted to \$95,125 and \$79,237, respectively.

Rental Revenue

The rental property is generally leased to tenants under one-year operating leases. Rental revenue is recognized as rent becomes due. Rental revenue received in advance is deferred until earned.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

New Accounting Pronouncement

Effective January 1, 2022, the Partnership utilized the modified retrospective approach to adopt Accounting Standards Codification (ASC) Topic 842, *Leases*, which modifies the principles for the recognition, measurement, presentation, and disclosure of leases for both parties to a contract, the lessee and the lessor. The Partnership, as lessor, leases multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. Under ASC 842, the Partnership classifies the leases as operating leases and elects not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. The Partnership accounts for the combined lease and non-lease components under ASC 842. Lease income for the year ended December 31, 2022 totaled \$1,911,482. Based on the remaining terms of the lease agreements, the Partnership expects to receive lease payments totaling \$727,155 during the year ending December 31, 2023. The adoption of ASC 842 did not result in a cumulative adjustment to partners' equity. As the Partnership has elected to apply the new standard as of the adoption date of January 1, 2022, results for 2022 are presented under ASC 842, while the prior period financial statements have not been adjusted and continue to be presented under ASC 840, the accounting standard in effect at the time.

The Partnership has elected certain practical expedients, including the use of hindsight in determining the lease term at transition and the package of practical expedients to not reassess prior conclusions related to contracts containing leases, lease classification, and initial direct costs.

Income Taxes

Under provisions of the Internal Revenue Code and applicable state laws, the Partnership is not directly subject to income taxes. The results of its operations are includable in the tax returns of its partners. Therefore, no provision for income tax expense has been included in the accompanying financial statements.

Subsequent Events

Management evaluates subsequent events through the date the financial statements are available for issue, which is the date of the Independent Auditors' Report.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

2. Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves consist of the following as of December 31:

	2022	2021
Replacement Reserve		
Balance at January 1	\$ 682,318	\$ 593,154
Deposits	96,623	93,799
Withdrawals	(37,930)	(7,416)
Interest earned, net of bank fees	23,037	2,781
Balance at December 31	764,048	682,318
Debt Service Reserve	294,177	291,625
Bond Fund	1	14
Taxes and Insurance Fund	135,248	66,863
Operating Reserve	519,882	502,958
Special Needs Reserve Fund	30,000	30,000
Total Other Reserves	979,308	891,460
	\$ 1,743,356	\$ 1,573,778

Replacement Reserve

A Replacement Reserve is to be funded on the date of payment of the Fourth Capital Installment in an amount of \$284,000. Additional deposits of \$85,200 are required per year, payable in equal monthly installments, commencing on the anniversary date upon which the Project is placed in service. Such monthly payments shall increase by 3% each year. No withdrawal may be made without the consent of the Special Limited Partner.

Debt Service Reserve

A Debt Service Reserve is to be funded by the Fourth Capital Contribution in the amount of \$275,000 into a segregated reserve account. The Partnership shall utilize amounts in the Debt Service Reserve to fund any operating deficits incurred by loss or termination of the rental assistance subsidy. No withdrawal may be made without the consent of the Special Limited Partner.

Bond Fund

A reserve was established to fund bond costs.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Taxes And Insurance Fund

A reserve was established to fund annual real estate taxes and property and liability insurance. The Partnership is obligated to make a payment to the Tax and Insurance Fund each month in an amount necessary to fund the annual real estate tax and property and liability insurance.

Operating Reserve

An Operating Reserve of \$480,000 is to be funded on the date of payment of the Fourth Capital Installment into a segregated reserve account in the name of the Partnership at UMB Bank. The Partnership shall fund the Operating Reserve from Net Cash Flow in order to maintain, to the extent possible, a balance at all times of at least \$480,000. No withdrawal may be made without the consent of the Special Limited Partner.

Special Needs Reserve

A Special Needs Reserve is to be funded in the amount of \$30,000 or \$1,000 per special needs unit, no later than the making of the Fourth Capital Contribution, to fund the Special Needs Reserve established by MHDC on July 1, 2013 which provides assistance to properties with special needs residents that are experiencing temporary operational issues.

3. Related Party Transactions

Asset Management Fee

The Partnership shall pay the Special Limited Partner \$5,000 as an Asset Management Fee in connection with the Special Limited Partner's review of the operations of the Partnership and Project. The Asset Management Fee shall increase annually by 3% of the prior year Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. During the years ended December 31, 2022 and 2021, the Partnership incurred an Asset Management Fee of \$5,971 and \$5,797, respectively, which remains payable and is included in accounts payable - asset management fee payable.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

State LP Asset Management Fee

The Partnership shall pay the State Limited Partner \$2,500 as a State LP Asset Management Fee in connection with the State Limited Partner's annual review of the operations of the Partnership and Project. The State LP Asset Management Fee shall increase annually by 3% of the prior year State LP Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. During the years ended December 31, 2022 and 2021, the Partnership incurred an Asset Management Fee of \$2,986 and \$2,899, respectively, which remains payable and is included in accounts payable - asset management fee payable.

Property Management Fees

The Partnership entered into a management contract with the Housing Authority of the City of Columbia, Missouri (CHA), an affiliate of the General Partner. The management fee is equal to 6% of monthly gross collections. Management fees of \$117,824 and \$114,607 were incurred for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, \$10,071 and \$9,036, respectively, remained payable.

Due To Affiliate

An entity associated with the Partnership through common ownership paid for costs on behalf of a related project. The balance owed at December 31, 2022 and 2021 was \$12,217 and \$1,382, respectively.

Tax Credit Compliance Guaranty

The General Partner guarantees that the Limited Partner and State Limited Partner will be allocated federal and state low-income housing tax credits, in accordance with the partnership agreement, for any shortfall.

Operating Deficit Guaranty

Pursuant to the Amended and Restated Agreement of Limited Partnership, the General Partner shall advance to the Partnership as a loan an amount equal to the amount of the Operating Deficit. This obligation shall continue until the end of the Fiscal Year in which the fifth anniversary of the Lease-up Period or Stabilization period occurs. The guarantee is limited to a maximum of \$800,000. At December 31, 2022 and 2021, no such advance had been made.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Net Cash Flow Distribution

Net Cash Flow, as defined in the Partnership Agreement, is available for distribution at year end as follows:

1. To the Limited Partner until the aggregate amount of distributions made to the Limited Partner for the current and all prior years equals the Assumed Limited Partner Tax Liability for the current and all prior years;
2. To the Limited Partner and State Limited Partner in an amount equal to any unpaid Tax Credit Shortfall, Unpaid State Tax Credit Shortfall, Limited Partner Advances, and Special Additional Capital Contributions;
3. To the General Partner to pay fees for the security services provided at the Project;
4. To pay any outstanding and unpaid Special Limited Partner Asset Management Fees to the Special Limited Partner and to pay any outstanding and unpaid State LP Asset Management Fees to the State Limited Partner;
5. To replenish the Operating Reserve to the Operating Reserve Floor;
6. To pay all amounts due under the Development Agreement;
7. To pay all amounts then due and payable under the Seller Financing Loan and the AHP Loan;
8. To pay any outstanding Operating Deficit Loans and General Partner Loans, pro rata based on the outstanding balances of each; and
9. To the Partners in accordance with their Percentage Interests, provided however that the Limited Partner receives a distribution equal to at least 10% of Net Cash Flow.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

4. Mortgage Note Payable

The Partnership entered into a loan agreement (the Note) with CHA on December 1, 2015, which allows for total advances up to \$13,500,000 of tax-exempt bond proceeds to fund the acquisition and rehabilitation of the Project. The Series A bonds bear interest at an effective annual rate of Prime Rate plus 4%, but never less than the weighted average interest rate on the bonds plus 2%. The Series B bonds bore interest at 1.49%. At December 1, 2017, the Partnership was required to pay the outstanding principal and interest on the Series B Bonds to reduce the advances to \$4,300,000. In January 2018, \$8,000,000 was paid down and in March 2018 \$1,199,990 was paid down at final closing. Commencing in March 2018, the Partnership is required to make monthly payments of principal and interest on the Series A Bonds. The Note matures on December 1, 2050 and is secured by a first mortgage on the property. As of December 31, 2022 and 2021, the balance of the Note was \$3,970,000 and \$4,040,000, respectively. Accrued interest at December 31, 2022 and 2021 was \$8,078 and \$8,267, respectively.

Aggregate annual maturities of the mortgage note payable over the next five years and thereafter is as follows:

<u>Year</u>	<u>Amount</u>
2023	\$ 70,000
2024	75,000
2025	75,000
2026	80,000
2027	85,000
Thereafter	3,585,000
	<u>\$ 3,970,000</u>

5. Other Mortgages Payable

The Partnership obtained additional financing from CHA under a loan commitment of \$9,713,333, secured by a second deed of trust, for the acquisition and rehabilitation of the Project. The note bears interest at 2.61%, compounded annually, through maturity. The Partnership shall make annual payments beginning on or after April 1, 2017 equal to 100% of Net Cash Flow, after full payment of the deferred development fee. The outstanding principal and interest will become due at maturity on December 31, 2057. As of December 31, 2022 and 2021, the outstanding balance was \$9,449,482. Accrued interest as of December 31, 2022 and 2021 was \$500,803 and \$498,747, respectively.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Financing was also provided by the City of Columbia, Missouri, for the Home Fund of the City of Columbia, Missouri, under a loan commitment of \$251,750, secured by a third deed of trust, for the acquisition and rehabilitation of the Project. The loan is non-interest bearing through maturity. The Partnership shall make annual payments from Net Cash Flow. The entire principal will become due at maturity on December 31, 2060. As of December 31, 2022 and 2021, the balance was \$251,750.

The Partnership obtained additional financing from CHA under a loan commitment of \$500,000, secured by a fourth deed of trust, for the acquisition and rehabilitation of the Project. The loan bears interest at 1%, compounded annually, through maturity. The Partnership shall make annual payments equal to 5% of remaining Net Cash Flow, subordinate to payment of the deferred development fee, beginning on January 1, 2034. The entire principal will become due at maturity on December 31, 2050. At December 31, 2022 and 2021, the outstanding balance was \$496,678. Accrued interest as of December 31, 2022 and 2021 was \$24,835 and \$19,868, respectively.

6. Capital Contributions

Contingent upon various requirements as outlined in the Partnership Agreement, the Partners shall make capital contributions to the Partnership as follows:

<u>Capital Installment</u>	<u>General Partner</u>	<u>Limited Partner</u>	<u>State Limited Partner</u>	<u>Special Limited Partner</u>	<u>Total</u>
First	\$ 906,460	\$ 824,440	\$ 344,329	\$ —	\$ 2,075,229
Second	—	824,440	344,329	—	1,168,769
Third	—	5,358,861	2,238,134	—	7,596,995
Fourth	476,429	1,236,660	516,493	10	2,229,592
<u>Total</u>	<u>\$ 1,382,889</u>	<u>\$ 8,244,401</u>	<u>\$ 3,443,285</u>	<u>\$ 10</u>	<u>\$ 13,070,585</u>

As of December 31, 2022 and 2021, \$1,382,789 had been contributed by the General Partner, \$7,988,772 by the Limited Partner, and \$3,443,285 by the State Limited Partner. The Special Limited Partner had made no contributions as of December 31, 2022 or 2021.

7. Commitments And Contingencies

The Project's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or gross rent or to correct non-compliance within a specified time period could result in recapture of previously taken tax credits, plus interest. Additionally, such potential noncompliance may require an adjustment to the contributed capital by the Limited Partners.

The Partnership has also entered into Land Use Restriction Agreements with MHDC. These agreements require that all the residential units shall be set aside and made available for rental solely to eligible low-income individuals or families, as defined in the Internal Revenue Code.

The Partnership has also entered into Land Use Restriction Agreements with the Housing Authority of the City of Columbia and UMB Bank. These agreements require that a percentage of the units be leased to low-income tenants, and otherwise regulates the Project for the duration of ownership by the Partnership and its successors.

The Partnership and CHA have entered into a Section 8 Project-Based Voucher Program - PBV Housing Assistance Payments (HAP) Contract New Construction or Rehabilitation agreement with HUD. Under the agreement, CHA will provide the Partnership with housing assistance payments, consisting of both rent and utility allowance, on behalf of qualified tenants. The term of the agreement is for 20 years. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or CHA in accordance with HUD requirements, or sufficient appropriated funding (budget authority), as provided in appropriations acts and in the CHA's annual contributions contract with HUD, to make full payment of housing assistance payments due to the Partnership for any contract year in accordance with the HAP contract. The availability of sufficient funding must be determined by HUD or by CHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, CHA has the right to terminate the HAP contract by notice to the Partnership for all or any of the contract units.

STUART PARKER HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

The Partnership has also entered into a Rental Assistance Demonstration (RAD) Use Agreement with HUD. Under the agreement, the Partnership was allowed to convert the Project from public housing to long-term Section 8 rental assistance to achieve the preservation and improvement of the Project through access to private debt and equity to address immediate and long-term capital needs. The RAD Use Agreement will be recorded superior to other liens on the Project, and run for the same term as the initial term of the HAP contract with automatic renewals upon each HAP contract extension.

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**SUPPORTING DATA REQUIRED BY MHDC
For The Year Ended December 31, 2022**

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount	
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 866,460	
	Tenant Assistance Payments	5121	\$ 1,031,088	
	Rent Revenue - Stores and Commercial	5140	\$ —	
	Garage and Parking Spaces	5170	\$ —	
	Flexible Subsidy Revenue	5180	\$ —	
	Miscellaneous Rent Revenue	5190	\$ 52,956	
	Excess Rent	5191	\$ —	
	Rent Revenue/Insurance	5192	\$ —	
	Special Claims Revenue	5193	\$ —	
	Retained Excess Income	5194	\$ —	
	Total Rent Revenue	5100T		\$ 1,950,504
Vacancies 5200	Apartments	5220	\$ 10,875	
	Stores and Commercial	5240	\$ —	
	Rental Concessions	5250	\$ 9,236	
	Loss to Lease	5260	\$ 18,911	
	Garage and Parking Space	5270	\$ —	
	Miscellaneous	5290	\$ —	
	Total Vacancies	5200T		\$ 39,022
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N		\$ 1,911,482
Supportive Services 5390	Supportive Services Revenue	5390	\$ —	
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 16,068	
	Revenue from Investments - Residual Receipts	5430	\$ —	
	Revenue from Investments - Replacement Reserve	5440	\$ 23,037	
	Revenue from Investments - Miscellaneous	5490	\$ —	
	Total Financial Revenue	5400T		\$ 39,105
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ 29,854	
	Tenant Charges	5920	\$ 12,273	
	Interest Reduction Payments Revenue	5945	\$ —	
	Cable TV / Internet Access Revenue	5954	\$ —	
	Miscellaneous Revenue	5990	\$ 12,609	
	Total Other Revenue	5900T		\$ 54,736
	Total Revenue	5000T		\$ 2,005,323
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 908	
	Management Consultants	6204	\$ —	
	Advertising and Marketing	6210	\$ —	
	Other Renting Expenses	6250	\$ 38,535	
	Office Salaries	6310	\$ 194,748	
	Office Expenses	6311	\$ 22,454	
	Office or Model Apartment Rent	6312	\$ —	
	Leased Furniture	6313	\$ —	
	Management Fee/ Bookkeeping/ Accounting Services	6320	\$ 117,824	
	Manager or Superintendent Salaries	6330	\$ —	
	Administrative Rent Free Unit		\$ —	
	Legal Expense - Project	6340	\$ 4,999	
	Audit Expense	6350	\$ 13,800	
	Telephone Expense	6360	\$ 6,257	
	Bad Debts	6370	\$ 2,490	
	Miscellaneous Administrative Expenses	6390	\$ 5,830	
	Total Administrative Expenses	6263T		\$ 407,845
	Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —
Electricity		6450	\$ 156,048	
Water		6451	\$ 67,462	
Gas		6452	\$ 20,515	
Sewer		6453	\$ 49,131	
Cable TV / Internet Access		6454	\$ —	
Total Utilities Expense		6400T		\$ 293,156
	Total Expenses			\$ 701,001

Project Name: Stuart Parker Housing Development Group, LP

		Balance Carried Forward		\$ 701,001
Operating Maintenance Expenses 6500	Payroll	6510	\$ 150,747	
	Supplies	6515	\$ 73,795	
	Contracts	6520	\$ 40,228	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 33,155	
	Security Payroll/Contract	6530	\$ —	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 1,406	
	Snow Removal	6548	\$ —	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 243	
	Maintenance Tools and Equipment	6571	\$ 1,624	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 26,912	
	Elevator Maintenance/Contracts	6574	\$ 18,470	
	Vacant Unit Preparation	6580	\$ —	
	Miscellaneous Operating and Maintenance Expenses	6590	\$ 36,258	
Total Operating and Maintenance Expenses	6500T			\$ 382,838
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ 54,858	
	Payroll Taxes (Project's Share)	6711	\$ 25,362	
	Property and Liability Insurance (Hazard)	6720	\$ 68,120	
	Fidelity Bond Insurance	6721	\$ —	
	Workmen's Compensation	6722	\$ 6,454	
	Health Insurance and Other Employee Benefits	6723	\$ 78,537	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ 7,039	
Total Taxes and Insurance	6700T			\$ 240,370
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ 198,223	
	Interest attributable to Debt Issuance Costs	6822	\$ 11,400	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ —	
	Miscellaneous Financial Expenses	6890	\$ 4,240	
Total Financial Expenses	6800T			\$ 213,863
Supportive Services	Supportive Services Expenses	6990	\$ —	
	Total Cost of Operations before Depreciation and Amortization	6000T		\$ 1,538,072
	Profit (Loss) before Depreciation and Amortization	5060T		\$ 467,251
	Depreciation Expense	6600	\$ 707,473	
	Amortization Expense	6610	\$ 15,888	
	Total Depreciation and Amortization			\$ 723,361
	Operating Profit or (Loss)	5060N		\$ (256,110)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership, and Incentive Fees	7115	\$ 8,957	
	Legal Expenses	7120	\$ —	
	Federal, State and Other Income Taxes	7130	\$ —	
	Fidelity and Bond Expense	7135	\$ —	
	Interest Income	7140	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ 251,598	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ —	
	Other Expenses	7190	\$ —	
Net Entity Expenses	7100T			\$ 260,555
	Profit or Loss (Net Income or Loss)	3250		\$ (516,665)

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$ 70,000
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$ 96,623
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$ 23,459
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$ —

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
For The Year Ended December 31, 2021**

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 827,936
	Tenant Assistance Payments	5121	\$ 1,032,328
	Rent Revenue - Stores and Commercial	5140	\$ —
	Garage and Parking Spaces	5170	\$ —
	Flexible Subsidy Revenue	5180	\$ —
	Miscellaneous Rent Revenue	5190	\$ 49,493
	Excess Rent	5191	\$ —
	Rent Revenue/Insurance	5192	\$ —
	Special Claims Revenue	5193	\$ —
	Retained Excess Income	5194	\$ —
	Total Rent Revenue	5100T	\$ 1,909,757
Vacancies 5200	Apartments	5220	\$ 16,964
	Stores and Commercial	5240	\$ —
	Rental Concessions	5250	\$ 13,234
	Loss to Lease	5260	\$ 16,545
	Garage and Parking Space	5270	\$ —
	Miscellaneous	5290	\$ —
	Total Vacancies	5200T	\$ 46,743
	Net Rental Revenue Rent Revenue Less Vacancies	5152N	\$ 1,863,014
Supportive Services 5390	Supportive Services Revenue	5390	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 25,653
	Revenue from Investments - Residual Receipts	5430	\$ —
	Revenue from Investments - Replacement Reserve	5440	\$ 2,781
	Revenue from Investments - Miscellaneous	5490	\$ —
	Total Financial Revenue	5400T	\$ 28,434
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ 31,552
	Tenant Charges	5920	\$ 25,000
	Interest Reduction Payments Revenue	5945	\$ —
	Cable TV / Internet Access Revenue	5954	\$ 5,902
	Miscellaneous Revenue	5990	\$ 82,163
	Total Other Revenue	5900T	\$ 144,617
	Total Revenue	5000T	\$ 2,036,065
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 1,653
	Management Consultants	6204	\$ —
	Advertising and Marketing	6210	\$ —
	Other Renting Expenses	6250	\$ 38,670
	Office Salaries	6310	\$ 196,278
	Office Expenses	6311	\$ 26,838
	Office or Model Apartment Rent	6312	\$ —
	Leased Furniture	6313	\$ —
	Management Fee	6320	\$ 114,607
	Manager or Superintendent Salaries	6330	\$ —
	Administrative Rent Free Unit		\$ —
	Legal Expense - Project	6340	\$ 14,279
	Audit Expense	6350	\$ 13,400
	Bookkeeping Fees/Accounting Services	6351	\$ —
	Telephone Expense	6360	\$ 7,659
	Bad Debts	6370	\$ 19,904
	Miscellaneous Administrative Expenses	6390	\$ 4,973
	Total Administrative Expenses	6263T	\$ 438,261
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —
	Electricity	6450	\$ 151,570
	Water	6451	\$ 63,792
	Gas	6452	\$ 13,946
	Sewer	6453	\$ 46,243
	Cable TV / Internet Access	6454	\$ 12,286
	Total Utilities Expense	6400T	\$ 287,837
	Total Expenses		\$ 726,098

Project Name: Stuart Parker Housing Development Group, LP

		Balance Carried Forward	\$	726,098	
Operating Maintenance Expenses 6500	Payroll	6510	\$	147,491	
	Supplies	6515	\$	60,453	
	Contracts	6520	\$	55,186	
	Operating and Maintenance Rent Free Unit	6521	\$	—	
	Garbage and Trash Removal	6525	\$	39,558	
	Security Payroll/Contract	6530	\$	—	
	Security Rent Free Unit	6531	\$	—	
	Heating/Cooling Repairs and Maintenance	6546	\$	6,068	
	Snow Removal	6548	\$	—	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$	1,226	
	Maintenance Tools and Equipment	6571	\$	443	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$	—	
	Exterminating	6573	\$	20,992	
	Elevator Maintenance/Contracts	6574	\$	16,808	
	Vacant Unit Preparation	6580	\$	—	
Miscellaneous Operating and Maintenance Expenses	6590	\$	85,669		
Total Operating and Maintenance Expenses	6500T		\$	433,894	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$	54,961	
	Payroll Taxes (Project's Share)	6711	\$	26,776	
	Property and Liability Insurance (Hazard)	6720	\$	63,452	
	Fidelity Bond Insurance	6721	\$	—	
	Workmen's Compensation	6722	\$	6,426	
	Health Insurance and Other Employee Benefits	6723	\$	71,696	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$	5,647	
	Total Taxes and Insurance	6700T		\$	228,958
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$	200,281	
	Interest attributable to Debt Issuance Costs	6822	\$	11,402	
	Interest on Notes Payable (Long-Term)	6830	\$	—	
	Interest on Notes Payable (Short-Term)	6840	\$	—	
	Mortgage Insurance Premium/Service Charge	6850	\$	—	
	Miscellaneous Financial Expenses	6890	\$	4,274	
Total Financial Expenses	6800T		\$	215,957	
Supportive Services	Supportive Services Expenses	6990		\$	—
	Total Cost of Operations before Depreciation and Amortization	6000T		\$	1,604,907
	Profit (Loss) before Depreciation and Amortization	5060T		\$	431,158
	Depreciation Expense	6600	\$	788,102	
	Amortization Expense	6610	\$	15,886	
	Total Depreciation and Amortization			\$	803,988
	Operating Profit or (Loss)	5060N		\$	(372,830)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$	—	
	Officer's Salaries	7110	\$	—	
	Asset Management, Partnership, and Incentive Fees	7115	\$	8,696	
	Legal Expenses	7120	\$	—	
	Federal, State and Other Income Taxes	7130	\$	—	
	Fidelity and Bond Expense	7135	\$	—	
	Interest Income	7140	\$	—	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$	251,597	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$	—	
	Other Expenses	7190	\$	—	
Net Entity Expenses	7100T		\$	260,293	
Profit or Loss (Net Income or Loss)	3250		\$	(633,123)	

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$	65,000
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$	93,799
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$	21,886
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$	—

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

SUPPORTING DATA REQUIRED BY MHDC (Continued)

Statement Of Profit And Loss

		Account	For The Years	
			Ended December 31,	
			2022	2021
5990 - Miscellaneous Revenue				
5990-010	Other income	5990-020	\$ 1,181	\$ 2,505
5990-010	City of Columbia refund - trash services	5990-020	—	19,107
5990-010	Recovery of bad debts	5990-020	3,214	—
5990-010	Cable TV commissions	5990-020	3,835	—
5990-010	Vending machine revenue	5990-020	668	—
5990-010	Insurance proceeds	5990-020	—	57,928
5990-010	Fee for service	5990-020	3,711	2,623
Total Miscellaneous Revenue			\$ 12,609	\$ 82,163
6590 - Miscellaneous Operating And Maintenance				
6590-010	Flooring removal and repairs	6590-020	\$ 10,972	\$ 14,470
6590-010	Equipment	6590-020	16,479	—
6590-010	Paving expense	6590-020	4,030	3,500
6590-010	Mold removal	6590-020	—	4,856
6590-010	Elevator and alarm replacement	6590-020	—	62,843
6590-010	Miscellaneous operating and maintenance	6590-020	4,777	—
Total Miscellaneous Operating And Maintenance Expenses			\$ 36,258	\$ 85,669

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Schedule Of Escrow Deposits And Replacement Reserves

Replacement Reserve	
Balance at January 1	\$ 682,318
Deposits	96,623
Withdrawals	(37,930)
Interest earned, net of bank fees	23,037
Balance at December 31	<u>764,048</u>
Debt Service Reserve	294,177
Bond Fund	1
Taxes and Insurance Fund	135,248
Operating Reserve	519,882
Special Needs Reserve Fund	<u>30,000</u>
Total Other Reserves	<u>979,308</u>
	<u><u>\$ 1,743,356</u></u>

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Schedule Of Fixed Assets

	Balance January 1, 2022	Additions	Deductions	Balance December 31, 2022
1410 Land	\$ 1,609,333	\$ —	\$ —	\$ 1,609,333
1410 Land improvements	645,706	—	—	645,706
1420 Buildings	24,313,028	—	—	24,313,028
1460 Furnishings	60,075	—	—	60,075
Total	26,628,142	—	—	26,628,142
1495 Accumulated depreciation	4,106,130	707,473	—	4,813,603
1400N Net Book Value	\$ 22,522,012	\$ (707,473)	\$ —	\$ 21,814,539

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Funds In Financial Institutions

A. Funds Held By Mortgagor, Regular Operating Account		
	First Mid Bank, operating account ⁽¹⁾	\$ 401,602
B. Funds Held By Mortgagor In Trust, Tenant Security Deposits		
	First Mid Bank, security deposit account ⁽¹⁾	<u>123,895</u>
	Funds Held By Mortgagor, TOTAL	<u>525,497</u>
C. Funds Held By Mortgagee, (In Trust)		
	1. Replacement reserve, First Mid Bank ⁽¹⁾	764,048
	2. Debt service reserve, UMB Bank ⁽¹⁾	294,177
	3. Bond fund, UMB Bank ⁽¹⁾	1
	4. Tax and insurance fund, UMB Bank ⁽¹⁾	135,248
	5. Operating reserve, First Mid Bank ⁽¹⁾	519,882
	6. Special needs reserve, MHDC ⁽¹⁾	<u>30,000</u>
	Funds Held By Mortgagee, TOTAL	<u>1,743,356</u>
	TOTAL FUNDS IN FINANCIAL INSTITUTIONS	<u><u>\$ 2,268,853</u></u>

(1) Balances audited as of December 31, 2022

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

**Schedule Of Eligible And Allocated Federal And
State Tax Credits
TIN #: 47-1362215**

Credit Year	Calendar Year	Annual Federal LIHTC		Annual State LIHTC	
		Allocated	Eligible	Allocated	Eligible
1	2016	\$ 949,731	\$ 31,483	\$ 700,000	\$ 31,481
2	2017	949,731	735,153	700,000	594,145
3	2018	949,731	949,731	700,000	700,000
4	2019	949,731	949,731	700,000	700,000
5	2020	949,731	949,731	700,000	700,000
6	2021	949,731	949,731	700,000	700,000
7	2022	949,731	949,731	700,000	700,000
8	2023	949,731		700,000	
9	2024	949,731		700,000	
10	2025	949,731		700,000	
11	2026	N/A		N/A	
12	2027	N/A		N/A	
13	2028	N/A		N/A	
14	2029	N/A		N/A	
15	2030	N/A		N/A	

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**MORTGAGOR CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Stuart Parker Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.

Stuart Parker Housing Development
Group, LP
(A Missouri Limited Partnership)

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Executive Director
Title of Signer

47-1362215
Employer Identification Number

March 10, 2023
Date

**STUART PARKER HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 14-419-TE**

**MANAGING AGENT CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Stuart Parker Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.


Housing Authority of the City of Columbia,
Missouri
Managing Agent Name

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Chief Executive Officer
Title of Signer

43-6014416
Employer Identification Number


Signature of Individual Responsible for
Management of Property

Laura Lewis
Printed Name of Individual Responsible for
Management of Property

March 10, 2023
Date

S3200-005

Auditors' Transmittal Letter

S3200-010 Audit Firm _____ RubinBrown LLP _____

S3200-020 Lead Auditor First Name _____ Brandi _____

S3200-030 Lead Auditor Middle Name _____ Tucker _____

S3200-040 Lead Auditor Last Name _____ Lawyer _____

S3200-050 Auditor Street Address Line 1 _____ 7676 Forsyth Blvd. _____

S3200-060 Auditor Street Address Line 2 _____ Suite 2100 _____

S3200-070 Auditor City _____ St. Louis _____

S3200-080 Auditor State _____ Missouri _____

S3200-090 Auditor Zip Code _____ 63105 _____

S3200-100 Auditor Zip Code Extension _____ _____

S3200-110 Auditor Telephone Number _____ (314) 290-3300 _____

S3200-120 Auditor Firm TIN _____ 43-0765316 _____

S3200-130 Date Of Independent Auditors' Report _____ March 10, 2023 _____

**BEAR CREEK HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE
FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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Independent Auditors' Report

Partners
Bear Creek Housing Development Group, LP
Columbia, Missouri

Opinion

We have audited the financial statements of Bear Creek Housing Development Group, LP, Project No. 15-405-TE, which comprise the balance sheet as of December 31, 2022 and 2021, and the related statements of operations, partners' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Bear Creek Housing Development Group, LP as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit Of The Financial Statements section of our report. We are required to be independent of Bear Creek Housing Development Group, LP and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Bear Creek Housing Development Group, LP's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Bear Creek Housing Development Group, LP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Bear Creek Housing Development Group, LP's ability to continue as a going concern for a reasonable period of time.

Partners
Bear Creek Housing Development Group, LP

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, shown on pages 21 to 29, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information, except for page 29, has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for page 29, the information is fairly stated in all material respects in relation to the financial statements as a whole.

RubinBrown LLP

March 10, 2023

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

BALANCE SHEET

Page 1 Of 2

Assets		December 31,	
		2022	2021
Current Assets			
1120	Cash - operations	\$ 160,468	\$ 181,212
1130	Tenant accounts receivable	4,037	6,091
1131	Allowance for doubtful accounts	(880)	(5,576)
1130N	Net tenant accounts receivable	3,157	515
1135	Accounts receivable - HUD	1,370	1,538
1160	Accounts receivable - interest	—	6,355
1200	Prepaid expenses	1,709	2,445
1100T	Total Current Assets	166,704	192,065
Deposits Held In Trust - Funded			
1191	Tenant deposits held in trust	40,345	37,969
Restricted Deposits And Funded Reserves (Note 2)			
1320	Replacement reserve	239,500	198,194
1330	Other reserves	264,083	313,078
1300T	Total Deposits	503,583	511,272
Fixed Assets (Notes 4 And 5)			
1410	Land and land improvements	1,114,860	1,114,860
1420	Buildings and improvements	8,134,582	8,134,582
1400T	Total Fixed Assets	9,249,442	9,249,442
1495	Less: Accumulated depreciation	1,320,243	1,094,949
1400N	Net Fixed Assets	7,929,199	8,154,493
Other Assets			
1520	Deferred costs (Note 1)	17,304	21,627
1000T	Total Assets	\$ 8,657,135	\$ 8,917,426

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

BALANCE SHEET

Page 2 Of 2

Liabilities

		December 31,	
		2022	2021
Current Liabilities			
2110	Accounts payable - operations	\$ 11,157	\$ 7,805
2113	Accounts payable - entity (Note 3)	12,629	5,141
2113B	Accounts payable - asset management fee payable (Note 3)	14,242	16,637
2120	Accrued wages payable	8,982	8,324
2123	Accrued management fee payable (Note 3)	22,108	22,662
2131	Accrued interest payable - first mortgage (Note 4)	3,271	3,491
2132	Accrued interest payable - other mortgages (Note 5)	376,956	296,394
2170	Mortgage payable - first mortgage (short-term) (Note 4)	39,735	38,390
2210	Prepaid revenue	9,079	11,167
2122T	Total Current Liabilities	498,159	410,011
Deposit And Prepayment Liabilities			
2191	Tenant deposits held in trust (contra)	38,722	36,455
Long-Term Liabilities			
2320	Mortgage payable - first mortgage (Note 4)	1,153,199	1,192,937
2322	Other mortgages payable - long term (Note 5)	3,873,319	3,873,319
2323	Other loans and notes payable - developer fee (Note 3)	127,542	206,260
2340	Debt issuance costs (Note 1)	(53,447)	(69,089)
2300T	Total Long-Term Liabilities	5,100,613	5,203,427
2000T	Total Liabilities	5,637,494	5,649,893
Partners' Equity			
3130	Partners' equity (Note 6)	3,019,641	3,267,533
2033T	Total Liabilities And Partners' Equity	\$ 8,657,135	\$ 8,917,426

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

STATEMENT OF OPERATIONS

		For The Years	
		Ended December 31,	
		2022	2021
Revenues			
5100	Gross potential rents	\$ 581,720	\$ 565,954
5200	Less: Vacancies	13,599	15,485
5152N	Net Rental Revenues	568,121	550,469
5400	Financial revenue	9,321	8,376
5900	Other revenue	26,851	23,221
	Total Revenues	604,293	582,066
Operating Expenses			
6300	Administrative expenses	117,336	116,914
6400	Utilities expense	49,494	45,456
6500	Operating and maintenance expenses	160,681	141,519
6600	Depreciation and amortization	229,617	229,617
6700	Taxes and insurance	99,946	104,970
6800	Financial expenses	60,635	62,179
	Total Operating Expenses	717,709	700,655
	Rental Loss Before Partnership Expenses	(113,416)	(118,589)
	Partnership Expenses	89,258	89,004
	Net Loss	\$ (202,674)	\$ (207,593)

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

**STATEMENT OF PARTNERS' EQUITY
For The Years Ended December 31, 2022 And 2021**

	General Partner	Limited Partner	Special Limited Partner	State Limited Partner	Total
Allocation Percentage	0.009%	98.990%	0.001%	1.000%	100.000%
Balance - January 1, 2021	\$ 650,134	\$ 1,507,029	\$ (8)	\$ 1,317,971	\$ 3,475,126
Net Loss	(19)	(205,496)	(2)	(2,076)	(207,593)
S100-010 Balance - December 31, 2021	650,115	1,301,533	(10)	1,315,895	3,267,533
3250 Net Loss	(18)	(200,627)	(2)	(2,027)	(202,674)
S1200-420 Distributions	(45,218)	—	—	—	(45,218)
3130 Balance - December 31, 2022	\$ 604,879	\$ 1,100,906	\$ (12)	\$ 1,313,868	\$ 3,019,641

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

STATEMENT OF CASH FLOWS

Page 1 Of 2

	For The Years Ended December 31,	
	2022	2021
Cash Flows From Operating Activities		
Receipts:		
Rental receipts	\$ 563,559	\$ 561,164
Interest receipts	15,676	2,021
Other operating receipts	26,851	23,221
Total Receipts	606,086	586,406
Disbursements:		
Administrative	46,407	44,593
Management fee	29,649	28,305
Utilities	49,494	45,456
Salaries and wages	66,197	100,033
Operating and maintenance	124,820	87,046
Real estate taxes	20,826	20,865
Property insurance	53,396	1,550
Miscellaneous taxes and insurance	24,988	34,920
Tenant security deposits	(2,267)	(2,697)
Interest on mortgages	41,842	43,141
Miscellaneous financial	3,371	3,499
Entity/construction disbursements:		
Asset management fee	11,091	—
Total Disbursements	469,814	406,711
Net Cash Provided By Operating Activities	136,272	179,695
Cash Flows From Financing Activities		
Principal payments on loans or notes payable	(38,393)	(37,093)
Distributions	(45,218)	—
Entity/construction financing activities:		
Payments on developer fee	(78,718)	—
Net Cash Used In Financing Activities	(162,329)	(37,093)
Net Increase (Decrease) In Cash And Restricted Cash	(26,057)	142,602
Beginning Of Year Cash And Restricted Cash	730,453	587,851
End Of Year Cash And Restricted Cash	\$ 704,396	\$ 730,453

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

STATEMENT OF CASH FLOWS

Page 2 Of 2

	For The Years Ended December 31,	
	2022	2021
Reconciliation Of Net Loss To Net Cash		
From Operating Activities		
Net loss	\$ (202,674)	\$ (207,593)
Adjustments to reconcile net loss to net cash from operating activities:		
Depreciation	225,294	225,294
Amortization of deferred costs	4,323	4,323
Amortization of debt issuance costs	15,642	15,642
Changes in assets and liabilities:		
Tenant accounts receivable	(2,474)	2,249
Accounts receivable - interest	6,355	(6,355)
Prepaid expenses	736	47,635
Accounts payable	3,352	(3,425)
Accounts payable - due to affiliate	7,488	6,947
Accrued liabilities	104	(5,066)
Accrued interest payable	80,342	80,459
Tenant security deposits held in trust (contra)	2,267	2,697
Prepaid revenue	(2,088)	8,446
Entity/construction liability accounts:		
Asset management fee	(5,294)	5,628
State LP asset management fee	2,899	2,814
Net Cash Provided By Operating Activities	\$ 136,272	\$ 179,695

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

NOTES TO FINANCIAL STATEMENTS
December 31, 2022 And 2021

1. Organization And Summary Of Significant Accounting Policies

Bear Creek Housing Development Group, LP (the Partnership), was organized on August 19, 2014 as a Missouri limited partnership for the purpose of acquiring, owning, constructing and/or rehabilitating, leasing, managing, and operating a 76-unit apartment complex located in Columbia, Missouri, currently known as Bear Creek Apartments (the Project). On May 1, 2016, the Partnership Agreement was amended and restated to permit the withdrawal of Philip Steinhaus, the Withdrawing Limited Partner, and admit Red Stone - 2015 National Fund, LP, a Delaware limited liability company, as the new Limited Partner, and Red Stone Equity Manager, LLC, a Delaware limited liability company, as the new Special Limited Partner, and MVM Bear Creek, LLC, a Missouri limited liability company, as the State Limited Partner.

The partners' interests in profits and losses are as follows:

General Partner:	Bear Creek Housing GP, LLC	0.009%
Limited Partner:	Red Stone - 2015 National Fund, LP	98.990%
Special Limited Partner:	Red Stone Equity Manager, LLC	0.001%
State Limited Partner:	MVM Bear Creek, LLC	1.000%

The Project has qualified for and will be allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The Project must meet the provisions of these requirements during each of the 15 consecutive years in order to be qualified to receive the credits.

The Project is regulated by the Missouri Housing Development Commission (MHDC) as to rent charges and operating methods. The regulatory agreement limits annual distributions of net operating receipts to surplus cash available at the end of each year.

The Partnership will continue to operate perpetually, unless it is earlier dissolved and terminated by provisions of the Partnership Agreement.

Certain defined terms contained in the Partnership Agreement are denoted with initial capital letters throughout the financial statements.

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Estimates And Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash And Restricted Cash

The Partnership places its cash account with a banking institution that is insured by the Federal Deposit Insurance Corporation (FDIC). The Partnership's cash is held in an interest bearing account that is insured up to \$250,000 by the FDIC.

The following is a reconciliation between cash and restricted cash reported within the balance sheet and the total cash and restricted cash on the statement of cash flows as of December 31:

		2022	2021
1120	Cash - operations	\$ 160,468	\$ 181,212
1191	Tenant deposits held in trust	40,345	37,969
1320	Replacement reserve	239,500	198,194
1330	Other reserves	264,083	313,078
Total Cash And Restricted Cash		\$ 704,396	\$ 730,453

Tenant Deposits Held In Trust

Tenant deposits held in trust consist of security deposit funds collected from the tenants, separated from Project funds, and deposited into a trust account. All disbursements from the security deposit account must be only for refunds to tenants and for payment of expenses incurred by or on behalf of the tenants. Deposits held in trust also include \$1,500 of building utility deposits at December 31, 2022 and 2021.

Tenant Accounts Receivable

Tenant accounts receivable are stated at the amount management expects to collect from balances outstanding at year end. Based on management's assessment of the credit history with tenants having outstanding balances and current relationships with them, management has recorded an allowance for doubtful accounts in the amount of \$880 and \$5,576 as of December 31, 2022 and 2021, respectively.

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements *(Continued)*

Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves are comprised of checking and money market funds which are stated at cost.

Replacement Reserve

The replacement reserve can only be used for improvements to buildings upon prior approval of the Special Limited Partner.

Rental Property

Rental property is carried at cost, less accumulated depreciation. Depreciation is provided using the half-year method with the following estimated useful lives:

Buildings	40 years
Building improvements	5 – 10 years
Land improvements	15 years

Maintenance and repairs are charged to expense when incurred. Upon retirement or other disposition, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in income.

The Partnership reviews its investment in rental property for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the rental property to the future net undiscounted cash flow expected to be generated by the rental property, including the residual value of the rental property. If the rental property is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the rental property exceeds the fair value of such property. There was no impairment loss recognized for the years ended December 31, 2022 or 2021.

Capitalized Interest

Interest during construction, amounting to \$40,260, has been capitalized and is being amortized over the life of the buildings and their components.

Development Fees

Development fees of \$820,000 incurred for the development of the Project have been capitalized and added to the depreciable basis of the buildings.

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements *(Continued)*

Debt Issuance Costs

Debt issuance costs totaling \$121,229 consist of fees for obtaining the mortgage loan and are being amortized using the straight-line method over the term of the loan, beginning in 2018. As of December 31, 2022 and 2021, accumulated amortization amounted to \$67,782 and \$52,140, respectively. Amortization of debt issuance costs is included in financial expenses on the statement of operations.

Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Tax Credit Fees

Tax credit fees totaling \$43,228 at December 31, 2022 and 2021, consist of fees associated with the low-income housing tax credits anticipated to be allocated to the Partnership. The fees are being amortized using the straight-line method over the ten-year tax credit period. As of December 31, 2022 and 2021, accumulated amortization amounted to \$25,924 and \$21,601, respectively.

Rental Revenue

The rental property is generally leased to tenants under one-year operating leases. Rental revenue is recognized as rent becomes due. Rental revenue received in advance is deferred until earned.

Income Taxes

Under provisions of the Internal Revenue Code and applicable state laws, the Partnership is not directly subject to income taxes. The results of its operations are includable in the tax returns of its partners. Therefore, no provision for income tax expense has been included in the accompanying financial statements.

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

New Accounting Pronouncement

Effective January 1, 2022, the Partnership utilized the modified retrospective approach to adopt Accounting Standards Codification (ASC) Topic 842, *Leases*, which modifies the principles for the recognition, measurement, presentation, and disclosure of leases for both parties to a contract, the lessee and the lessor. The Partnership, as lessor, leases multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. Under ASC 842, the Partnership classifies the leases as operating leases and elects not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. The Partnership accounts for the combined lease and non-lease components under ASC 842. Lease income for the year ended December 31, 2022 totaled \$568,121. Based on the remaining terms of the lease agreements, the Partnership expects to receive lease payments totaling \$423,273 during the year ending December 31, 2023. The adoption of ASC 842 did not result in a cumulative adjustment to partners' equity. As the Partnership has elected to apply the new standard as of the adoption date of January 1, 2022, results for 2022 are presented under ASC 842, while the prior period financial statements have not been adjusted and continue to be presented under ASC 840, the accounting standard in effect at the time.

The Partnership has elected certain practical expedients, including the use of hindsight in determining the lease term at transition and the package of practical expedients to not reassess prior conclusions related to contracts containing leases, lease classification, and initial direct costs.

Subsequent Events

Management evaluates subsequent events through the date the financial statements are available for issue, which is the date of the Independent Auditors' Report.

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

2. Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves consist of the following as of December 31:

	2022	2021
Replacement Reserve		
Balance at January 1	\$ 198,194	\$ 160,745
Other deposits	2,392	—
Monthly deposits	34,459	36,680
Interest earned, net of bank fees	4,455	769
Balance at December 31	239,500	198,194
Compliance Reserve	5,571	5,459
Additional Replacement Reserve	31,617	80,760
Operating Reserve	220,160	220,138
Bond Fund	6,735	6,721
	264,083	313,078
	\$ 503,583	\$ 511,272

Replacement Reserves

A Replacement Reserve is to be funded in an initial amount of \$143,640. Additional deposits are required of \$33,400 per year, payable monthly, in equal monthly installments commencing on the date on which the Project is placed in service. Such monthly payments shall increase by 3% per annum. No withdrawal may be made without the consent of the Special Limited Partner.

Operating Reserve

An Operating Reserve of \$215,000 is to be funded no later than the payment of the Fourth Capital Contribution into a segregated reserve account at Central Bank of Boone County. The Partnership shall fund the Operating Reserve from Net Cash Flow in order to maintain, to the extent possible, a balance at all times of at least \$215,000. No withdrawal may be made without the consent of the Special Limited Partner.

Compliance Services Reserve

A Compliance Services Reserve is to be funded in the amount of \$10,000 to fund any compliance expenses incurred by the Partnership for the Project. No withdrawal may be made without the consent of the Special Limited Partner.

Bond Fund

A reserve was established to fund bond costs.

3. Related Party Transactions

Development Fee

The Development Agreement provides that a Development Fee be paid to an affiliate of the General Partner for providing services in connection with the development of the Project. The unpaid balance is noninterest bearing and repayment is to be made in accordance with the Development Service Agreement. As of December 31, 2022 and 2021, \$127,542 and \$206,260, respectively, remained payable.

Asset Management Fee

The Partnership shall pay the Special Limited Partner \$5,000 as an Asset Management Fee in connection with the Special Limited Partner's review of the operations of the Partnership and Project. The Asset Management Fee shall increase annually by 3% of the prior year's Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. For the years ended December 31, 2022 and 2021, asset management fees of \$5,797 and \$5,628, respectively, were incurred. As of December 31, 2022 and 2021, asset management fees of \$5,797 and \$11,091, respectively, remained payable and are included in accounts payable - asset management fee payable.

State LP Asset Management Fee

The Partnership shall pay the State Limited Partner \$2,500 as a State LP Asset Management Fee in connection with the State Limited Partner's annual review of the operations of the Partnership and Project. The State LP Asset Management Fee shall increase annually by 3% of the prior year's State LP Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. For the years ended December 31, 2022 and 2021, asset management fees of \$2,899 and \$2,814, respectively, were incurred. As of December 31, 2022 and 2021, asset management fees of \$8,445 and \$5,546, respectively, remained payable and are included in accounts payable - asset management fee payable.

Property Management Fees

The Partnership entered into a management contract with the Housing Authority of the City of Columbia, Missouri (CHA), an affiliate of the General Partner. The management fee is equal to 6% of monthly gross collections. 1% of monthly gross collections will be payable from Net Cash Flow. Property management fees of \$29,095 and \$28,577 were incurred for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, property management fees of \$22,108 and \$22,662, respectively, remained payable.

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements *(Continued)*

Due To Affiliate

An entity associated with the Partnership through common ownership pays for costs on behalf of the Partnership. As of December 31, 2022 and 2021, \$12,629 and \$5,141, respectively, was payable and included in accounts payable - entity.

Tax Credit Compliance Guaranty

The General Partner guarantees that the Limited Partner and State Limited Partner will be allocated federal and state low-income housing tax credits, in accordance with the Partnership Agreement, for any shortfall.

Operating Deficit Guaranty

Pursuant to the Amended and Restated Agreement of Limited Partnership, the General Partner shall advance to the Partnership as a loan an amount equal to the amount of the Operating Deficit. This obligation shall continue until the end of the Fiscal Year in which the fifth anniversary of the Lease-up Period or Stabilization period occurs. The guarantee is limited to a maximum of \$350,000. At December 31, 2022 and 2021, no such advance had been made.

Net Cash Flow Distribution

Net Cash Flow, as defined in the Partnership Agreement, is available for distribution at year end as follows:

1. To the Limited Partner until the aggregate amount of distributions made to the Limited Partner for the current and all prior years equals the Assumed Limited Partner's Tax Liability for the current and all prior years;
2. To the Limited Partner in an amount equal to any unpaid Tax Credit Shortfall, Unpaid State Tax Credit Shortfall, Limited Partner Advances, and Special Additional Capital Contributions;
3. To the State Limited Partner in an amount equal to any unpaid Tax Credit Shortfall, Unpaid State Tax Credit Shortfall, Limited Partner Advances, and Special Additional Capital Contributions;
4. To the General Partner to pay fees for the security services provided at the Project;
5. To pay any outstanding and unpaid Asset Management Fees to the Special Limited Partner and
6. To pay any outstanding and unpaid State LP Asset Management Fees to the State Limited Partner;
7. To replenish the Operating Reserve to the Operating Reserve Floor;
8. To pay all amounts due under the Development Agreement;
9. To pay 1% of the 6% Property Management Fee;

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

- 10. To pay all amounts then due and payable under the Seller Financing Loan and the AHP Loan;
- 11. To pay any outstanding Operating Deficit Loans and General Partner Loans, pro rata based on the outstanding balances of each; and
- 12. To the Partners in accordance with the Percentage Interests noted below; provided, however, that the Limited Partner receives a distribution equal to at least 10% of Net Cash Flow.
 - a. General Partner - 0.009%
 - b. Limited Partner - 94.99%
 - c. Special Limited Partner - 0.001%
 - d. State Limited Partner - 5.00%

4. Mortgage Notes Payable

The Partnership entered into a loan agreement (the Note) with CHA on May 1, 2016, which allows for total advances up to \$4,750,000 of tax-exempt Series A and Series B bonds to fund the acquisition and rehabilitation of the Project. The Note bears interest at an effective annual rate of the Original Purchaser prime rate plus 4%, but never less than the weighted average interest rate on the bonds plus 2%, which was 3.40% at December 31, 2022 and 2021. On May 1, 2018, the Partnership was required to pay the outstanding principal and interest on the Series B Bonds to reduce the total bond advances to \$1,350,000 and to make annual payments of principal and interest on the Series A Bonds. The Partnership paid fees to Central Bank of Boone County to secure an extension of the aforementioned payoff deadline of the Series B Bonds to September 4, 2018, at which time principal and interest payments on the Series A bonds began. The Note matures on May 1, 2036 and is secured by a first mortgage on the property. As of December 31, 2022 and 2021, the balance of the Note was \$1,192,934 and \$1,231,327, respectively. Accrued interest payable on the Note as of December 31, 2022 and 2021 was \$3,271 and \$3,491, respectively.

Aggregate annual maturities of the mortgage notes payable over the next five years and thereafter are as follows:

<u>Year</u>	<u>Amount</u>
2023	\$ 39,735
2024	40,747
2025	42,563
2026	44,053
2027	45,262
Thereafter	980,574
	<u>\$ 1,192,934</u>

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

5. Other Mortgages Payable

The Partnership obtained additional financing from CHA under a loan commitment of \$3,391,988 (the Seller Financing Loan), secured by a second deed of trust, for the acquisition and rehabilitation of the Project. Beginning in May 2018, the note bears interest at 2.24%, compounded annually, through maturity. The Partnership shall make annual payments beginning on or after May 1, 2018 equal to 95% of Net Cash Flow, after full payment of the deferred development fee. The outstanding principal and interest will become due at maturity on December 31, 2058. Interest payable at December 31, 2022 and 2021 was \$353,635 and \$278,073, respectively. As of December 31, 2022 and 2021, the outstanding balance was \$3,373,319.

The Partnership obtained additional financing from CHA under a loan commitment of \$500,000 (the AHP Loan), secured by a third deed of trust, for the acquisition and rehabilitation of the Project. Beginning in May 2018, the loan bears interest at 1%, compounded annually, through maturity. The Partnership shall make annual payments equal to 5% of remaining Net Cash Flow, subordinate to payment terms noted in the note payable above beginning on January 1, 2035. The entire principal will become due at maturity on December 31, 2051. Interest payable at December 31, 2022 and 2021 was \$23,321 and \$18,321, respectively. At December 31, 2022 and 2021, the outstanding balance was \$500,000.

6. Capital Contributions

Contingent upon various requirements as outlined in the Partnership Agreement, the Partners shall make capital contributions to the Partnership as follows:

Capital Installment	General Partner	Limited Partner	State Limited Partner	Special Limited Partner	Total
First	\$ 360,000	\$ 237,235	\$ 132,573	\$ —	\$ 729,808
Second	—	237,235	132,573	—	369,808
Third	—	1,067,558	596,580	—	1,664,138
Fourth	—	830,323	464,005	—	1,294,328
Special	350,000	—	—	10	350,010
Total	\$ 710,000	\$ 2,372,351	\$ 1,325,731	\$ 10	\$ 4,408,092

As of December 31, 2022 and 2021, \$2,315,012 had been contributed by the Limited Partner, \$1,325,730 by the State Limited Partner and \$710,000 by the General Partner. The Special Limited Partner has made no contributions as of December 31, 2022 or 2021.

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

7. Commitments

The Project's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or gross rent or to correct non-compliance within a specified time period could result in recapture of previously taken tax credits, plus interest. Additionally, such potential noncompliance may require an adjustment to the contributed capital by the Limited Partners.

The Partnership is bound by a Land-Use Restriction Agreement with MHDC, which mandates the utilization of the Project pursuant to Section 42 of the Internal Revenue Code (Section 42) for a minimum of 30 years, even if disposition of the property by the Partnership occurs.

The Partnership has also entered into Land Use Restriction Agreements with the Housing Authority of the City of Columbia and UMB Bank, N.A. These agreements require that a percentage of the units be leased to low-income tenants, and otherwise regulates the Project for the duration of ownership by the Partnership and their successors.

The Partnership and CHA have entered into a Section 8 Project-Based Voucher Program - PBV Housing Assistance Payments (HAP) Contract New Construction or Rehabilitation agreement with HUD. Under the agreement, CHA will provide the Partnership with housing assistance payments, consisting of both rent and utility allowance, on behalf of qualified tenants. The term of the agreement is for 20 years. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or CHA in accordance with HUD requirements, or sufficient appropriated funding (budget authority), as provided in appropriations acts and in the CHA's annual contributions contract with HUD, to make full payment of housing assistance payments due to the Partnership for any contract year in accordance with the HAP contract. The availability of sufficient funding must be determined by HUD or by CHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, CHA has the right to terminate the HAP contract by notice to the Partnership for all or any of the contract units.

The Partnership has also entered into a Rental Assistance Demonstration (RAD) Use Agreement with HUD. Under the agreement, the Partnership was allowed to convert the Project from public housing to long-term Section 8 rental assistance to achieve the preservation and improvement of the Project through access to private debt and equity to address immediate and long-term capital needs. The RAD Use Agreement will be recorded superior to other liens on the Project, and run for the same term as the initial term of the HAP contract with automatic renewals upon each HAP contract extension.

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

**SUPPORTING DATA REQUIRED BY MHDC
For The Year Ended December 31, 2022**

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount		
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$	183,825	
	Tenant Assistance Payments	5121	\$	376,355	
	Rent Revenue - Stores and Commercial	5140	\$	—	
	Garage and Parking Spaces	5170	\$	—	
	Flexible Subsidy Revenue	5180	\$	—	
	Miscellaneous Rent Revenue	5190	\$	21,540	
	Excess Rent	5191	\$	—	
	Rent Revenue/Insurance	5192	\$	—	
	Special Claims Revenue	5193	\$	—	
	Retained Excess Income	5194	\$	—	
	Total Rent Revenue	5100T		\$	581,720
Vacancies 5200	Apartments	5220	\$	4,558	
	Stores and Commercial	5240	\$	—	
	Rental Concessions	5250	\$	2,838	
	Loss to Lease	5260	\$	6,203	
	Garage and Parking Space	5270	\$	—	
	Miscellaneous	5290	\$	—	
	Total Vacancies	5200T		\$	13,599
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N		\$	568,121
Supportive Services 5390	Supportive Services Revenue	5390		\$	—
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$	4,866	
	Revenue from Investments - Residual Receipts	5430	\$	—	
	Revenue from Investments - Replacement Reserve	5440	\$	4,455	
	Revenue from Investments - Miscellaneous	5490	\$	—	
	Total Financial Revenue	5400T		\$	9,321
Other Revenue 5900	Laundry and Vending Revenue	5910	\$	3,793	
	Tenant Charges	5920	\$	22,327	
	Interest Reduction Payments Revenue	5945	\$	—	
	Cable TV / Internet Access Revenue	5954	\$	—	
	Miscellaneous Revenue	5990	\$	731	
	Total Other Revenue	5900T		\$	26,851
	Total Revenue	5000T		\$	604,293
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$	273	
	Management Consultants	6204	\$	—	
	Advertising and Marketing	6210	\$	—	
	Other Renting Expenses	6250	\$	18,046	
	Office Salaries	6310	\$	30,994	
	Office Expenses	6311	\$	9,431	
	Office or Model Apartment Rent	6312	\$	—	
	Leased Furniture	6313	\$	—	
	Management Fee/ Bookkeeping/ Accounting Services	6320	\$	29,095	
	Manager or Superintendent Salaries	6330	\$	—	
	Administrative Rent Free Unit	6331	\$	—	
	Legal Expense - Project	6340	\$	1,194	
	Audit Expense	6350	\$	10,600	
	Telephone Expense	6360	\$	904	
	Bad Debts	6370	\$	13,075	
	Miscellaneous Administrative Expenses	6390	\$	3,724	
Total Administrative Expenses	6263T		\$	117,336	
Utilities Expense 6400	Fuel Oil/Coal	6420	\$	—	
	Electricity	6450	\$	9,308	
	Water	6451	\$	19,748	
	Gas	6452	\$	4,534	
	Sewer	6453	\$	15,904	
	Cable TV / Internet Access	6454	\$	—	
	Total Utilities Expense	6400T		\$	49,494
	Total Expenses			\$	166,830

Project Name: Bear Creek Housing Development Group, LP

		Balance Carried Forward		\$ 166,830
Operating Maintenance Expenses 6500	Payroll	6510	\$ 35,861	
	Supplies	6515	\$ 25,922	
	Contracts	6520	\$ 30,727	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 14,461	
	Security Payroll/Contract	6530	\$ —	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 7,369	
	Snow Removal	6548	\$ —	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 1,733	
	Maintenance Tools and Equipment	6571	\$ —	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 7,200	
	Elevator Maintenance/Contracts	6574	\$ —	
	Vacant Unit Preparation	6580	\$ —	
Miscellaneous Operating and Maintenance Expenses	6590	\$ 37,408		
Total Operating and Maintenance Expenses	6500T		\$ 160,681	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ 20,826	
	Payroll Taxes (Project's Share)	6711	\$ 4,679	
	Property and Liability Insurance (Hazard)	6720	\$ 54,132	
	Fidelity Bond Insurance	6721	\$ —	
	Workmen's Compensation	6722	\$ 1,249	
	Health Insurance and Other Employee Benefits	6723	\$ 16,441	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ 2,619	
Total Taxes and Insurance	6700T		\$ 99,946	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ 41,622	
	Interest Attributable to Debt Issuance Costs	6822	\$ 15,642	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ —	
	Miscellaneous Financial Expenses	6890	\$ 3,371	
Total Financial Expenses	6800T		\$ 60,635	
Supportive Services 6990	Supportive Services Expenses	6990	\$ —	
Total Cost of Operations before Depreciation and Amortization		6000T		\$ 488,092
Profit (Loss) before Depreciation and Amortization		5060T		\$ 116,201
	Depreciation Expense	6600	\$ 225,294	
	Amortization Expense	6610	\$ 4,323	
Total Depreciation and Amortization				\$ 229,617
Operating Profit or (Loss)		5060N		\$ (113,416)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$ 8,696	
	Legal Expenses	7120	\$ —	
	Federal, State and Other Income Taxes	7130	\$ —	
	Fidelity and Bond Expense	7135	\$ —	
	Interest Income	7140	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ 80,562	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ —	
	Other Expenses	7190	\$ —	
Net Entity Expenses	7100T		\$ 89,258	
Profit or Loss (Net Income or Loss)		3250		\$ (202,674)

Miscellaneous or other income and expense sub-account groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$ 38,393
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$ 34,459
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$ —
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$ —

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
For The Year Ended December 31, 2021

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount	
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 187,560	
	Tenant Assistance Payments	5121	\$ 359,194	
	Rent Revenue - Stores and Commercial	5140	\$ —	
	Garage and Parking Spaces	5170	\$ —	
	Flexible Subsidy Revenue	5180	\$ —	
	Miscellaneous Rent Revenue	5190	\$ 19,200	
	Excess Rent	5191	\$ —	
	Rent Revenue/Insurance	5192	\$ —	
	Special Claims Revenue	5193	\$ —	
	Retained Excess Income	5194	\$ —	
	Total Rent Revenue	5100T		\$ 565,954
Vacancies 5200	Apartments	5220	\$ 8,638	
	Stores and Commercial	5240	\$ —	
	Rental Concessions	5250	\$ 2,579	
	Loss to Lease	5260	\$ 4,268	
	Garage and Parking Space	5270	\$ —	
	Miscellaneous	5290	\$ —	
Total Vacancies	5200T		\$ 15,485	
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N		\$ 550,469
Supportive Services 5390	Supportive Services Revenue	5390		\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 7,607	
	Revenue from Investments - Residual Receipts	5430	\$ —	
	Revenue from Investments - Replacement Reserve	5440	\$ 769	
	Revenue from Investments - Miscellaneous	5490	\$ —	
Total Financial Revenue	5400T		\$ 8,376	
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ 3,724	
	Tenant Charges	5920	\$ 13,933	
	Interest Reduction Payments Revenue	5945	\$ —	
	Cable TV / Internet Access Revenue	5954	\$ —	
	Miscellaneous Revenue	5990	\$ 5,564	
Total Other Revenue	5900T		\$ 23,221	
	Total Revenue	5000T		\$ 582,066
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 686	
	Management Consultants	6204	\$ —	
	Advertising and Marketing	6210	\$ —	
	Other Renting Expenses	6250	\$ 19,476	
	Office Salaries	6310	\$ 40,222	
	Office Expenses	6311	\$ 7,770	
	Office or Model Apartment Rent	6312	\$ —	
	Leased Furniture	6313	\$ —	
	Management Fee	6320	\$ 28,577	
	Manager or Superintendent Salaries	6330	\$ —	
	Administrative Rent Free Unit	6331	\$ —	
	Legal Expense - Project	6340	\$ 840	
	Audit Expense	6350	\$ 10,300	
	Bookkeeping Fees/Accounting Services	6351	\$ —	
	Telephone Expense	6360	\$ 1,896	
	Bad Debts	6370	\$ 5,697	
	Miscellaneous Administrative Expenses	6390	\$ 1,450	
Total Administrative Expenses	6263T		\$ 116,914	
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —	
	Electricity	6450	\$ 9,302	
	Water	6451	\$ 18,237	
	Gas	6452	\$ 2,249	
	Sewer	6453	\$ 15,668	
	Cable TV / Internet Access	6454	\$ —	
Total Utilities Expense	6400T		\$ 45,456	
	Total Expenses			\$ 162,370

Project Name: Bear Creek Housing Development Group, LP

		Balance Carried Forward	\$	162,370
Operating Maintenance Expenses 6500	Payroll	6510	\$	54,473
	Supplies	6515	\$	28,584
	Contracts	6520	\$	20,084
	Operating and Maintenance Rent Free Unit	6521	\$	—
	Garbage and Trash Removal	6525	\$	13,249
	Security Payroll/Contract	6530	\$	—
	Security Rent Free Unit	6531	\$	—
	Heating/Cooling Repairs and Maintenance	6546	\$	6,818
	Snow Removal	6548	\$	—
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$	698
	Maintenance Tools and Equipment	6571	\$	757
	Pool Supplies and Pool Maintenance/Contracts	6572	\$	—
	Exterminating	6573	\$	9,557
	Elevator Maintenance/Contracts	6574	\$	—
	Vacant Unit Preparation	6580	\$	—
Miscellaneous Operating and Maintenance Expenses	6590	\$	7,299	
Total Operating and Maintenance Expenses	6500T			\$ 141,519
Taxes and Insurance 6700	Real Estate Taxes	6710	\$	20,865
	Payroll Taxes (Project's Share)	6711	\$	7,355
	Property and Liability Insurance (Hazard)	6720	\$	49,185
	Fidelity Bond Insurance	6721	\$	—
	Workmen's Compensation	6722	\$	1,841
	Health Insurance and Other Employee Benefits	6723	\$	22,948
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$	2,776
Total Taxes and Insurance	6700T			\$ 104,970
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$	43,038
	Interest Attributable to Debt Issuance Costs	6822	\$	15,642
	Interest on Notes Payable (Long-Term)	6830	\$	—
	Interest on Notes Payable (Short-Term)	6840	\$	—
	Mortgage Insurance Premium/Service Charge	6850	\$	—
	Miscellaneous Financial Expenses	6890	\$	3,499
Total Financial Expenses	6800T			\$ 62,179
Supportive Services 6990	Supportive Services Expenses	6990	\$	—
Total Cost of Operations before Depreciation and Amortization	6000T			\$ 471,038
Profit (Loss) before Depreciation and Amortization	5060T			\$ 111,028
Depreciation Expense	6600	\$	225,294	
Amortization Expense	6610	\$	4,323	
Total Depreciation and Amortization				\$ 229,617
Operating Profit or (Loss)	5060N			\$ (118,589)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$	—
	Officer's Salaries	7110	\$	—
	Asset Management, Partnership and Incentive Performance Fee	7115	\$	8,442
	Legal Expenses	7120	\$	—
	Federal, State and Other Income Taxes	7130	\$	—
	Fidelity and Bond Expense	7135	\$	—
	Interest Income	7140	\$	—
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$	80,562
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$	—
	Other Expenses	7190	\$	—
Net Entity Expenses	7100T			\$ 89,004
Profit or Loss (Net Income or Loss)	3250			\$ (207,593)

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$	37,093
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$	36,680
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$	6,661
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$	—

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

SUPPORTING DATA REQUIRED BY MHDC (Continued)

Statement Of Profit And Loss

		Account	For The Years	
			Ended December 31,	
			2022	2021
5990 - Miscellaneous Revenue				
5990-010	Fee for service	5990-020	\$ 378	\$ 5,564
5990-010	Other income	5990-020	353	—
Total Miscellaneous Revenue			\$ 731	\$ 5,564
6590 - Miscellaneous Operating Maintenance Expense				
6590-010	Extraordinary maintenance	6590-020	\$ 789	\$ 7,299
6590-010	Flooring	6590-020	4,237	—
6590-010	Remodel costs	6590-020	9,293	—
6590-010	Real estate development costs	6590-020	23,089	—
Total Miscellaneous Operating Maintenance Expense			\$ 37,408	\$ 7,299

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Schedule Of Escrow Deposits And Replacement Reserves

Replacement Reserve	
Balance at January 1	\$ 198,194
Other deposits	2,392
Monthly deposits	34,459
Interest earned, net of bank fees	4,455
Balance at December 31	<u>239,500</u>
Compliance Reserve	5,571
Additional Replacement Reserve	31,617
Operating Reserve	220,160
Bond Fund	6,735
	<u>264,083</u>
	<u>\$ 503,583</u>

BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Schedule Of Fixed Assets

		Balance January 1, 2022	Additions	Deductions	Balance December 31, 2022
1410	Land and land improvements	\$ 1,114,860	\$ —	\$ —	\$ 1,114,860
1420	Buildings and improvements	8,134,582	—	—	8,134,582
	Total	9,249,442	—	—	9,249,442
1495	Accumulated depreciation	1,094,949	225,294	—	1,320,243
1400N	Net Book Value	\$ 8,154,493	\$ (225,294)	\$ —	\$ 7,929,199

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Funds In Financial Institutions

A. Funds Held By Mortgagor, Regular Operating Account	
First Mid Bank Trust, operating account ⁽¹⁾	\$ 159,623
B. Funds Held By Mortgagor In Trust, Tenant Security Deposits	
First Mid Bank Trust, security deposit account ⁽¹⁾	<u>38,845</u>
Funds Held By Mortgagor, TOTAL	<u>198,468</u>
C. Funds Held By Mortgagee, (In Trust)	
1. Replacement reserve, First Mid Bank Trust ⁽¹⁾	239,500
2. Bond Fund Reserve, UMB ⁽¹⁾	6,735
3. Compliance Reserve/Additional Replacement Reserve, First Mid Bank Trust ⁽¹⁾	37,188
4. Operating reserve, Central Bank ⁽¹⁾	<u>220,160</u>
Funds Held By Mortgagee, TOTAL	<u>503,583</u>
TOTAL FUNDS IN FINANCIAL INSTITUTIONS	<u>\$ 702,051</u>

⁽¹⁾ Balances audited as of December 31, 2022

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

**Schedule Of Eligible And Allocated Federal And
State Tax Credits**

TIN #: 47-1591548

Credit Year	Calendar Year	Annual Federal LIHTC		Annual State LIHTC	
		Allocated	Eligible	Allocated	Eligible
1	2017	\$ 144,368	\$ 144,368	\$ 144,153	\$ 144,153
2	2018	263,253	263,253	260,353	260,353
3	2019	263,253	263,253	260,353	260,353
4	2020	263,253	263,253	260,353	260,353
5	2021	263,253	263,253	260,353	260,353
6	2022	263,253	263,253	260,353	260,353
7	2023	263,253		260,353	
8	2024	263,253		260,353	
9	2025	263,253		260,353	
10	2026	263,253		260,353	
11	2027	118,885		116,200	
12	2028	N/A		N/A	
13	2029	N/A		N/A	
14	2030	N/A		N/A	
15	2031	N/A		N/A	

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

**MORTGAGOR CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Bear Creek Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.

Bear Creek Housing Development Group, LP
(A Missouri Limited Partnership)



Signature of Signer

Randy Cole

Printed Name of Signer

Executive Director

Title of Signer

47-1591548

Employer Identification Number

March 10, 2023

Date

**BEAR CREEK HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 15-405-TE**

**MANAGING AGENT CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Bear Creek Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.

Housing Authority of the City of Columbia, Missouri
Managing Agent Name

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Chief Executive Officer
Title of Signer

43-6014416
Employer Identification Number


Signature of Individual Responsible for
Management of Property

Laura Lewis
Printed Name of Individual Responsible for
Management of Property

March 10, 2023
Date

S3200-005

Auditors' Transmittal Letter

S3200-010 Audit Firm RubinBrown LLP

S3200-020 Lead Auditor First Name Brandi

S3200-030 Lead Auditor Middle Name Tucker

S3200-040 Lead Auditor Last Name Lawyer

S3200-050 Auditor Street Address Line 1 7676 Forsyth Blvd

S3200-060 Auditor Street Address Line 2 Suite 2100

S3200-070 Auditor City St. Louis

S3200-080 Auditor State Missouri

S3200-090 Auditor Zip Code 63105

S3200-100 Auditor Zip Code Extension _____

S3200-110 Auditor Telephone Number (314) 290-3300

S3200-120 Auditor Firm TIN 43-0765316

S3200-130 Date Of Independent Auditors' Report March 10, 2023

**OAK TOWERS HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE
FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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Independent Auditors' Report

Partners
Oak Towers Housing Development Group, LP
Columbia, Missouri

Opinion

We have audited the financial statements of Oak Towers Housing Development Group, LP, Project No. 16-401-TE, which comprise the balance sheet as of December 31, 2022 and 2021, and the related statements of operations, partners' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Oak Towers Housing Development Group, LP as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit Of The Financial Statements section of our report. We are required to be independent of Oak Towers Housing Development Group, LP and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Oak Towers Housing Development Group, LP's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Oak Towers Housing Development Group, LP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Oak Towers Housing Development Group, LP's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, shown on pages 22 to 30, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information, except for page 30, has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for page 30, the information is fairly stated in all material respects in relation to the financial statements as a whole.

RubinBrown LLP

March 10, 2023

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

BALANCE SHEET
Page 1 Of 2

Assets		December 31,	
		2022	2021
Current Assets			
1120	Cash - operations	\$ 229,508	\$ 143,880
1130	Tenant accounts receivable	10,215	4,070
1131	Allowance for doubtful accounts	(2,846)	(1,232)
1130N	Net tenant accounts receivable	7,369	2,838
1135	Accounts receivable - HUD	1,825	2,819
1160	Accounts receivable - interest	—	8,415
1200	Prepaid expenses	2,901	6,482
1100T	Total Current Assets	241,603	164,434
Deposits Held In Trust - Funded			
1191	Tenant deposits held in trust	89,312	85,848
Restricted Deposits And Funded Reserves (Note 2)			
1320	Replacement reserve	372,596	325,139
1330	Other reserves	451,834	451,771
1300T	Total Deposits	824,430	776,910
Fixed Assets (Notes 4 And 5)			
1410	Land and improvements	578,880	578,880
1420	Buildings and improvements	14,531,673	14,531,673
1465	Furniture and equipment	600,899	600,899
1400T	Total Fixed Assets	15,711,452	15,711,452
1495	Less: Accumulated depreciation	2,411,032	1,924,695
1400N	Net Fixed Assets	13,300,420	13,786,757
Other Assets			
1520	Deferred costs, net (Note 1)	43,223	51,868
1000T	Total Assets	\$ 14,498,988	\$ 14,865,817

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

BALANCE SHEET

Page 2 Of 2

Liabilities

		December 31,	
		2022	2021
Current Liabilities			
2110	Accounts payable - operations	\$ 22,431	\$ 19,937
2113	Accounts payable - entity (Note 3)	4,378	700
2113B	Accounts payable - asset management fee payable (Note 3)	8,696	8,442
2120	Accrued wages payable	17,043	14,119
2123	Accrued management fee payable (Note 3)	5,258	5,188
2131	Accrued interest payable - first mortgage (Note 4)	7,051	5,702
2132	Accrued interest payable - other loans (Note 5)	199,088	120,783
2160	Mortgage payable - first mortgage (short-term) (Note 4)	61,081	59,014
2210	Prepaid revenue	9,994	9,284
2122T	Total Current Liabilities	335,020	243,169
Deposit And Prepayment Liabilities			
2191	Tenant deposits held in trust (contra)	63,119	59,825
Long-Term Liabilities			
2310	Mortgage payable - first mortgage (Note 4)	1,889,520	1,952,341
2300	Note payable - Seller Financing Loan (Note 5)	4,671,798	4,671,798
2320	Note payable - AHP Loan (Note 5)	500,000	500,000
2340	Note payable - City of Colombia HOME Funds (Note 5)	80,000	80,000
2390	Debt issuance costs (Note 1)	(116,972)	(127,143)
2300T	Total Long-Term Liabilities	7,024,346	7,076,996
2000T	Total Liabilities	7,422,485	7,379,990
Partners' Equity			
3130	Partners' equity (Note 6)	7,076,503	7,485,827
2033T	Total Liabilities And Partners' Equity	\$ 14,498,988	\$ 14,865,817

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

STATEMENT OF OPERATIONS

		For The Years Ended December 31,	
		2022	2021
Revenues			
5100	Gross potential rents	\$ 1,062,264	\$ 1,041,096
5200	Less: Vacancies	23,949	15,577
		1,038,315	1,025,519
5400	Financial revenue	12,410	11,195
5900	Other revenue	33,078	32,419
Total Revenues		1,083,803	1,069,133
Operating Expenses			
6300	Administrative expenses	233,897	247,370
6400	Utilities expense	152,983	148,781
6500	Operating and maintenance expenses	226,380	240,221
6600	Depreciation and amortization	494,982	498,687
6700	Taxes and insurance	138,971	131,376
6800	Financial expenses	81,933	84,096
Total Operating Expenses		1,329,146	1,350,531
Rental Loss Before Partnership Expenses		(245,343)	(281,398)
Partnership Expenses		119,279	119,225
Net Loss		\$ (364,622)	\$ (400,623)

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

STATEMENT OF PARTNERS' EQUITY
For The Years Ended December 31, 2022 And 2021

	General Partner	Limited Partner	Special Limited Partner	State Limited Partner	Total
Allocation Percentage	0.009%	98.990%	0.001%	1.000%	100.000%
Balance - January 1, 2021	\$ 14,031	\$ 4,820,280	\$ (9)	\$ 3,102,407	\$ 7,936,709
Distributions	(42,593)	(7,283)	—	(383)	(50,259)
Net Loss	(36)	(396,577)	(4)	(4,006)	(400,623)
S1100-010 Balance - December 31, 2021	(28,598)	4,416,420	(13)	3,098,018	7,485,827
S1200-420 Distributions	(44,617)	—	—	(85)	(44,702)
3250 Net Loss	(33)	(360,939)	(4)	(3,646)	(364,622)
3130 Balance - December 31, 2022	\$ (73,248)	\$ 4,055,481	\$ (17)	\$ 3,094,287	\$ 7,076,503

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

STATEMENT OF CASH FLOWS

Page 1 Of 2

	For The Years Ended December 31,	
	2022	2021
Cash Flows From Operating Activities		
Receipts:		
Rental receipts	\$ 1,035,488	\$ 1,025,361
Interest receipts	20,825	2,780
Other operating receipts	33,078	32,419
Total Receipts	1,089,391	1,060,560
Disbursements:		
Administrative	53,559	65,365
Management fee	63,730	62,980
Utilities	152,983	148,781
Salaries and wages	203,761	225,910
Operating and maintenance	130,061	147,225
Real estate taxes	27,429	27,480
Property insurance	31,759	5,688
Miscellaneous taxes and insurance	76,202	72,591
Tenant security deposits	(3,294)	(1,420)
Interest on mortgages and loans	66,665	70,403
Miscellaneous financial	3,748	3,680
Entity/construction disbursements:		
Asset management fees	8,442	8,196
Interest expense - surplus cash notes	32,278	107,755
Total Disbursements	847,323	944,634
Net Cash Provided By Operating Activities	242,068	115,926
Cash Flows Used In Investing Activities		
Net purchases of fixed assets	—	(108,855)
Cash Flows From Financing Activities		
Mortgage principal payments	(60,754)	(57,017)
Principal payments on other mortgages payable	—	(37,929)
Distributions	(44,702)	(50,259)
Net Cash Used In Financing Activities	(105,456)	(145,205)
Net Increase (Decrease) In Cash And Restricted Cash	136,612	(138,134)
Beginning Of Period Cash And Restricted Cash	1,006,638	1,144,772
End Of Period Cash And Restricted Cash	\$ 1,143,250	\$ 1,006,638

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

STATEMENT OF CASH FLOWS

Page 2 Of 2

	For The Years	
	Ended December 31,	
	2022	2021
Reconciliation Of Net Loss To Net Cash		
From Operating Activities		
Net loss	\$ (364,622)	\$ (400,623)
Adjustments to reconcile net loss to net cash from operating activities:		
Depreciation	486,337	490,042
Amortization	8,645	8,645
Amortization of debt issuance costs	10,171	10,171
Changes in assets and liabilities:		
Tenant accounts receivable	(3,537)	(452)
Accounts receivable - interest	8,415	(8,415)
Prepaid expenses	3,581	25,617
Accounts payable	2,494	4,845
Accounts payable - due to affiliate	3,678	(17,296)
Accrued liabilities	2,994	(1,438)
Accrued interest payable	79,654	2,870
Tenant security deposits held in trust	3,294	1,420
Prepaid revenue	710	294
Entity/construction liability accounts:		
Accounts payable - asset management fees	254	246
Net Cash Provided By Operating Activities	\$ 242,068	\$ 115,926

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

NOTES TO FINANCIAL STATEMENTS
December 31, 2022 And 2021

1. Organization And Summary Of Significant Accounting Policies

Oak Towers Housing Development Group, LP (the Partnership), was organized on August 10, 2015 as a Missouri limited partnership for the purpose of developing, rehabilitating, owning, maintaining and operating a 147-unit apartment complex for seniors 55+ located in Columbia, Missouri, known as Oak Towers Apartments (the Project). On December 1, 2016, the Partnership Agreement was amended and restated to permit the withdrawal of Philip Steinhaus, the Withdrawing Limited Partner, and admit RSEP Holding, LLC, a Delaware limited liability company, as the new Limited Partner, and Red Stone Equity Manager, LLC, a Delaware limited liability company, as the Special Limited Partner, and Missouri Fund 2016 VII, LLC, a Missouri limited liability company, as the State Limited Partner. The Limited Partner interest was subsequently assigned to Red Stone - 2015 National Fund, LP.

As of December 31, 2017, 42 of the 147 units have been renovated and placed in service. Rehabilitation on the remaining units was completed and placed in service during 2018.

The partners' interests in profits and losses are as follows:

General Partner:	Oak Towers Housing GP, LLC	0.009%
Limited Partner:	Red Stone - 2015 National Fund, LP	98.990%
Special Limited Partner:	Red Stone Equity Manager, LLC	0.001%
State Limited Partner:	Missouri Fund 2016 VII, LLC	1.000%

The Project has qualified for and will be allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The Project must meet the provisions of these requirements during each of the 15 consecutive years in order to be qualified to receive the credits.

The Project is regulated by the Missouri Housing Development Commission (MHDC) as to rent charges and operating methods. The regulatory agreement limits annual distributions of net operating receipts to surplus cash available at the end of each year.

The Partnership will continue to operate perpetually, unless it is earlier dissolved and terminated by provisions of the Partnership Agreement.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Certain defined terms contained in the Partnership Agreement are denoted with initial capital letters throughout the financial statements.

Estimates And Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash And Restricted Cash

The Partnership places its cash account with a banking institution that is insured by the Federal Deposit Insurance Corporation (FDIC). The Partnership's cash is held in an interest-bearing account that is insured up to \$250,000 by the FDIC.

The following is a reconciliation between cash and restricted cash reported within the balance sheet and the total cash and restricted cash on the statement of cash flows as of December 31:

		2022	2021
1120	Cash - operations	\$ 229,508	\$ 143,880
1191	Tenant deposits held in trust	89,312	85,848
1320	Replacement reserve	372,596	325,139
1330	Other reserves	451,834	451,771
	Total cash and restricted cash	\$ 1,143,250	\$ 1,006,638

Tenant Deposits Held In Trust

Tenant deposits held in trust consist of security deposit funds collected from the tenants, separated from Project funds, and deposited into a trust account. All disbursements from the security deposit account must be only for refunds to tenants and for payment of expenses incurred by or on behalf of the tenants. Deposits held in trust also include \$26,000 of building utility deposits at December 31, 2022 and 2021.

Tenant Accounts Receivable

Tenant accounts receivables are stated at the amount management expects to collect from balances outstanding at year end. Based on management's assessment of the credit history with tenants having outstanding balances and current relationships with them, management has recorded an allowance for doubtful accounts in the amount of \$2,846 and \$1,232 as of December 31, 2022 and 2021, respectively.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves are comprised of checking and money market funds which are stated at cost.

Replacement Reserve

The replacement reserve can only be used for improvements to buildings upon prior approval of the Special Limited Partner.

Rental Property

Rental property is carried at cost, less accumulated depreciation. Depreciation is provided using the half-year method with the following estimated useful lives:

Buildings and improvements	40 years
Land improvements	15 years
Furniture and equipment	5 years

Maintenance and repairs are charged to expense when incurred. Upon retirement or other disposition, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in income.

The Partnership reviews its investment in rental property for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the rental property to the future net undiscounted cash flow expected to be generated by the rental property, including the residual value of the rental property. If the rental property is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the rental property exceeds the fair value of such property. There was no impairment loss recognized for the year ended December 31, 2022 or 2021.

Capitalized Interest

Interest during construction, amounting to \$101,745, has been capitalized and is being amortized over the life of the buildings and its components.

Development Fees

Development fees of \$655,000 incurred for the development of the Project have been capitalized and added to the depreciable basis of the buildings.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Debt Issuance Costs

Debt issuance costs totaling \$152,571 consist of fees for obtaining the mortgage loans and will be amortized using the straight-line method over the term of the mortgage loans. As of December 31, 2022 and 2021, accumulated amortization amounted to \$35,599 and \$25,428, respectively. Amortization of debt issuance costs is included in financial expenses on the statement of operations.

Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Tax Credit Fees

Tax credit fees totaling \$86,448 consist of fees associated with the low-income housing tax credits anticipated to be allocated to the Project. The fees are amortized using the straight-line method over the ten-year tax credit period. As of December 31, 2022 and 2021, accumulated amortization amounted to \$43,225 and \$34,580, respectively.

Rental Revenue

The rental property is generally leased to tenants under one-year operating leases. Rental revenue is recognized as rent becomes due. Rental revenue received in advance is deferred until earned.

Income Taxes

Under provisions of the Internal Revenue Code and applicable state laws, the Partnership is not directly subject to income taxes. The results of its operations are includable in the tax returns of its partners. Therefore, no provision for income tax expense has been included in the accompanying financial statements.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

New Accounting Pronouncement

Effective January 1, 2022, the Partnership utilized the modified retrospective approach to adopt Accounting Standards Codification (ASC) Topic 842, *Leases*, which modifies the principles for the recognition, measurement, presentation, and disclosure of leases for both parties to a contract, the lessee and the lessor. The Partnership, as lessor, leases multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. Under ASC 842, the Partnership classifies the leases as operating leases and elects not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. The Partnership accounts for the combined lease and non-lease components under ASC 842. Lease income for the year ended December 31, 2022 totaled \$1,038,315. Based on the remaining terms of the lease agreements, the Partnership expects to receive lease payments totaling \$829,680 during the year ending December 31, 2023. The adoption of ASC 842 did not result in a cumulative adjustment to partners' equity. As the Partnership has elected to apply the new standard as of the adoption date of January 1, 2022, results for 2022 are presented under ASC 842, while the prior period financial statements have not been adjusted and continue to be presented under ASC 840, the accounting standard in effect at the time.

The Partnership has elected certain practical expedients, including the use of hindsight in determining the lease term at transition and the package of practical expedients to not reassess prior conclusions related to contracts containing leases, lease classification, and initial direct costs.

Subsequent Events

Management evaluates subsequent events through the date the financial statements are available for issue, which is the date of the Independent Auditors' Report.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

2. Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves consist of the following as of December 31:

	2022	2021
Replacement Reserve		
Balance at January 1	\$ 325,139	\$ 278,573
Other Deposits	3,834	—
Monthly deposits	67,495	65,529
Approved withdrawals	(30,812)	(20,313)
Interest earned, net of bank fees	6,940	1,350
Balance at December 31	372,596	325,139
Bond Fund A	10,669	10,647
Operating Reserve	411,165	411,124
Special Needs Reserve	30,000	30,000
	\$ 824,430	\$ 776,910

Replacement Reserve

A Replacement Reserve is to be funded in an initial amount of \$117,600. Additional deposits are required of \$61,005 per year, payable monthly, in equal installments commencing on the date on which the Project is placed in service. Such monthly payments shall increase by 3% per annum. No withdrawal may be made without the consent of the Special Limited Partner.

Operating Reserve

An Operating Reserve of \$410,000 is to be funded no later than the payment of the Fourth Capital Contribution into a segregated reserve account at Central Bank of Boone County. The Partnership shall fund the Operating Reserve from Net Cash Flow in order to maintain, to the extent possible, a balance at all times of at least \$410,000. No withdrawal may be made without the consent of the Special Limited Partner.

Compliance Services Reserve

A Compliance Services Reserve is to be funded in the amount of \$35,000 to fund any compliance expenses incurred by the Partnership for the Project. No withdrawal may be made without the consent of the Special Limited Partner. As of December 31, 2022 and 2021, the Compliance Services Reserve had not been funded.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Special Needs Reserve

A Special Needs Reserve is to be funded in the amount of \$30,000 or \$1,000 per special needs unit, no later than the making of the Third Capital Contribution, to fund the Special Needs Reserve Fund, which was established by MHDC on July 1, 2013. The reserve provides assistance to properties with special needs residents that are experiencing temporary operational issues.

Bond Fund A

A reserve was established with bond proceeds upon issuance.

3. Related Party Transactions

Asset Management Fee

The Partnership shall pay the Special Limited Partner \$5,000 as an Asset Management Fee beginning in 2017 in connection with the Special Limited Partner's review of the operations of the Partnership and Project. The Asset Management Fee shall increase annually by 3% of the prior year's Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. At December 31, 2022 and 2021, asset management fees incurred were \$5,797 and \$5,628, respectively. Asset management fees of \$5,797 and \$5,628 remained payable as of December 31, 2022 and 2021, respectively, and were included in accounts payable - asset management fee payable.

State LP Asset Management Fee

The Partnership shall pay the State Limited Partner \$2,500 as a State LP Asset Management Fee beginning in 2017 in connection with the State Limited Partner's annual review of the operations of the Partnership and Project. The State LP Asset Management Fee shall increase annually by 3% of the prior year's State LP Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. At December 31, 2022 and 2021, asset management fees incurred were \$2,899 and \$2,814, respectively. Asset management fees of \$2,899 and \$2,814 remained payable as of December 31, 2022 and 2021, respectively, and were included in accounts payable - asset management fee payable.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Property Management Fees

The Partnership entered into a management contract with the Housing Authority of the City of Columbia, Missouri (CHA), an affiliate of the General Partner. The management fee is equal to 6% of monthly gross collections. Management fees of \$63,800 and \$62,984 were incurred for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, \$5,258 and \$5,188, respectively, were payable.

Due To Affiliate

An entity associated with the Partnership through common ownership paid for costs on behalf of the Partnership. The balance owed at December 31, 2022 and 2021 was \$4,378 and \$700, respectively, and is included in accounts payable - entity.

Tax Credit Compliance Guaranty

The General Partner guarantees that the Limited Partner and State Limited Partner will be allocated federal and state low-income housing tax credits, in accordance with the Partnership Agreement, for any shortfall.

Operating Deficit Guaranty

Pursuant to the Amended and Restated Agreement of Limited Partnership, the General Partner shall advance to the Partnership as a loan an amount equal to the amount of the Operating Deficit. This obligation shall continue until the end of the Fiscal Year in which the fifth anniversary of the Lease-up Period or Stabilization period occurs. The guarantee is limited to a maximum of \$410,000. At December 31, 2022 and 2021, no such advance had been made.

Net Cash Flow Distribution

Net Cash Flow, as defined in the Partnership Agreement, is available for distribution at year end as follows:

1. To the Limited Partner until the aggregate amount of distributions made to the Limited Partner for the current and all prior years equals the Assumed Limited Partner Tax Liability for the current and all prior years;
2. To the Limited Partner and/or State Limited Partner in an amount equal to any Unpaid Tax Credit Shortfall, Unpaid State Tax Credit Shortfall, Limited Partner Advances, and Special Additional Capital Contributions;
3. To the General Partner to pay fees for the security services provided at the Project;

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

4. To pay any outstanding and unpaid Asset Management Fees to the Special Limited Partner and unpaid State LP Asset Management Fees to the State Limited Partner;
5. To replenish the Operating Reserve to the Operating Reserve Floor;
6. To pay all amounts due under the Development Agreement;
7. To pay all amounts then due and payable under the Seller Financing Loan and the AHP Loan;
8. To pay any outstanding Operating Deficit Loans and General Partner Loans, pro rata based on the outstanding balances of each;
9. To the partners in accordance with the Percentage Interests noted below, provided however that the Limited Partner receives a distribution equal to at least 10% of Net Cash Flow.
 - a. General Partner - 0.009%
 - b. Limited Partner - 94.990%
 - c. Special Limited Partner - 0.001%
 - d. State Limited Partner - 5.000%

4. Mortgage Notes Payable

The Partnership entered into a loan agreement (the Note) with CHA on December 1, 2016, which allows for total advances up to \$8,000,000 of tax-exempt bonds to fund the acquisition and rehabilitation of the Project. The Series A Bonds bear interest at an effective annual rate of 1.99% until the Rate Adjustment Date and 3.4% thereafter. The Series B Bonds bear interest at an effective annual rate of 1.99%. On December 1, 2018, the Partnership was required to pay the outstanding principal and interest on the Series B Bonds to reduce the total bond advances to \$2,150,000. However, the Series B Bonds maturity date was extended up to 6 months from December 1, 2018. As of December 31, 2019, the Series B Bonds were paid in full.

Commencing on July 1, 2019, the Partnership is required to make annual payments of principal and interest on the Series A Bonds. The note associated with the Series A Bonds matures on December 1, 2036 and is secured by a first mortgage on the Project. As of December 31, 2022 and 2021, the balance of the Series A Bonds was \$1,950,601 and \$2,011,355, respectively. Accrued interest payable on the bonds as of December 31, 2022 and 2021 was \$7,051 and \$5,702, respectively.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Aggregate annual maturities of the mortgage notes payable over the next five years and thereafter are as follows:

<u>Year</u>	<u>Amount</u>
2023	\$ 61,081
2024	63,037
2025	65,427
2026	67,719
2027	69,759
Thereafter	1,623,578
	<u>\$ 1,950,601</u>

5. Other Notes Payable

The Partnership received additional financing from CHA under a loan commitment of \$4,944,753 (the Seller Financing Loan), secured by a second deed of trust, for the acquisition and rehabilitation of the Project. The note bears interest at 2.26%, compounded annually, through maturity. The Partnership shall make annual payments beginning on or after May 1, 2019 equal to 95% of Net Cash Flow, after full payment of the Deferred Development Fee. The outstanding principal and interest will become due at maturity on December 31, 2059. Accrued interest at December 31, 2022 and 2021 was \$179,088 and \$105,783, respectively. At December 31, 2022 and 2021, the outstanding balance was \$4,671,798.

The Partnership received financing from CHA under a loan commitment of \$500,000 (the AHP Loan), secured by a third deed of trust, for the acquisition and rehabilitation of the Project. The loan bears interest at 1%, compounded annually, through maturity. The Partnership shall make annual payments equal to 5% of remaining Net Cash Flow, subordinate to payment terms noted in the note payable above beginning on January 1, 2036. The entire principal will become due at maturity on December 31, 2052. Accrued interest at December 31, 2022 and 2021 was \$20,000 and \$15,000, respectively. At December 31, 2022 and 2021, the outstanding balance was \$500,000.

The Partnership received financing from the City of Columbia HOME Funds under a loan commitment of \$80,000, secured by subordinated deed of trust, to provide improvements to the Project. The loan is non-interest bearing through maturity. As of December 31, 2022 and 2021, the outstanding balance was \$80,000.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

6. Capital Contributions

Contingent upon various requirements as outlined in the Partnership Agreement, the Partners shall make capital contributions to the Partnership as follows:

Capital Installment	General Partner	Limited Partner	State Limited Partner	Special Limited Partner	Total
First	\$ 130,000	\$ 559,171	\$ 311,143	\$ —	\$ 1,000,314
Second	—	559,171	311,143	—	870,314
Third	—	3,634,609	2,022,429	—	5,657,038
Fourth	—	838,756	466,714	—	1,305,470
Special	—	—	—	10	10
Total	\$ 130,000	\$ 5,591,707	\$ 3,111,429	\$ 10	\$ 8,833,146

As of December 31, 2022 and 2021, \$5,753,240 had been contributed by the Limited Partner, \$3,111,428 by the State Limited Partner, and \$130,000 by The General Partner. The Special Limited Partner has made no contributions as of December 31, 2022 or 2021.

7. Commitments

The Project's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or gross rent or to correct non-compliance within a specified time period could result in recapture of previously taken tax credits, plus interest. Additionally, such potential noncompliance may require an adjustment to the contributed capital by the Limited Partners.

The Partnership is bound by a Land-Use Restriction Agreement with MHDC, which mandates the utilization of the Project pursuant to Section 42 of the Internal Revenue Code (Section 42) for a minimum of 30 years, even if disposition of the property by the Partnership occurs.

The Partnership has also entered into Land Use Restriction Agreements with the Housing Authority of the City of Columbia and UMB Bank. These agreements require that a percentage of the units be leased to low-income tenants, and otherwise regulates the Project for the duration of ownership by the Partnership and its successors.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

The Partnership and CHA have entered into a Section 8 Project-Based Voucher Program - PBV Housing Assistance Payments (HAP) Contract New Construction or Rehabilitation agreement with the Department of Housing and Urban Development (HUD). Under the agreement, CHA will provide the Partnership with housing assistance payments, consisting of both rent and utility allowance, on behalf of qualified tenants. The term of the agreement is for 20 years. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or CHA in accordance with HUD requirements, or sufficient appropriated funding (budget authority), as provided in appropriations acts and in the CHA's annual contributions contract with HUD, to make full payment of housing assistance payments due to the Partnership for any contract year in accordance with the HAP contract. The availability of sufficient funding must be determined by HUD or by CHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, CHA has the right to terminate the HAP contract by notice to the Partnership for all or any of the contract units.

The Partnership has also entered into a Rental Assistance Demonstration (RAD) Use Agreement with HUD. Under the agreement, the Partnership was allowed to convert the Project from public housing to long-term Section 8 rental assistance to achieve the preservation and improvement of the Project through access to private debt and equity to address immediate and long-term capital needs. The RAD Use Agreement will be recorded superior to other liens on the Project, and run for the same term as the initial term of the HAP contract with automatic renewals upon each HAP contract extension.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

SUPPORTING DATA REQUIRED BY MHDC
For The Year Ended December 31, 2022

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount	
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$	496,486
	Tenant Assistance Payments	5121	\$	565,778
	Rent Revenue - Stores and Commercial	5140	\$	—
	Garage and Parking Spaces	5170	\$	—
	Flexible Subsidy Revenue	5180	\$	—
	Miscellaneous Rent Revenue	5190	\$	—
	Excess Rent	5191	\$	—
	Rent Revenue/Insurance	5192	\$	—
	Special Claims Revenue	5193	\$	—
	Retained Excess Income	5194	\$	—
	Total Rent Revenue	5100T		\$ 1,062,264
Vacancies 5200	Apartments	5220	\$	4,896
	Stores and Commercial	5240	\$	—
	Rental Concessions	5250	\$	7,265
	Loss to Lease	5260	\$	11,788
	Garage and Parking Space	5270	\$	—
	Miscellaneous	5290	\$	—
	Total Vacancies	5200T		\$ 23,949
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N		\$ 1,038,315
Supportive Services	Supportive Services Revenue	5390		\$
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$	5,470
	Revenue from Investments - Residual Receipts	5430	\$	—
	Revenue from Investments - Replacement Reserve	5440	\$	6,940
	Revenue from Investments - Miscellaneous	5490	\$	—
	Total Financial Revenue	5400T		\$ 12,410
Other Revenue 5900	Laundry and Vending Revenue	5910	\$	19,404
	Tenant Charges	5920	\$	7,229
	Interest Reduction Payments Revenue	5945	\$	—
	Cable TV / Internet Access Revenue	5954	\$	—
	Miscellaneous Revenue	5990	\$	6,445
	Total Other Revenue	5900T		\$ 33,078
	Total Revenue	5000T		\$ 1,083,803
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$	472
	Management Consultants	6204	\$	—
	Advertising and Marketing	6210	\$	—
	Other Renting Expenses	6250	\$	16,394
	Office Salaries	6310	\$	110,366
	Office Expenses	6311	\$	10,052
	Office or Model Apartment Rent	6312	\$	—
	Leased Furniture	6313	\$	—
	Management Fee/ Bookkeeping/ Accounting Services	6320	\$	63,800
	Manager or Superintendent Salaries	6330	\$	—
	Administrative Rent Free Unit	6331	\$	—
	Legal Expense - Project	6340	\$	2,804
	Audit Expense	6350	\$	14,800
	Telephone Expense	6360	\$	3,340
	Bad Debts	6370	\$	8,062
	Miscellaneous Administrative Expenses	6390	\$	3,807
	Total Administrative Expenses	6263T		\$ 233,897
Utilities Expense 6400	Fuel Oil/Coal	6420	\$	—
	Electricity	6450	\$	106,970
	Water	6451	\$	21,210
	Gas	6452	\$	10,728
	Sewer	6453	\$	14,075
	Cable TV / Internet Access	6454	\$	—
	Total Utilities Expense	6400T		\$ 152,983
	Total Expenses			\$ 386,880

Project Name: Oak Towers Housing Development Group, LP

			Balance Carried Forward	\$ 386,880
Operating Maintenance Expenses 6500	Payroll	6510	\$ 96,319	
	Supplies	6515	\$ 32,667	
	Contracts	6520	\$ 21,621	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 26,352	
	Security Payroll/Contract	6530	\$ —	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 4,759	
	Snow Removal	6548	\$ —	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ —	
	Maintenance Tools and Equipment	6571	\$ 2,119	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 25,744	
	Elevator Maintenance/Contracts	6574	\$ 11,536	
	Vacant Unit Preparation	6580	\$ —	
Miscellaneous Operating and Maintenance Expenses	6590	\$ 5,263		
Total Operating and Maintenance Expenses	6500T		\$ 226,380	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ 27,429	
	Payroll Taxes (Project's Share)	6711	\$ 15,121	
	Property and Liability Insurance (Hazard)	6720	\$ 35,340	
	Fidelity Bond Insurance	6721	\$ —	
	Workmen's Compensation	6722	\$ 3,906	
	Health Insurance and Other Employee Benefits	6723	\$ 47,797	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ 9,378	
Total Taxes and Insurance	6700T		\$ 138,971	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ 68,014	
	Interest Attributable to Debt Issuance Costs	6822	\$ 10,171	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ —	
	Miscellaneous Financial Expenses	6890	\$ 3,748	
Total Financial Expenses	6800T		\$ 81,933	
Supportive Services 6900	Supportive Services Expenses	6990	\$ —	
	Total Cost of Operations before Depreciation and Amortization	6000T		\$ 834,164
	Profit (Loss) before Depreciation and Amortization	5060T		\$ 249,639
	Depreciation Expense	6600	\$ 486,337	
	Amortization Expense	6610	\$ 8,645	
	Total Depreciation and Amortization			\$ 494,982
	Operating Profit or (Loss)	5060N		\$ (245,343)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$ 8,696	
	Legal Expenses	7120	\$ —	
	Federal, State and Other Income Taxes	7130	\$ —	
	Fidelity and Bond Expense	7135	\$ —	
	Interest Income	7140	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ 110,583	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ —	
	Other Expenses	7190	\$ —	
Net Entity Expenses	7100T		\$ 119,279	
Profit or Loss (Net Income or Loss)	3250		\$ (364,622)	

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$ 60,754
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$ 67,495
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$ 5,578
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$ —

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
For The Year Ended December 31, 2021

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 458,402
	Tenant Assistance Payments	5121	\$ 582,694
	Rent Revenue - Stores and Commercial	5140	\$ —
	Garage and Parking Spaces	5170	\$ —
	Flexible Subsidy Revenue	5180	\$ —
	Miscellaneous Rent Revenue	5190	\$ —
	Excess Rent	5191	\$ —
	Rent Revenue/Insurance	5192	\$ —
	Special Claims Revenue	5193	\$ —
	Retained Excess Income	5194	\$ —
	Total Rent Revenue	5100T	\$ 1,041,096
Vacancies 5200	Apartments	5220	\$ 1,748
	Stores and Commercial	5240	\$ —
	Rental Concessions	5250	\$ 4,485
	Loss to Lease	5260	\$ 9,344
	Garage and Parking Space	5270	\$ —
	Miscellaneous	5290	\$ —
	Total Vacancies	5200T	\$ 15,577
	Net Rental Revenue Rent Revenue Less Vacancies	5152N	\$ 1,025,519
5300	Nursing Homes/Assisted Living/Board and Care/Other Elderly Care/Coop/ and Other Revenues	5300	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 9,845
	Revenue from Investments - Residual Receipts	5430	\$ —
	Revenue from Investments - Replacement Reserve	5440	\$ 1,350
	Revenue from Investments - Miscellaneous (Schedule)	5490	\$ —
	Total Financial Revenue	5400T	\$ 11,195
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ 20,382
	Tenant Charges	5920	\$ 4,319
	Interest Reduction Payments Revenue	5945	\$ —
	Cable TV / Internet Access Revenue	5954	\$ 4,474
	Miscellaneous Revenue	5990	\$ 3,244
	Total Other Revenue	5900T	\$ 32,419
	Total Revenue	5000T	\$ 1,069,133
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 696
	Management Consultants	6204	\$ —
	Advertising and Marketing	6210	\$ —
	Other Renting Expenses	6250	\$ 15,852
	Office Salaries	6310	\$ 131,472
	Office Expenses	6311	\$ 14,659
	Office or Model Apartment Rent	6312	\$ —
	Leased Furniture	6313	\$ —
	Management Fee	6320	\$ 62,984
	Manager or Superintendent Salaries	6330	\$ —
	Administrative Rent Free Unit	6331	\$ —
	Legal Expense - Project	6340	\$ 1,075
	Audit Expense	6350	\$ 14,400
	Telephone Expense	6360	\$ 3,352
	Bad Debts	6370	\$ —
	Miscellaneous Administrative Expenses	6390	\$ 2,880
	Total Administrative Expenses	6263T	\$ 247,370
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —
	Electricity	6450	\$ 103,444
	Water	6451	\$ 17,667
	Gas	6452	\$ 7,183
	Sewer	6453	\$ 11,288
	Cable TV / Internet Access	6454	\$ 9,199
	Total Utilities Expense	6400T	\$ 148,781
	Total Expenses		\$ 396,151

Project Name: Oak Towers Housing Development Group, LP

		Balance Carried Forward		\$ 396,151
Operating Maintenance Expenses 6500	Payroll	6510	\$ 92,996	
	Supplies	6515	\$ 30,956	
	Contracts	6520	\$ 18,772	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 26,206	
	Security Payroll/Contract	6530	\$ —	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 2,490	
	Snow Removal	6548	\$ —	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 726	
	Maintenance Tools and Equipment	6571	\$ 1,463	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 27,764	
	Elevator Maintenance/Contracts	6574	\$ 11,431	
	Vacant Unit Preparation	6580	\$ —	
Miscellaneous Operating and Maintenance Expenses	6590	\$ 27,417		
Total Operating and Maintenance Expenses	6500T		\$ 240,221	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ 27,480	
	Payroll Taxes (Project's Share)	6711	\$ 18,754	
	Property and Liability Insurance (Hazard)	6720	\$ 31,305	
	Fidelity Bond Insurance	6721	\$ —	
	Workmen's Compensation	6722	\$ 4,276	
	Health Insurance and Other Employee Benefits	6723	\$ 46,605	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ 2,956	
Total Taxes and Insurance	6700T		\$ 131,376	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ 70,245	
	Interest Attributable to Debt Issuance Costs	6822	\$ 10,171	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ —	
	Miscellaneous Financial Expenses (Schedule)	6890	\$ 3,680	
Total Financial Expenses	6800T		\$ 84,096	
6900	Nursing Homes/ Assisted Living/ Board and Care/ Other			
	Elderly Care Expenses	6900	\$ —	
	Total Cost of Operations before Depreciation and Amortization	6000T		\$ 851,844
	Profit (Loss) before Depreciation and Amortization	5060T		\$ 217,289
	Depreciation Expense	6600	\$ 490,042	
	Amortization Expense	6610	\$ 8,645	
	Total Depreciation and Amortization			\$ 498,687
	Operating Profit or (Loss)	5060N		\$ (281,398)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$ 8,442	
	Legal Expenses	7120	\$ —	
	Federal, State and Other Income Taxes	7130	\$ —	
	Fidelity and Bond Expense	7135	\$ —	
	Interest Income	7140	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ 110,783	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ —	
	Other Expenses	7190	\$ —	
Net Entity Expenses	7100T		\$ 119,225	
	Profit or Loss (Net Income or Loss)	3250		\$ (400,623)

Miscellaneous or other income and expense sub-account groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$ 57,017
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$ 65,529
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$ 25,234
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$ —

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Statement Of Profit And Loss

	Account	For The Years Ended December 31,	
		2022	2021
5990 - Miscellaneous Revenue			
5990-010 Fee for service	5990-020	\$ —	\$ 1,354
5990-010 Cable commission income	5990-020	3,030	—
5990-010 Recovery of bad debts	5990-020	350	356
5990-010 Vending machine commission income	5990-020	1,635	486
5990-010 Voided tenant refunds	5990-020	1,430	1,048
Total Miscellaneous Revenue		\$ 6,445	\$ 3,244
6590 - Miscellaneous Operating And Maintenance Expenses			
6590-010 Trash chute	6590-020	\$ —	\$ 24,850
6590-010 Carpet	6590-020	—	2,567
6590-010 HVAC repairs	6590-020	4,513	—
6590-010 Miscellaneous	6590-020	750	—
Miscellaneous Operating And Maintenance Expenses		\$ 5,263	\$ 27,417

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Schedule Of Escrow Deposits And Replacement Reserves

Replacement Reserve	
Balance at January 1	\$ 325,139
Other deposits	3,834
Monthly deposits	67,495
Withdrawal	(30,812)
Interest earned, net of bank fees	6,940
Balance at December 31	<u>372,596</u>
Bond Fund A	10,669
Operating Reserve	411,165
Special Needs Reserve	<u>30,000</u>
	<u>451,834</u>
	<u>\$ 824,430</u>

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Schedule Of Fixed Assets

		Balance January 1, 2022	Additions	Deductions	Balance December 31, 2022
1410	Land and improvements	\$ 578,880	\$ —	\$ —	\$ 578,880
1420	Buildings and improvements	14,531,673	—	—	14,531,673
1465	Furniture and equipment	600,899	—	—	600,899
	Total	15,711,452	—	—	15,711,452
1495	Accumulated depreciation	1,924,695	486,337	—	2,411,032
1400N	Net Book Value	\$ 13,786,757	\$ (486,337)	\$ —	\$ 13,300,420

**OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Funds In Financial Institutions

A. Funds Held By Mortgagor, Regular Operating Account	
First Mid Bank, operating account ⁽¹⁾	\$ 229,508
B. Funds Held By Mortgagor In Trust, Tenant Security Deposits	
First Mid Bank, security deposit account ⁽¹⁾	63,312
C. Funds Held By Mortgagor, Replacement Reserve Account	
First Mid Bank ⁽¹⁾	<u>372,596</u>
Funds Held By Mortgagor, TOTAL	<u>665,416</u>
D. Funds Held By Mortgagee, (In Trust)	
1. Bond Fund A, UMB ⁽¹⁾	10,669
2. Operating Reserve, Central Bank ⁽¹⁾	411,165
3. Special Needs Reserve, MHDC ⁽¹⁾	<u>30,000</u>
Funds Held By Mortgagee, TOTAL	<u>451,834</u>
TOTAL FUNDS IN FINANCIAL INSTITUTIONS	<u><u>\$ 1,117,250</u></u>

⁽¹⁾ Balances audited as of December 31, 2022

**OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

**Schedule Of Eligible And Allocated Federal And
State Tax Credits**

TIN #: 47-4784720

Credit Year	Calendar Year	Annual Federal LIHTC		Annual State LIHTC	
		Allocated	Eligible	Allocated	Eligible
1	2018	\$ 577,912	\$ 492,727	\$ 576,404	\$ 492,727
2	2019	577,912	577,912	576,404	576,404
3	2020	577,912	577,912	576,404	576,404
4	2021	577,912	577,912	576,404	576,404
5	2022	577,912	577,912	576,404	576,404
6	2023	577,912		576,404	
7	2024	577,912		576,404	
8	2025	577,912		576,404	
9	2026	577,912		576,404	
10	2027	577,912		576,404	
11	2028	85,185		83,677	
12	2029	N/A		N/A	
13	2030	N/A		N/A	
14	2031	N/A		N/A	
15	2032	N/A		N/A	

**OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE**

**MORTGAGOR CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Oak Towers Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.

Oak Towers Housing Development Group, LP
(A Missouri Limited Partnership)

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Executive Director
Title of Signer

47-4784720
Employer Identification Number

March 10, 2023
Date

**OAK TOWERS HOUSING DEVELOPMENT GROUP, LP
PROJECT NO. 16-401-TE**

**MANAGING AGENT CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Oak Towers Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.

Housing Authority of the City of Columbia,
Missouri
Managing Agent Name

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Chief Executive Officer
Title of Signer

43-6014416
Employer Identification Number

0


Signature of Individual Responsible for
Management of Property

Laura Lewis
Printed Name of Individual Responsible for
Management of Property

March 10, 2023
Date

S3200-005

Auditors' Transmittal Letter

S3200-010 Audit Firm RubinBrown LLP

S3200-020 Lead Auditor First Name Brandi

S3200-030 Lead Auditor Middle Name Tucker

S3200-040 Lead Auditor Last Name Lawyer

S3200-050 Auditor Street Address Line 1 7676 Forsyth Blvd.

S3200-060 Auditor Street Address Line 2 Suite 2100

S3200-070 Auditor City St. Louis

S3200-080 Auditor State Missouri

S3200-090 Auditor Zip Code 63105

S3200-100 Auditor Zip Code Extension _____

S3200-110 Auditor Telephone Number (314) 290-3300

S3200-120 Auditor Firm TIN 43-0765316

S3200-130 Date Of Independent Auditors' Report March 10, 2023

***BRYANT WALKWAY HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT
FINANCIAL STATEMENTS
DECEMBER 31, 2022***

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Independent Auditors' Report

Partners
Bryant Walkway Housing Development Group, LP
Columbia, Missouri

Report On The Audit Of The Financial Statements

Opinion

We have audited the financial statements of Bryant Walkway Housing Development Group, LP, which comprise the balance sheet as of December 31, 2022 and 2021, and the related statements of operations, partners' equity and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Bryant Walkway Housing Development Group, LP as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit Of The Financial Statements section of our report. We are required to be independent of Bryant Walkway Housing Development Group, LP and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Bryant Walkway Housing Development Group, LP's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Bryant Walkway Housing Development Group, LP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Bryant Walkway Housing Development Group, LP's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audits.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, shown on pages 22 to 32, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and, except for page 32, was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information, except for page 32, has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for page 32, on which we express no opinion nor any assurance, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required By Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2023 on our consideration of Bryant Walkway Housing Development Group, LP's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Bryant Walkway Housing Development Group, LP's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bryant Walkway Housing Development Group, LP's internal control over financial reporting and compliance.

RubinBrown LLP

March 10, 2023

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

BALANCE SHEET
Page 1 Of 2

Assets		December 31,	
		2022	2021
Current Assets			
1120	Cash - operations	\$ 52,257	\$ 33,450
1130	Tenant accounts receivable	12,534	11,218
1131	Allowance for doubtful accounts	(6,054)	(8,789)
1130N	Net tenant accounts receivable	6,480	2,429
1135	Accounts receivable - subsidy	1,487	—
1160	Accounts receivable - interest	—	1,012
1200	Prepaid expenses	36,260	1,950
1100T	Total Current Assets	96,484	38,841
Deposits Held In Trust - Funded			
1191	Tenant deposits held in trust	24,416	25,814
Restricted Deposits And Funded Reserves (Note 2)			
1310	Escrow deposits	33,015	35,032
1320	Replacement reserve	131,204	106,442
1330	Other reserves	141,443	140,965
1300T	Total Deposits	305,662	282,439
Fixed Assets (Note 4)			
1410	Land and land improvements	686,356	686,356
1420	Buildings	8,613,179	8,613,179
1460	Furnishings	183,377	183,377
1400T	Total Fixed Assets	9,482,912	9,482,912
1495	Less: Accumulated depreciation	1,088,241	790,499
1400N	Net Fixed Assets	8,394,671	8,692,413
Other Assets			
1520	Deferred costs, net (Note 1)	31,978	37,669
1000T	Total Assets	\$ 8,853,211	\$ 9,077,176

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

BALANCE SHEET
Page 2 Of 2

Liabilities And Partners' Equity

		December 31,	
		2022	2021
Current Liabilities			
2110	Accounts payable - operations	\$ 4,535	\$ 4,977
2113	Accounts payable - entity (Note 3)	698	667
2115	Accounts payable - asset management fee payable (Note 3)	24,593	16,151
2120	Accrued wages payable	7,551	3,071
2123	Accrued management fee payable (Note 3)	1,943	1,960
2131	Accrued interest payable - notes payable (Note 4)	639	653
2170	Mortgage payable - first mortgage (short-term) (Note 4)	5,473	5,298
2210	Prepaid revenue	14,168	4,393
2122T	Total Current Liabilities	59,600	37,170
Deposit And Prepayment Liabilities			
2191	Tenant deposits held in trust (contra)	22,837	24,305
Long-Term Liabilities			
2310	Mortgage payable - first mortgage (long-term) (Note 4)	230,362	235,835
2311	Notes payable - surplus cash (Note 4)	1,050,000	1,050,000
2323	Other loans and notes payable - development fee (Note 3)	342,592	327,377
2340	Debt issuance costs (Note 1)	(7,668)	(8,294)
2300T	Total Long-Term Liabilities	1,615,286	1,604,918
2000T	Total Liabilities	1,697,723	1,666,393
3130	Partners' Equity	7,155,488	7,410,783
2033T	Total Liabilities And Partners' Equity	\$ 8,853,211	\$ 9,077,176

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

STATEMENT OF OPERATIONS

		For The Years	
		Ended December 31,	
		2022	2021
Revenues			
5100	Gross potential rents	\$ 363,197	\$ 355,708
5200	Less: Vacancies	10,193	17,889
		353,004	337,819
5400	Financial revenue	3,061	2,183
5900	Other revenue	4,147	6,491
Total Revenues		360,212	346,493
Operating Expenses			
6300	Administrative expenses	83,944	94,528
6400	Utilities expense	28,731	27,520
6500	Operating and maintenance expenses	75,748	75,208
6600	Depreciation and amortization	303,433	303,434
6700	Taxes and insurance	71,719	70,726
6800	Financial expenses	8,370	8,540
Total Operating Expenses		571,945	579,956
Rental Loss Before Partnership Expenses		(211,733)	(233,463)
Partnership Expenses		23,657	23,410
Net Loss		\$ (235,390)	\$ (256,873)

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

STATEMENT OF PARTNERS' EQUITY
For The Years Ended December 31, 2022 And 2021

	General Partner	Limited Partner	State Limited Partner	Special Limited Partner	Total
Allocation Percentage	0.009%	98.990%	1.000%	0.001%	100.000%
Balance - January 1, 2021	\$ 71,143	\$ 4,437,250	\$ 3,159,269	\$ (6)	\$ 7,667,656
Net Income	(22)	(254,279)	(2,569)	(3)	(256,873)
S1100-010 Balance - December 31, 2021	71,121	4,182,971	3,156,700	(9)	7,410,783
S1200-420 Distributions	(19,905)	—	—	—	(19,905)
3250 Net Loss	(21)	(233,013)	(2,354)	(2)	(235,390)
3130 Balance - December 31, 2022	\$ 51,195	\$ 3,949,958	\$ 3,154,346	\$ (11)	\$ 7,155,488

See the notes to financial statements.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

STATEMENT OF CASH FLOWS

Page 1 Of 2

	For The Years	
	Ended December 31,	
	2022	2021
Cash Flows From Operating Activities		
Receipts:		
Rental receipts	\$ 357,241	\$ 338,513
Interest receipts	4,073	1,171
Other operating receipts	4,147	6,491
Total Receipts	365,461	346,175
Disbursements:		
Administrative	35,900	60,655
Management fee	21,364	20,281
Utilities	28,731	27,520
Salaries and wages	55,403	65,526
Operating and maintenance	42,973	42,733
Real estate taxes	18,307	18,341
Property insurance	68,435	3,228
Miscellaneous taxes and insurance	19,287	22,334
Tenant security deposits	1,468	(1,336)
Interest on mortgages	7,758	7,928
Total Disbursements	299,626	267,210
Net Cash Provided By Operating Activities	65,835	78,965
Cash Flows From Financing Activities		
Principal payments on mortgages payable	(5,298)	(5,129)
Distributions	(19,905)	—
Net Cash Used In Financing Activities	(25,203)	(5,129)
Net Increase In Cash And Restricted Cash	40,632	73,836
Beginning Of Year Cash And Restricted Cash	341,703	267,867
End Of Year Cash And Restricted Cash	\$ 382,335	\$ 341,703

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

STATEMENT OF CASH FLOWS

Page 2 Of 2

	For The Years Ended December 31,	
	2022	2021
Reconciliation Of Net Loss To Net Cash		
From Operating Activities		
Net loss	\$ (235,390)	\$ (256,873)
Adjustments to reconcile net loss to net cash from operating activities:		
Depreciation	297,742	297,743
Amortization	5,691	5,691
Amortization of debt issuance costs	626	626
Changes in assets and liabilities:		
Tenant and subsidy accounts receivable	(5,538)	1,584
Accounts receivable - interest	1,012	(1,012)
Prepaid expenses	(34,310)	26,823
Accounts payable	(442)	1,784
Accounts payable - due to affiliate	31	(19,632)
Accrued liabilities	4,463	(1,611)
Accrued interest payable	15,201	15,201
Tenant security deposits held in trust	(1,468)	1,336
Prepaid revenue	9,775	(890)
Entity/construction liability accounts:		
Accounts payable - asset management fees	8,442	8,195
Net Cash Provided By Operating Activities	\$ 65,835	\$ 78,965

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

NOTES TO FINANCIAL STATEMENTS
December 31, 2022 And 2021

1. Organization And Summary Of Significant Accounting Policies

Bryant Walkway Housing Development Group, LP (the Partnership), was organized on August 19, 2014 as a Missouri limited partnership for the purpose of acquiring, owning, constructing and/or rehabilitating, leasing, managing, and operating a 54-unit apartment complex located in Columbia, Missouri, known as Bryant Walkway Apartments (the Project). On November 1, 2017, the Partnership Agreement was amended and restated to permit the withdrawal of Philip Steinhaus, the Withdrawing Limited Partner, and admit Red Stone Equity - 2017 National Fund, LP, a Delaware limited liability company, as the new Limited Partner, and Red Stone Equity Manager, LLC, a Delaware limited liability company, as the new Special Limited Partner, and Missouri Fund 2017 IX, LLC, a Missouri limited liability company, as the State Limited Partner.

As of December 31, 2018, 5 of 16 buildings had been renovated and placed in service. As of December 31, 2019, the remaining buildings have been renovated and placed in service.

The partners' interests in profits and losses are as follows:

General Partner:	Bryant Walkway Housing GP, LLC	0.009%
Limited Partner:	Red Stone Equity - 2017 National Fund, LP	98.99%
Special Limited Partner:	Red Stone Equity Manager, LLC	0.001%
State Limited Partner:	Missouri Fund 2017 IX, LLC	1.000%

The Project has qualified for and has been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The Project must meet the provisions of these requirements during each of the 15 consecutive years in order to be qualified to receive the credits.

The Project is regulated by the Missouri Housing Development Commission (MHDC) as to rent charges and operating methods. The regulatory agreement limits annual distributions of net operating receipts to surplus cash available at the end of each year.

Certain defined terms contained in the Partnership Agreement are denoted with initial capital letters throughout the financial statements.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Estimates And Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash And Restricted Cash

The Partnership invests its cash with a banking institution that is insured by the Federal Deposit Insurance Corporation (FDIC). The Partnership's cash is held in an interest bearing account that is insured up to \$250,000 by the FDIC.

The following is a reconciliation between cash and restricted cash reported within the balance sheet and the total cash and restricted cash on the statement of cash flows as of December 31:

		2022	2021
1120	Cash - operations	\$ 52,257	\$ 33,450
1191	Tenant deposits held in trust	24,416	25,814
1310	Escrow deposits	33,015	35,032
1320	Replacement reserve	131,204	106,442
1330	Other reserves	141,443	140,965
	Total Cash And Restricted Cash	\$ 382,335	\$ 341,703

Tenant Deposits Held In Trust

Tenant deposits held in trust consist of security deposit funds collected from the tenants, separated from Project funds, and deposited into a trust account. All disbursements from the security deposit account must be only for refunds to tenants and for payment of expenses incurred by or on behalf of the tenants. Tenant deposits held in trust also include \$1,500 of building utility deposits at December 31, 2022 and 2021.

Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves are comprised of checking and money market funds which are stated at cost.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Tenant Accounts Receivable

Tenant receivables are stated at the amount management expects to collect from balances outstanding at year end. Based on management's assessment of the credit history with tenants having outstanding balances and current relationships with them, management has recorded an allowance for doubtful accounts in the amount of \$6,054 and \$8,789 as of December 31, 2022 and 2021, respectively.

Replacement Reserve

The replacement reserve can only be used for improvements to buildings upon prior approval of MHDC and the Special Limited Partner.

Rental Property

Rental property is carried at cost, less accumulated depreciation. Depreciation is provided using the straight-line method over the estimated useful lives:

Buildings	40 years
Land improvements	15 years
Furnishings	5 years

Maintenance and repairs are charged to expense when incurred. Upon retirement or other disposition, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in operations.

The Partnership reviews its investment in rental property for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the rental property to the future net undiscounted cash flow expected to be generated by the rental property, including the residual value of the rental property. If the rental property is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the rental property exceeds the fair value of such property. No impairment loss has been recognized for the years ended December 31, 2022 or 2021.

Capitalized Interest

Interest during construction of \$24,295 has been capitalized and is being amortized over the life of the building and its components.

Development Fees

Development fees incurred for the development of the Project have been capitalized and added to the depreciable basis of the buildings.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements *(Continued)*

Debt Issuance Costs

Debt issuance costs totaling \$9,390 consist of fees for obtaining the mortgage loan and are being amortized using the straight-line method over the term of the loan. As of December 31, 2022 and 2021, accumulated amortization amounted to \$1,722 and \$1,096, respectively. Amortization of debt issuance costs is included in financial expenses on the statement of operations.

Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Tax Credit Fees

Tax credit fees of \$56,913 consist of fees associated with the low-income housing tax credits allocated to the Partnership. The fees have been capitalized and are being amortized using the straight-line method over the ten-year tax credit period. Accumulated amortization amounted to \$24,935 and \$19,244 at December 31, 2022 and 2021, respectively.

Rental Revenue

The rental property is generally leased to tenants under one-year operating leases. Rental revenue is recognized as rent becomes due. Rental revenue received in advance is deferred until earned.

New Accounting Pronouncement

Effective January 1, 2022, the Partnership utilized the modified retrospective approach to adopt Accounting Standards Codification (ASC) Topic 842, *Leases*, which modifies the principles for the recognition, measurement, presentation, and disclosure of leases for both parties to a contract, the lessee and the lessor. The Partnership, as lessor, leases multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. Under ASC 842, the Partnership classifies the leases as operating leases and elects not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. The Company Partnership accounts for the combined lease and non-lease components under ASC 842. Lease income for the year ended December 31, 2022 totaled \$353,004. Based on the remaining terms of the lease agreements, the Partnership expects to receive lease payments totaling \$213,882 during the year ending December 31, 2023. The adoption of ASC 842 did not result in a cumulative adjustment to partners' equity. As the Partnership has elected to apply the new standard as of the adoption date of January 1, 2022, results for 2022 are presented under ASC 842, while the prior period financial statements have not been adjusted and continue to be presented under ASC 840, the accounting standard in effect at the time.

The Partnership has elected certain practical expedients, including the use of hindsight in determining the lease term at transition and the package of practical expedients to not reassess prior conclusions related to contracts containing leases, lease classification, and initial direct costs.

Income Taxes

Under provisions of the Internal Revenue Code and applicable state laws, the Partnership is not directly subject to income taxes. The results of its operations are includable in the tax returns of its partners. Therefore, no provision for income tax expense has been included in the accompanying financial statements.

Subsequent Events

Management evaluates subsequent events through the date the financial statements are available for issue, which is the date of the Independent Auditors' Report.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

2. Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves consist of the following as of December 31:

	2022	2021
Replacement Reserve		
Balance at January 1	\$ 106,442	\$ 82,653
Monthly deposits	24,195	23,490
Interest earned, net of bank fees	567	299
Balance at December 31	131,204	106,442
Operating Reserve	141,443	140,965
Insurance Escrow	29,732	30,417
Tax Escrow	3,283	4,615
Total Other Reserves And Escrows	174,458	175,997
	\$ 305,662	\$ 282,439

Replacement Reserve

A Replacement Reserve is to be funded on the date of payment of the Third Capital Installment in an amount of \$64,800. Additional deposits of \$23,490 are required per year, payable in equal monthly installments, commencing on the anniversary date upon which the Project is placed in service. No withdrawal may be made without the consent of MHDC and the Special Limited Partner.

Operating Reserve

An Operating Reserve of \$140,000 is to be funded on the date of payment of the Third Capital Installment into a segregated reserve account in the name of the Partnership. The Partnership shall fund the Operating Reserve from Net Cash Flow in order to maintain, to the extent possible, a balance at all times of at least \$140,000. No withdrawal may be made without the consent of the Special Limited Partner.

Property Insurance Escrow

The Property Insurance Escrow can only be used for the payment of the annual property insurance premiums. The Project is required to make monthly deposits as determined by MHDC.

Real Estate Tax Escrow

The Real Estate Tax Escrow can only be used for the payment of the annual real estate taxes. The Project is required to make monthly deposits as determined by MHDC.

3. Related Party Transactions

Development Fee

The Development Agreement provides that a Development Fee of \$973,147 be paid to an affiliate of the General Partner and an unrelated Consultant (the Consultant) for providing services in connection with the development of the Project, according to the Development Agreement.

The unpaid balance will be deferred and is interest bearing and repayment is to be made in accordance with the Development Agreement through capital installments. Interest commences on the unpaid balances at 5%, compounded annually, after the Limited Partner makes its Fourth Capital Installment to the Partnership. All payments made for the Deferred Development Fee shall be applied first to interest due and then to the outstanding balance of the Deferred Development Fee until the fee is paid in full. As of December 31, 2022 and 2021, \$342,592 and \$327,377, respectively, of Deferred Development Fee, including accrued interest, was payable to an affiliate of the General Partner.

Asset Management Fee

The Partnership shall pay the Special Limited Partner \$5,000 as an Asset Management Fee in connection with the Special Limited Partner's review of the operations of the Partnership and Project. The Asset Management Fee shall increase annually by 3% of the prior year's Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. For the years ended December 31, 2022 and 2021, the Partnership incurred Asset Management Fees of \$5,628 and \$5,463, respectively. As of December 31, 2022 and 2021, fees of \$16,395 and \$10,767, respectively, remain payable and are included in accounts payable - asset management fee payable.

State LP Asset Management Fee

The Partnership shall pay the State Limited Partner \$2,500 as a State LP Asset Management Fee in connection with the State Limited Partner's annual review of the operations of the Partnership and Project. The State LP Asset Management Fee shall increase annually by 3% of the prior year's State LP Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. For the years ended December 31, 2022 and 2021, the Partnership incurred Asset Management Fees of \$2,814 and \$2,732, respectively. As of December 31, 2022 and 2021, fees of \$8,198 and \$5,384, respectively, remain payable and are included in accounts payable - asset management fee payable.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Property Management Fees

The Partnership entered into a management contract with the Housing Authority of the City of Columbia, Missouri (CHA), an affiliate of the General Partner. The management fee is equal to 6% of monthly gross collections. Management fees of \$21,347 and \$20,659 were incurred for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, \$1,943 and \$1,960, respectively, remained payable.

Due To Affiliate

An entity associated with the Partnership through common ownership paid for costs on behalf of the Partnership. The balance owed at December 31, 2022 and 2021 was \$698 and \$667, respectively.

Tax Credit Compliance Guaranty

The General Partner guarantees that the Limited Partner and State Limited Partner will be allocated federal and state low-income housing tax credits, in accordance with the Partnership Agreement, for any shortfall.

Operating Deficit Guaranty

Pursuant to the Amended and Restated Agreement of Limited Partnership, the General Partner shall advance to the Partnership as a loan an amount equal to the amount of the Operating Deficit. This obligation shall continue until the end of the Fiscal Year in which the fifth anniversary of the Lease-up Period or Stabilization period occurs. The guarantee is limited to a maximum of \$140,000. At December 31, 2022 and 2021, no such advance had been made.

Net Cash Flow Distribution

Net Cash Flow, as defined in the Partnership Agreement, is available for distribution at year end as follows:

1. To the Limited Partner until the aggregate amount of distributions made to the Limited Partner for the current and all prior years equals the Assumed Limited Partner Tax Liability for the current and all prior years;
2. To the Limited Partner and State Limited Partner in an amount equal to any unpaid Tax Credit Shortfall, Unpaid State Tax Credit Shortfall, Limited Partner Advances, and Special Additional Capital Contributions;
3. To the General Partner to pay fees for the security services provided at the Project;

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

4. To pay any outstanding and unpaid Special Limited Partner Asset Management Fees to the Special Limited Partner and to pay any outstanding and unpaid State LP Asset Management Fees to the State Limited Partner;
5. To replenish the Operating Reserve to the Operating Reserve Floor;
6. To pay all amounts due under the Development Agreement;
7. To pay all amounts then due and payable under the HOME Loan and the AHP Loan;
8. To pay any outstanding Operating Deficit Loans and General Partner Loans, pro rata based on the outstanding balances of each; and
9. Percentage equal to 94.99% to the Limited Partner, .009% to the General Partner, 5.00% to the State Limited Partner and .001% to the Special Limited Partner, provided, however, that the Limited Partner receives a distribution equal to at least 10% of Net Cash Flow.

4. Mortgage Notes Payable

The Partnership entered into a loan agreement (the Note) with MHDC on November 29, 2017, which allows for total advances up to \$5,989,000 to fund the acquisition and rehabilitation of the Project. The construction phase interest was 3.25%. At the end of the construction period, the Partnership shall pay MHDC a principal payment of \$5,739,000 or such amount necessary to reduce the outstanding balance of the permanent loan to \$250,000. Failure to make the conversion pay-down by December 1, 2019 (Conversion Date) would result in a one-time fee of \$57,490. Additionally, an interest rate of the locked construction interest rate plus 3% will be charged on the outstanding balance until the Conversion pay-down has been made. The Note is secured by a first mortgage on the Project.

During 2019, the Note was amended to extend the construction phase and delay repayment to begin on March 1, 2020 with the principal payment of \$5,739,000 or such amount necessary to reduce the outstanding balance of the Note to \$250,000. The amendment also delayed the failure-to-pay fee of \$57,490 and the additional interest of 3% charged on the outstanding balance. On April 1, 2020, the note converted to permanent financing and monthly installments of principal and interest in the amount of \$1,088 became due through March 1, 2040, the maturity date of the Note. The Note bears interest at a rate of 3.25% per annum. As of December 31, 2022 and 2021, the balance of the Note was \$235,835 and \$241,133, respectively. Accrued interest payable on the Note as of December 31, 2022 and 2021 was \$639 and \$653, respectively.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

The Partnership entered into a deed to trust note from MHDC under the HOME loan program of \$500,000, on November 29, 2017 (the HOME Loan). The construction phase interest is 1% and the permanent phase bears no interest. Interest-only payments are due on the HOME Loan from December 1, 2017 through December 1, 2019. During 2019, the HOME Loan was amended to increase the principal amount to \$550,000 and to extend the construction phase through March 1, 2020. On April 1, 2020, annual installments of principal in the amount of \$16,667 are due on the HOME Loan through March 1, 2040, the maturity date of the HOME Loan. Payments are deferred until the earlier of the Deferred Development Fee being paid in full or December 1, 2034. The payments are made from 50% of Surplus Cash as defined in the Regulatory Agreement. The HOME Loan is secured by a deed of trust on the Project. As of December 31, 2022 and 2021, the balance of the HOME Loan was \$550,000.

The Partnership obtained additional financing from CHA under a loan commitment of \$500,000, secured by a deed of trust, for the acquisition and rehabilitation of the Project, on November 29, 2017. The Loan bears no interest. The Partnership shall make annual payments beginning on or after January 1, 2038 equal to 45% of Net Cash Flow, after full payment of the Deferred Development Fee. The outstanding principal and interest will become due at maturity on December 31, 2049. As of December 31, 2022 and 2021, the outstanding balance was \$500,000.

Aggregate annual maturities of the mortgage notes payable over the next five years and thereafter are as follows:

<u>Year</u>	<u>Amount</u>
2023	\$ 5,473
2024	5,653
2025	5,840
2026	6,032
2027	6,231
Thereafter	1,256,606
	<u>\$ 1,285,835</u>

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

5. Capital Contributions

Contingent upon various requirements as outlined in the Partnership Agreement, the Partners shall make capital contributions to the Partnership as follows:

Capital Installment	General Partner	Limited Partner	State Limited Partner	Special Limited Partner	Total
First	\$ —	\$ 505,804	\$ 316,510	\$ —	\$ 822,314
Second	—	505,804	316,510	—	822,314
Third	—	252,902	158,255	—	411,157
Fourth	—	3,793,533	2,373,822	—	6,167,355
Other	100,000	—	—	10	100,010
Total	\$ 100,000	\$ 5,058,043	\$ 3,165,097	\$ 10	\$ 8,323,150

As of December 31, 2022 and 2021, \$5,054,155 had been contributed by the Limited Partner and \$3,165,097 had been contributed by the State Limited Partner. As of December 31, 2022 and 2021, \$100,000 has been contributed by the General Partner. The Special Limited Partner has not made any contributions as of December 31, 2022 or 2021.

6. Commitments

The Project's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or gross rent or to correct non-compliance within a specified time period could result in recapture of previously taken tax credits, plus interest. Additionally, such potential noncompliance may require an adjustment to the contributed capital by the Limited Partners.

The Partnership has also entered into Land Use Restriction Agreements with MHDC. These agreements require that all the residential units shall be set aside and made available for rental solely to eligible low-income individuals or families, as defined in the Internal Revenue Code.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

The Partnership and CHA have entered into a Section 8 Project-Based Voucher Program - PBV Housing Assistance Payments (HAP) Contract New Construction or Rehabilitation agreement with the Department of Housing and Urban Development (HUD). Under the agreement, CHA will provide the Partnership with housing assistance payments, consisting of both rent and utility allowance, on behalf of qualified tenants. The term of the agreement is for 20 years. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or CHA in accordance with HUD requirements, or sufficient appropriated funding (budget authority), as provided in appropriations acts and in the CHA's annual contributions contract with HUD, to make full payment of housing assistance payments due to the Partnership for any contract year in accordance with the HAP contract. The availability of sufficient funding must be determined by HUD or by CHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, CHA has the right to terminate the HAP contract by notice to the Partnership for all or any of the contract units.

The Partnership has also entered into a Rental Assistance Demonstration (RAD) Use Agreement with HUD. Under the agreement, the Partnership was allowed to convert the Project from public housing to long-term Section 8 rental assistance to achieve the preservation and improvement of the Project through access to private debt and equity to address immediate and long-term capital needs. The RAD Use Agreement will be recorded superior to other liens on the Project, and run for the same term as the initial term of the HAP contract with automatic renewals upon each HAP contract extension.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

SUPPORTING DATA REQUIRED BY MHDC
For The Year Ended December 31, 2022

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 128,755
	Tenant Assistance Payments	5121	\$ 234,442
	Rent Revenue - Stores and Commercial	5140	\$ —
	Garage and Parking Spaces	5170	\$ —
	Flexible Subsidy Revenue	5180	\$ —
	Miscellaneous Rent Revenue	5190	\$ —
	Excess Rent	5191	\$ —
	Rent Revenue/Insurance	5192	\$ —
	Special Claims Revenue	5193	\$ —
	Retained Excess Income	5194	\$ —
	Total Rent Revenue	5100T	\$ 363,197
Vacancies 5200	Apartments	5220	\$ 1,748
	Stores and Commercial	5240	\$ —
	Rental Concessions	5250	\$ 3,537
	Loss to Lease	5260	\$ 4,908
	Garage and Parking Space	5270	\$ —
	Miscellaneous	5290	\$ —
Total Vacancies	5200T	\$ 10,193	
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N	\$ 353,004
Supportive Services 5390	Supportive Services Revenue	5390	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 2,494
	Revenue from Investments - Residual Receipts	5430	\$ —
	Revenue from Investments - Replacement Reserve	5440	\$ 567
	Revenue from Investments - Miscellaneous	5490	\$ —
Total Financial Revenue	5400T	\$ 3,061	
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ —
	Tenant Charges	5920	\$ 2,528
	Interest Reduction Payments Revenue	5945	\$ —
	Cable TV / Internet Access Revenue	5954	\$ —
	Miscellaneous Revenue	5990	\$ 1,619
Total Other Revenue	5900T	\$ 4,147	
	Total Revenue	5000T	\$ 360,212
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 388
	Management Consultants	6204	\$ —
	Advertising and Marketing	6210	\$ —
	Other Renting Expenses	6250	\$ 10,750
	Office Salaries	6310	\$ 27,108
	Office Expenses	6311	\$ 3,522
	Office or Model Apartment Rent	6312	\$ —
	Leased Furniture	6313	\$ —
	Management Fee/ Bookkeeping/ Accounting Services	6320	\$ 21,347
	Manager or Superintendent Salaries	6330	\$ —
	Administrative Rent Free Unit	6331	\$ —
	Legal Expense - Project	6340	\$ 580
	Audit Expense	6350	\$ 14,800
	Telephone Expense	6360	\$ 1,261
	Bad Debts	6370	\$ 1,360
	Miscellaneous Administrative Expenses	6390	\$ 2,828
Total Administrative Expenses	6263T	\$ 83,944	
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —
	Electricity	6450	\$ 5,299
	Water	6451	\$ 10,845
	Gas	6452	\$ 2,213
	Sewer	6453	\$ 10,374
	Cable TV / Internet Access	6454	\$ —
Total Utilities Expense	6400T	\$ 28,731	
	Total Expenses	6400T	\$ 112,675

Project Name: Bryant Walkway Housing Development Group, LP

		Balance Carried Forward		\$ 112,675
Operating Maintenance Expenses 6500	Payroll	6510	\$ 32,775	
	Supplies	6515	\$ 10,452	
	Contracts	6520	\$ 11,790	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 8,714	
	Security Payroll/Contract	6530	\$ —	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 59	
	Snow Removal	6548	\$ —	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 90	
	Maintenance Tools and Equipment	6571	\$ 96	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 5,424	
	Elevator Maintenance/Contracts	6574	\$ —	
	Vacant Unit Preparation	6580	\$ —	
Miscellaneous Operating and Maintenance Expenses	6590	\$ 6,348		
Total Operating and Maintenance Expenses	6500T		\$ 75,748	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ 18,307	
	Payroll Taxes (Project's Share)	6711	\$ 4,007	
	Property and Liability Insurance (Hazard)	6720	\$ 34,125	
	Fidelity Bond Insurance	6721	\$ —	
	Workmen's Compensation	6722	\$ 1,134	
	Health Insurance and Other Employee Benefits	6723	\$ 13,353	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ 793	
Total Taxes and Insurance	6700T		\$ 71,719	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ 7,744	
	Interest Attributable to Debt Issuance Costs	6822	\$ 626	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ —	
Miscellaneous Financial Expenses	6890	\$ —		
Total Financial Expenses	6800T		\$ 8,370	
Supportive Services 6990	Supportive Services Expenses	6990	\$ —	
	Total Cost of Operations before Depreciation and Amortization	6000T		\$ 268,512
	Profit (Loss) before Depreciation and Amortization	5060T		\$ 91,700
	Depreciation Expense	6600	\$ 297,742	
	Amortization Expense	6610	\$ 5,691	
	Total Depreciation and Amortization			\$ 303,433
Operating Profit or (Loss)	5060N		\$ (211,733)	
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$ 8,442	
	Legal Expenses	7120	\$ —	
	Federal, State and Other Income Taxes	7130	\$ —	
	Fidelity and Bond Expense	7135	\$ —	
	Interest Income	7140	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ 15,215	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ —	
	Other Expenses	7190	\$ —	
Net Entity Expenses	7100T		\$ 23,657	
Profit or Loss (Net Income or Loss)	3250		\$ (235,390)	

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$ 5,298
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$ 24,195
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$ —
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$ —

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

SUPPORTING DATA REQUIRED BY MHDC (Continued)
For The Year Ended December 31, 2021

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	121,987
	Tenant Assistance Payments	5121	233,721
	Rent Revenue - Stores and Commercial	5140	—
	Garage and Parking Spaces	5170	—
	Flexible Subsidy Revenue	5180	—
	Miscellaneous Rent Revenue	5190	—
	Excess Rent	5191	—
	Rent Revenue/Insurance	5192	—
	Special Claims Revenue	5193	—
	Retained Excess Income	5194	—
	Total Rent Revenue	5100T	\$ 355,708
Vacancies 5200	Apartments	5220	10,715
	Stores and Commercial	5240	—
	Rental Concessions	5250	3,656
	Loss to Lease	5260	3,518
	Garage and Parking Space	5270	—
	Miscellaneous	5290	—
	Total Vacancies	5200T	\$ 17,889
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N	\$ 337,819
Supportive Services 5390	Supportive Services Revenue	5390	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	1,884
	Revenue from Investments - Residual Receipts	5430	—
	Revenue from Investments - Replacement Reserve	5440	299
	Revenue from Investments - Miscellaneous	5490	—
	Total Financial Revenue	5400T	\$ 2,183
Other Revenue 5900	Laundry and Vending Revenue	5910	—
	Tenant Charges	5920	2,709
	Interest Reduction Payments Revenue	5945	—
	Cable TV / Internet Access Revenue	5954	—
	Miscellaneous Revenue	5990	3,782
	Total Other Revenue	5900T	\$ 6,491
	Total Revenue	5000T	\$ 346,493
Administrative Expenses 6200/6300	Conventions and Meetings	6203	548
	Management Consultants	6204	—
	Advertising and Marketing	6210	—
	Other Renting Expenses	6250	10,737
	Office Salaries	6310	31,062
	Office Expenses	6311	5,121
	Office or Model Apartment Rent	6312	—
	Leased Furniture	6313	—
	Management Fee	6320	20,659
	Manager or Superintendent Salaries	6330	—
	Administrative Rent Free Unit	6331	—
	Legal Expense - Project	6340	620
	Audit Expense	6350	14,400
	Telephone Expense	6360	2,338
	Bad Debts	6370	8,183
Miscellaneous Administrative Expenses	6390	860	
	Total Administrative Expenses	6263T	\$ 94,528
Utilities Expense 6400	Fuel Oil/Coal	6420	—
	Electricity	6450	5,159
	Water	6451	10,126
	Gas	6452	2,361
	Sewer	6453	9,874
	Cable TV / Internet Access	6454	—
	Total Utilities Expense	6400T	\$ 27,520
	Total Expenses		\$ 122,048

Project Name: Bryant Walkway Housing Development Group, LP

		Balance Carried Forward	\$	122,048	
Operating Maintenance Expenses 6500	Payroll	6510	\$	32,475	
	Supplies	6515	\$	9,615	
	Contracts	6520	\$	14,668	
	Operating and Maintenance Rent Free Unit	6521	\$	—	
	Garbage and Trash Removal	6525	\$	11,028	
	Security Payroll/Contract	6530	\$	—	
	Security Rent Free Unit	6531	\$	—	
	Heating/Cooling Repairs and Maintenance	6546	\$	228	
	Snow Removal	6548	\$	—	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$	219	
	Maintenance Tools and Equipment	6571	\$	11	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$	—	
	Exterminating	6573	\$	6,964	
	Elevator Maintenance/Contracts	6574	\$	—	
	Vacant Unit Preparation	6580	\$	—	
Miscellaneous Operating and Maintenance Expenses	6590	\$	—		
Total Operating and Maintenance Expenses	6500T		\$	75,208	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$	18,341	
	Payroll Taxes (Project's Share)	6711	\$	4,479	
	Property and Liability Insurance (Hazard)	6720	\$	30,051	
	Fidelity Bond Insurance	6721	\$	—	
	Workmen's Compensation	6722	\$	1,212	
	Health Insurance and Other Employee Benefits	6723	\$	16,049	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$	594	
Total Taxes and Insurance	6700T		\$	70,726	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$	7,914	
	Interest Attributable to Debt Issuance Costs	6822	\$	626	
	Interest on Notes Payable (Long-Term)	6830	\$	—	
	Interest on Notes Payable (Short-Term)	6840	\$	—	
	Mortgage Insurance Premium/Service Charge	6850	\$	—	
	Miscellaneous Financial Expenses	6890	\$	—	
Total Financial Expenses	6800T		\$	8,540	
Supportive Services 6990	Supportive Services Expenses	6990	\$	—	
	Total Cost of Operations before Depreciation and Amortization	6000T		\$	276,522
	Profit (Loss) before Depreciation and Amortization	5060T		\$	69,971
	Depreciation Expense	6600	\$	297,743	
	Amortization Expense	6610	\$	5,691	
	Total Depreciation and Amortization			\$	303,434
	Operating Profit or (Loss)	5060N		\$	(233,463)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$	—	
	Officer's Salaries	7110	\$	—	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$	8,195	
	Legal Expenses	7120	\$	—	
	Federal, State and Other Income Taxes	7130	\$	—	
	Fidelity and Bond Expense	7135	\$	—	
	Interest Income	7140	\$	—	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$	15,215	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$	—	
	Other Expenses	7190	\$	—	
Net Entity Expenses	7100T		\$	23,410	
Profit or Loss (Net Income or Loss)	3250		\$	(256,873)	

Miscellaneous or other income and expense sub-account groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$	5,129
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$	23,490
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$	—
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$	—

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

SUPPORTING DATA REQUIRED BY MHDC (Continued)

Statement Of Profit And Loss

	Account	For The Years Ended December 31,	
		2022	2021
5990 - Miscellaneous Revenue			
5990-010 Bad debt recovery	5990-020	\$ 865	\$ —
5990-010 Fees for service	5990-020	754	3,782
Total Miscellaneous Revenue		\$ 1,619	\$ 3,782

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Schedule Of Escrow Deposits And Replacement Reserves

Replacement Reserve	
Balance at January 1	\$ 106,442
Monthly deposits	24,195
Interest earned, net of bank fees	<u>567</u>
Balance at December 31	131,204
Operating Reserve	141,443
Insurance Escrow	29,732
Tax Escrow	<u>3,283</u>
	<u><u>\$ 305,662</u></u>

Computation of Surplus Cash, Distributions and Residual Receipts

PROJECT NAME	FISCAL PERIOD ENDED:	PROJECT NUMBER
Bryant Walkway Housing Development Group, LP	December 31, 2022	17-069-MHT
Part A - Compute Surplus Cash		
Cash		
1. Cash (Accounts 1120, 1170, 1191 minus Account 2105) (S1300-010)	\$ 76,673	
2. Accounts receivable - HUD (1135)	\$ 1,487	
3. Other (Describe) (S1300-030)	\$ —	
(a) Total Cash (Add Lines 1, 2, and 3) (S1300-040)	\$ 78,160	
Current Obligations		
4. Accrued mortgage interest payable (S1300-050)	\$ 639	
5. Delinquent mortgage principal payments (S1300-060)	\$ —	
6. Delinquent deposits to reserve for replacements (S1300-070)	\$ —	
7. Accounts payable - 30 days (S1300-075)	\$ 4,535	
8. Loans and notes payable (due within 30 days) (S1300-080)	\$ —	
9. Deficient tax insurance or MIP escrow deposits (S1300-090)	\$ —	
10. Accrued expenses (not escrowed) (S1300-100)	\$ 9,494	
11. Prepaid revenue (2210)	\$ 14,168	
12. Tenant deposits held in trust (2191)	\$ 22,837	
13. Other current obligations (Describe) (S1300-110)	\$ —	
(b) Total Current Obligations (Add Lines 4 through 13) (S1300-140)	\$ 51,673	
(c) Surplus Cash (Deficiency) [Line (a) minus Line (b)] (S1300-150)	\$ 26,487	
Part B - Compute Distributions to Owners and Required Deposit to Residual Receipts		
1. Surplus Cash	\$ 26,487	
Limited Dividend Projects		
2a. Annual distribution earned during fiscal period covered by the statement (S1300-160)	\$ —	
2b. Distribution accrued and unpaid as of the end of the prior fiscal period (S1300-170)	\$ —	
2c. Distributions and entity expenses paid during fiscal period covered by statement (S1300-180)	\$ —	
3. Distribution earned but unpaid (Line 2a plus 2b minus 2c) (S1300-190)	\$ —	
4. Amount available for distribution during next fiscal period (S1300-200)	\$ —	
5. Deposit due residual receipts (S1300-210)	\$ —	

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

**COMPUTATION OF DISTRIBUTIONS TO OWNERS AND
REQUIRED DEPOSIT TO RESIDUAL RECEIPTS**

Development
Name: Bryant Walkway Development Group, LP

From: January 1, 2022
To: December 31, 2022

A. Annual distribution earned during fiscal period covered by the statement:

		Line Item
Current Equity	*\$ 8,754,744	(1)
Multiply percent per regulatory agreement	x 8%	(2)
Annual distribution earned for: <u>2022</u>	=\$ 700,380	(3)

B. Distribution accrued and unpaid as of the end of the prior fiscal period:

Distributions earned per Regulatory Agreement at 12/31, or
end of accounting year, if different, for years:

2021	\$ 699,956	
2020	\$ 699,545	
2019	\$ —	
2018	\$ —	
2017	\$ —	
2016 and prior years	\$ —	
Total prior year distributions earned	\$ 1,399,501	(4)
Less: Distributions made to partners in prior years:	-\$ 28,805	(5)
Less: Other (explain in detail):	—	
Other - asset management fees	-\$ 15,225	

**Distributions accrued and unpaid as of period covered
by statement:**

=\$ 1,355,471 (7)

C. Distributions paid during period covered by statement:

To partners	\$ 19,905	(8)
Other - asset management fees	\$ —	(9)
Total distributions paid during period covered by statement	=\$ 19,905	(10)

D. Amount to be carried as distributions earned but unpaid:

Line (3) + Line (7) - Line (10) = **\$ 2,035,946 (11)

E. Amount available for distribution during next fiscal period:

Surplus Cash (from page 28, Line 1. Of Part B) \$ 26,487 (12)

F. Deposits due residual receipts:

If Line (11) is greater than Line (12), enter zero (\$0), else enter
Line (12) - Line (11), and deposit amount within 60 days of fiscal
year end into joint account with mortgagee (MHDC).

\$ None (13)

* Current equity represents initial equity investment plus mortgage principal reduction through end of fiscal period.

** Distributions may only be made to the extent that there is surplus cash available as shown in Part E.

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Schedule Of Fixed Assets

	Balance January 1, 2022	Additions	Deductions	Balance December 31, 2022
1410 Land improvements	\$ 686,356	\$ —	\$ —	\$ 686,356
1420 Buildings	8,613,179	—	—	8,613,179
1460 Furnishings	183,377	—	—	183,377
Total	9,482,912	—	—	9,482,912
1495 Accumulated depreciation	790,499	297,742	—	1,088,241
1400N Net Book Value	\$ 8,692,413	\$ (297,742)	\$ —	\$ 8,394,671

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Funds In Financial Institutions

A. Funds Held By Mortgagor, Regular Operating Account	
First Mid Bank, operating account ⁽¹⁾	\$ 52,257
B. Funds Held By Mortgagor In Trust	
1. First Mid Bank, security deposit account ⁽¹⁾	22,916
2. First Mid Bank, replacement reserve ⁽¹⁾	<u>11,879</u>
Funds Held By Mortgagor, TOTAL	<u>87,052</u>
C. Funds Held By Mortgagee, (In Trust)	
1. Replacement reserve, Missouri Housing Development Commission ⁽¹⁾	119,325
2. Operating reserve, Missouri Housing Development Commission ⁽¹⁾	141,443
3. Property & liability insurance reserve, Missouri Housing Development Commission ⁽¹⁾	29,732
4. Property tax reserve, Missouri Housing Development Commission ⁽¹⁾	<u>3,283</u>
Funds Held By Mortgagee, TOTAL	<u>293,783</u>
TOTAL FUNDS IN FINANCIAL INSTITUTIONS	<u><u>\$ 380,835</u></u>

(1) Balances audited as of December 31, 2022

**BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

**Schedule Of Eligible And Allocated Federal And
State Tax Credits
TIN #: 32-0447420**

Credit Year	Calendar Year	Annual Federal LIHTC		Annual State LIHTC	
		Allocated	Eligible	Allocated	Eligible
1	2019	\$ 491,257	\$ 491,257	\$ 460,127	\$ 460,127
2	2020	570,900	570,900	519,000	519,000
3	2021	570,900	570,900	519,000	519,000
4	2022	570,900	570,900	519,000	519,000
5	2023	570,900		519,000	
6	2024	570,900		519,000	
7	2025	570,900		519,000	
8	2026	570,900		519,000	
9	2027	570,900		519,000	
10	2028	570,900		519,000	
11	2029	79,643		58,873	
12	2030	N/A		N/A	
13	2031	N/A		N/A	
14	2032	N/A		N/A	
15	2033	N/A		N/A	

**Report On Internal Control Over Financial
Reporting And On Compliance And Other
Matters Based On An Audit Of Financial
Statements Performed In Accordance
With *Government Auditing Standards***

Independent Auditors' Report

Partners

Bryant Walkway Housing Development Group, LP
Columbia, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Bryant Walkway Housing Development Group, LP, which comprise the balance sheet as of December 31, 2022, and the related statements of operations, partners' equity and cash flows for the year then ended and the related notes to the financial statements, and have issued our report thereon dated March 10, 2023.

Report On Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Bryant Walkway Housing Development Group, LP's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Bryant Walkway Housing Development Group, LP's internal control. Accordingly, we do not express an opinion on the effectiveness of Bryant Walkway Housing Development Group, LP's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report On Compliance And Other Matters

As part of obtaining reasonable assurance about whether Bryant Walkway Housing Development Group, LP's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose Of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Bryant Walkway Housing Development Group, LP's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RubinBrown LLP

March 10, 2023

BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT

MORTGAGOR CERTIFICATION
For The Year Ended December 31, 2022

We hereby certify that we have examined the accompanying financial statements and supplementary data of Bryant Walkway Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.

Bryant Walkway Housing Development Group,
LP
(A Missouri Limited Partnership)

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Executive Director
Title of Signer

32-0447420
Employer Identification Number

March 10, 2023
Date

**BRYANT WALKWAY HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-069-MHT**

**MANAGING AGENT CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Bryant Walkway Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.


Housing Authority of the City of Columbia,
Missouri
Managing Agent Name

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Chief Executive Officer
Title of Signer

43-6014416
Employer Identification Number


Signature of Individual Responsible for
Management of Property

Laura Lewis
Printed Name of Individual Responsible for
Management of Property

March 10, 2023
Date

S3200-005

Auditors' Transmittal Letter

S3200-010 Audit Firm _____ RubinBrown LLP _____

S3200-020 Lead Auditor First Name _____ Brandi _____

S3200-030 Lead Auditor Middle Name _____ Tucker _____

S3200-040 Lead Auditor Last Name _____ Lawyer _____

S3200-050 Auditor Street Address Line 1 _____ 7676 Forsyth Boulevard _____

S3200-060 Auditor Street Address Line 2 _____ Suite 2100 _____

S3200-070 Auditor City _____ St. Louis _____

S3200-080 Auditor State _____ Missouri _____

S3200-090 Auditor Zip Code _____ 63105 _____

S3200-100 Auditor Zip Code Extension _____ _____

S3200-110 Auditor Telephone Number _____ (314) 290-3300 _____

S3200-120 Auditor Firm TIN _____ 43-0765316 _____

S3200-130 Date Of Independent Auditors' Report _____ March 10, 2023 _____

**BRYANT WALKWAY II HOUSING
DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE
FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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Independent Auditors' Report

Partners
Bryant Walkway II Housing Development Group, LP
Columbia, Missouri

Report On The Audit Of The Financial Statements

Opinion

We have audited the financial statements of Bryant Walkway II Housing Development Group, LP, which comprise the balance sheet as of December 31, 2022 and 2021, and the related statements of operations, partners' equity and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Bryant Walkway II Housing Development Group, LP as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit Of The Financial Statements section of our report. We are required to be independent of Bryant Walkway II Housing Development Group, LP and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Bryant Walkway II Housing Development Group, LP's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Bryant Walkway II Housing Development Group, LP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Bryant Walkway II Housing Development Group, LP's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, shown on pages 21 to 31, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and, except for page 31, was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information, except for page 31, has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for page 31, on which we express no opinion nor any assurance, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required By Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2023 on our consideration of Bryant Walkway II Housing Development Group, LP's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Bryant Walkway II Housing Development Group, LP's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bryant Walkway II Housing Development Group, LP's internal control over financial reporting and compliance.

RubinBrown LLP

March 10, 2023

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

BALANCE SHEET

Page 1 Of 2

Assets

		December 31,	
		2022	2021
Current Assets			
1120	Cash - operations	\$ 38,170	\$ 58,609
1130	Tenant accounts receivable	3,475	1,567
1131	Allowance for doubtful accounts	(1,186)	(1,327)
1130N	Net tenant accounts receivable	2,289	240
1135	Accounts receivable - subsidy	479	1,915
1160	Accounts receivable - interest	—	2,022
1200	Prepaid expenses	23,228	1,084
1100T	Total Current Assets	64,166	63,870
Deposits Held In Trust - Funded			
1191	Tenant deposits held in trust	15,840	14,588
Restricted Deposits And Funded Reserves (Note 2)			
1310	Escrow deposits	19,916	21,726
1320	Replacement reserve	88,268	74,547
1330	Other reserves	80,684	80,411
1300T	Total Deposits	188,868	176,684
Fixed Assets			
1410	Land and land improvements	436,537	436,537
1420	Buildings	4,985,739	4,985,739
1460	Furnishings	118,792	118,792
1400T	Total Fixed Assets	5,541,068	5,541,068
1495	Less: Accumulated depreciation	713,828	552,324
1400N	Net Fixed Assets	4,827,240	4,988,744
Other Assets			
1520	Deferred costs (Note 1)	13,621	16,345
1000T	Total Assets	\$ 5,109,735	\$ 5,260,231

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

BALANCE SHEET

Page 2 Of 2

Liabilities And Partners' Equity

		December 31,	
		2022	2021
Current Liabilities			
2110	Accounts payable - operations	\$ 2,234	\$ 2,647
2113	Accounts payable - entity (Note 3)	3,286	1,504
2113B	Accounts payable - asset management fee payable (Note 3)	8,442	8,193
2120	Accrued wages payable	2,850	1,474
2123	Accrued management fee payable (Note 3)	1,077	985
2133	Accrued interest payable - other loans and notes (surplus cash) (Note 4)	70,236	51,766
2210	Prepaid revenue	3,621	1,716
2122T	Total Current Liabilities	91,746	68,285
Deposit And Prepayment Liabilities			
2191	Tenant deposits held in trust (contra)	14,122	13,083
Long-Term Liabilities			
2311	Notes payable - surplus cash (Note 4)	2,365,563	2,383,747
2340	Debt issuance costs (Note 1)	(9,100)	(9,625)
2300T	Total Long-Term Liabilities	2,356,463	2,374,122
2000T	Total Liabilities	2,462,331	2,455,490
3130	Partners' Equity	2,647,404	2,804,741
2033T	Total Liabilities And Partners' Equity	\$ 5,109,735	\$ 5,260,231

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

STATEMENT OF OPERATIONS

		For The Years Ended December 31,	
		2022	2021
Revenues			
5100	Gross potential rents	\$ 222,200	\$ 217,728
5200	Less: Vacancies	8,168	3,725
5152N	Net Rental Revenues	214,032	214,003
5400	Financial revenue	2,305	2,983
5900	Other revenue	4,836	2,587
	Total Revenues	221,173	219,573
Operating Expenses			
6300	Administrative expenses	58,386	54,858
6400	Utilities expense	19,111	17,096
6500	Operating and maintenance expenses	37,784	39,257
6600	Depreciation and amortization	164,228	164,229
6700	Taxes and insurance	42,736	41,236
6800	Financial expenses	525	525
	Total Operating Expenses	322,770	317,201
	Rental Loss Before Partnership Expenses	(101,597)	(97,628)
	Partnership Expenses	40,550	40,303
	Net Loss	\$ (142,147)	\$ (137,931)

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

STATEMENT OF PARTNERS' EQUITY
For The Years Ended December 31, 2022 And 2021

	0.009%	98.990%	1.000%	0.001%	100.000%
	General Partner	Limited Partner	State Limited Partner	Special Limited Partner	Total
Allocation Percentage					
Balance - January 1, 2021	\$ 271,694	\$ 1,480,256	\$ 1,205,528	\$ (4)	\$ 2,957,474
Distributions	(10,256)	(4,319)	(227)	—	(14,802)
Net Loss	(13)	(136,538)	(1,379)	(1)	(137,931)
S100-010 Balance - December 31, 2021	261,425	1,339,399	1,203,922	(5)	2,804,741
S1200-420 Distributions	(10,644)	(4,319)	(227)	—	(15,190)
3250 Net Loss	(14)	(140,711)	(1,421)	(1)	(142,147)
3130 Balance - December 31, 2022	\$ 250,767	\$ 1,194,369	\$ 1,202,274	\$ (6)	\$ 2,647,404

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

STATEMENT OF CASH FLOWS

Page 1 Of 2

	For The Years	
	Ended December 31,	
	2022	2021
Cash Flows From Operating Activities		
Receipts:		
Rental receipts	\$ 215,324	\$ 212,491
Interest receipts	4,327	961
Other operating receipts	4,836	2,587
Total Receipts	224,487	216,039
Disbursements:		
Administrative	28,042	25,199
Management fee	12,893	13,070
Utilities	19,111	17,096
Salaries and wages	25,721	26,450
Operating and maintenance	26,677	28,260
Real estate taxes	12,564	12,587
Property insurance	44,085	2,682
Miscellaneous taxes and insurance	8,231	8,945
Tenant security deposits	(1,039)	1,308
Interest on mortgages	13,638	13,641
Entity/construction disbursements:		
Asset management fees	8,193	7,958
Total Disbursements	198,116	157,196
Net Cash Provided By Operating Activities	26,371	58,843
Cash Flows From Financing Activities		
Principal payments on loans or notes payable	(18,184)	(18,188)
Distributions	(15,190)	(14,802)
Net Cash Used In Financing Activities	(33,374)	(32,990)
Net Increase (Decrease) In Cash And Restricted Cash	(7,003)	25,853
Beginning Of Year Cash And Restricted Cash	249,881	224,028
End Of Year Cash And Restricted Cash	\$ 242,878	\$ 249,881

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

STATEMENT OF CASH FLOWS

Page 2 Of 2

	For The Years Ended December 31,	
	2022	2021
Reconciliation Of Net Loss To Net Cash		
From Operating Activities		
Net loss	\$ (142,147)	\$ (137,931)
Adjustments to reconcile net loss to net cash from operating activities:		
Depreciation	161,504	161,505
Amortization	2,724	2,724
Amortization of debt issuance costs	525	525
Changes in assets and liabilities:		
Tenant and subsidy accounts receivable	(613)	(1,718)
Accounts receivable - interest	2,022	(2,022)
Prepaid expenses	(22,144)	17,022
Accounts payable - operations	(413)	564
Accrued liabilities	1,468	(580)
Accrued interest payable	18,470	18,467
Accounts payable - entity	1,782	1,152
Tenant security deposits held in trust (contra)	1,039	(1,308)
Prepaid revenue	1,905	206
Entity/construction liability accounts:		
Accounts payable - asset management fees	249	237
Net Cash Provided By Operating Activities	\$ 26,371	\$ 58,843

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

NOTES TO FINANCIAL STATEMENTS
December 31, 2022 And 2021

1. Organization And Summary Of Significant Accounting Policies

Bryant Walkway II Housing Development Group, LP (the Partnership), was organized on August 16, 2016 as a Missouri limited partnership for the purpose of acquiring, owning, constructing and/or rehabilitating, leasing, managing, and operating a 36-unit apartment complex located in Columbia, Missouri, currently known as Bryant Walkway II Apartments (the Project). On November 1, 2017, the Partnership Agreement was amended and restated to permit the withdrawal of Philip Steinhaus, the Withdrawing Limited Partner, and admit Red Stone Equity-2017 National Fund, L.P., a Delaware limited liability company, as the new Limited Partner, and Red Stone Equity Manager, LLC, a Delaware limited liability company, as the new Special Limited Partner, and Missouri Fund 2017 VIII, LLC, a Missouri limited liability company, as the State Limited Partner.

As of December 31, 2018, the buildings had been renovated and placed in service.

The partners' interests in profits and losses are as follows:

General Partner:	Bryant Walkway II Housing GP, LLC	0.009%
Limited Partner:	Red Stone Equity - 2017 National Fund, L.P	98.99%
Special Limited Partner:	Red Stone Equity Manager, LLC	0.001%
State Limited Partner:	Missouri Fund 2017 VIII, LLC	1.000%

The Project has qualified for and has been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The Project must meet the provisions of these requirements during each of the 15 consecutive years in order to be qualified to receive the credits.

The Project is regulated by the Missouri Housing Development Commission (MHDC) as to rent charges and operating methods. The regulatory agreement limits annual distributions of net operating receipts to surplus cash available at the end of each year.

Certain defined terms contained in the Partnership Agreement are denoted with initial capital letters throughout the financial statements.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

Estimates And Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash And Restricted Cash

The Partnership places its cash accounts with a banking institution that is insured by the Federal Deposit Insurance Corporation (FDIC). The Partnership's cash is held in an interest-bearing account that is insured up to \$250,000 by the FDIC.

The following is a reconciliation between cash and restricted cash reported within the balance sheet and the total cash and restricted cash on the statement of cash flows as of December 31:

		<u>2022</u>	<u>2021</u>
1120	Cash - operations	\$ 38,170	\$ 58,609
1191	Tenant deposits held in trust	15,840	14,588
1310	Escrow deposits	19,916	21,726
1320	Replacement reserve	88,268	74,547
1330	Other reserves	80,684	80,411
	Total Cash And Restricted Cash	\$ 242,878	\$ 249,881

Tenant Deposits Held In Trust

Tenant deposits held in trust consist of security deposit funds collected from the tenants, separated from Project funds, and deposited into a trust account. All disbursements from the security deposit account must be only for refunds to tenants and for payment of expenses incurred by or on behalf of the tenants. Tenant deposits held in trust also include \$1,500 of building utility deposits at December 31, 2022 and 2021.

Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves are comprised of checking and money market funds which are stated at cost.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Tenant Accounts Receivable

Tenant receivables are stated at the amount management expects to collect from balances outstanding at year end. Based on management’s assessment of the credit history with tenants having outstanding balances and current relationships with them, management has recorded an allowance for doubtful accounts in the amount of \$1,186 and 1,327 as of December 31, 2022 and 2021, respectively.

Replacement Reserve

The replacement reserve can only be used for improvements to buildings upon prior approval of MHDC and the Special Limited Partner.

Rental Property

Rental property is carried at cost, less accumulated depreciation. Depreciation is provided using the straight-line method over the estimated useful lives:

Buildings	40 years
Land improvements	15 years
Furnishings	5 years

Maintenance and repairs are charged to expense when incurred. Upon retirement or other disposition, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in income.

The Partnership reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the rental property to the future net undiscounted cash flow expected to be generated by the rental property, including the residual value of the rental property. If the rental property is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the rental property exceeds the fair value of such property. No impairment loss was recognized for the years ended December 31, 2022 or 2021.

Capitalized Interest

Interest during the period of construction, amounting to \$29,431 has been capitalized and is being amortized over the life of the buildings and their components.

Development Fees

Development fees incurred for the development of the Project have been capitalized and added to the depreciable basis of the buildings.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements *(Continued)*

Debt Issuance Costs

Deferred debt issuance costs totaling \$10,500 consisting of costs for obtaining the mortgage loan are being amortized using the straight-line method over the life of the loans. Accumulated amortization at December 31, 2022 and 2021 amounted to \$1,400 and \$875, respectively. Amortization of debt issuance costs is included in financial expenses on the statement of operations.

Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method.

Tax Credit Fees

Tax credit fees totaling \$27,241 consist of fees associated with the low-income housing tax credits anticipated to be allocated to the Project. The fees have been capitalized and are being amortized using the straight-line method over the ten-year tax credit period. As of December 31, 2022 and 2021, accumulated amortization amounted to \$13,620 and \$10,896, respectively.

Rental Revenue

The rental property is generally leased to tenants under one-year operating leases. Rental revenue is recognized as rent becomes due. Rental revenue received in advance is deferred until earned.

Income Taxes

Under provisions of the Internal Revenue Code and applicable state laws, the Partnership is not directly subject to income taxes. The results of its operations are includable in the tax returns of its partners. Therefore, no provision for income tax expense has been included in the accompanying financial statements.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

New Accounting Pronouncement

Effective January 1, 2022, the Partnership utilized the modified retrospective approach to adopt Accounting Standards Codification (ASC) Topic 842, *Leases*, which modifies the principles for the recognition, measurement, presentation, and disclosure of leases for both parties to a contract, the lessee and the lessor. The Partnership, as lessor, leases multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. Under ASC 842, the Partnership classifies the leases as operating leases and elects not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. The Partnership accounts for the combined lease and non-lease components under ASC 842. Lease income for the year ended December 31, 2022 totaled \$214,032. Based on the remaining terms of the lease agreements, the Partnership expects to receive lease payments totaling \$131,880 during the year ending December 31, 2023. The adoption of ASC 842 did not result in a cumulative adjustment to partners' equity. As the Partnership has elected to apply the new standard as of the adoption date of January 1, 2022, results for 2022 are presented under ASC 842, while the prior period financial statements have not been adjusted and continue to be presented under ASC 840, the accounting standard in effect at the time.

The Partnership has elected certain practical expedients, including the use of hindsight in determining the lease term at transition and the package of practical expedients to not reassess prior conclusions related to contracts containing leases, lease classification, and initial direct costs.

Subsequent Events

Management evaluates subsequent events through the date the financial statements are available for issue, which is the date of the Independent Auditors' Report.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

2. Restricted Deposits And Funded Reserves

Restricted deposits and funded reserves consist of the following as of December 31:

	2022	2021
Replacement Reserve		
Balance at January 1	\$ 74,547	\$ 58,582
Monthly deposits	16,232	15,759
Withdrawal	(3,065)	—
Interest earned, net of bank fees	554	206
Balance at December 31	88,268	74,547
Operating Reserve	80,684	80,411
Insurance Escrow	17,663	18,559
Tax Escrow	2,253	3,167
Total Other Reserves And Escrows	100,600	102,137
	\$ 188,868	\$ 176,684

Replacement Reserve

A Replacement Reserve is to be funded on the date of payment of the First Capital Installment in an amount of \$43,200. Additional deposits of \$15,300 are required per year, payable in equal monthly installments, commencing on the anniversary date upon which the Project is placed in service. No withdrawal may be made without the consent of MHDC and the Special Limited Partner.

Operating Reserve

An Operating Reserve of \$80,000 is to be funded on the date of payment of the Third Capital Installment into a segregated reserve account in the name of the Partnership. The Partnership shall fund the Operating Reserve from Net Cash Flow in order to maintain, to the extent possible, a balance at all times of at least \$80,000. No withdrawal may be made without the consent of the Special Limited Partner.

Property Insurance Escrow

The Property Insurance Escrow can only be used for the payment of the annual property insurance premiums. The Project is required to make monthly deposits as determined by MHDC.

Real Estate Tax Escrow

The Real Estate Tax Escrow can only be used for the payment of the annual real estate taxes. The Project is required to make monthly deposits as determined by MHDC.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

3. Related Party Transactions

Accounts Payable - Entity

An entity associated with the Partnership through common ownership paid for costs on behalf of the Partnership. The balance owed at December 31, 2022 and 2021 was \$3,286 and \$1,504, respectively.

Asset Management Fee

The Partnership shall pay the Special Limited Partner \$5,000 as an Asset Management Fee in connection with the Special Limited Partner's review of the operations of the Partnership and Project. The Asset Management Fee shall increase annually by 3% of the prior year's Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. For the years ended December 31, 2022 and 2021, the Partnership incurred an Asset Management Fee of \$5,628 and \$5,463, respectively. As of December 31, 2022 and 2021, fees of \$5,628 and \$5,461, respectively, remained payable and are included in accounts payable - asset management fee payable.

State LP Asset Management Fee

The Partnership shall pay the State Limited Partner \$2,500 as a State LP Asset Management Fee in connection with the State Limited Partner's annual review of the operations of the Partnership and Project. The State LP Asset Management Fee shall increase annually by 3% of the prior year's State LP Asset Management Fee. The fee shall be paid out of Net Cash Flow and shall accrue if not paid. For the years ended December 31, 2022 and 2021, the Partnership incurred an Asset Management Fee of \$2,814 and \$2,732, respectively. As of December 31, 2022 and 2021, fees of \$2,814 and \$2,732, respectively, remained payable and are included in accounts payable - asset management fee payable.

Property Management Fees

The Partnership entered into a management contract with the Housing Authority of the City of Columbia, Missouri (CHA), an affiliate of the General Partner. The management fee is equal to 6% of monthly gross collections. Management fees of \$12,985 and \$12,881 were incurred for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, \$1,077 and \$985, respectively, remained payable.

Tax Credit Compliance Guaranty

The General Partner guarantees that the Limited Partner and State Limited Partner will be allocated federal and state low-income housing tax credits, in accordance with the Partnership Agreement, for any shortfall.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

Construction Completion Guaranty

The General Partner is obligated to pay all Excess Development Costs. Any amounts paid by the General Partner shall not be repaid by the Partnership nor considered capital contributions by the General Partner. No amounts were paid by the General Partner as of December 31, 2022 or 2021.

Operating Deficit Guaranty

Pursuant to the Amended and Restated Agreement of Limited Partnership, the General Partner shall advance to the Partnership as a loan an amount equal to the amount of the Operating Deficit. This obligation shall continue until the end of the Fiscal Year in which the fifth anniversary of the Lease-up Period or Stabilization period occurs. The guarantee is limited to a maximum of \$80,000. At December 31, 2022 and 2021, no such advance had been made.

Net Cash Flow Distribution

Net Cash Flow, as defined in the Partnership Agreement, is available for distribution at year end as follows:

1. To the Limited Partner until the aggregate amount of distributions made to the Limited Partner for the current and all prior years equals the Assumed Limited Partner Tax Liability for the current and all prior years;
2. To the Limited Partner and State Limited Partner in an amount equal to any unpaid Tax Credit Shortfall, Unpaid State Tax Credit Shortfall, Limited Partner Advances, and Special Additional Capital Contributions;
3. To the General Partner to pay fees for the security services provided at the Project;
4. To pay any outstanding and unpaid Special Limited Partner Asset Management Fees to the Special Limited Partner and to pay any outstanding and unpaid State LP Asset Management Fees to the State Limited Partner;
5. To replenish the Operating Reserve to the Operating Reserve Floor;
6. To pay all amounts due under the Development Agreement;
7. To pay all amounts then due and payable under the City HOME Loan, the Agency HOME Loan, the Seller Financing Loan and the AHP Loan;
8. To pay any outstanding Operating Deficit Loans and General Partner Loans, pro rata based on the outstanding balances of each;
9. A percentage equal to 94.99% to the Limited Partner, .009% to the General Partner, 5% to the State Limited Partner and .001% to the Special Limited Partner, provided, however, that the Limited Partner receives a distribution equal to at least 10% of Net Cash Flow.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

4. Mortgage Notes Payable

The Partnership obtained financing from MHDC under HOME loan commitment of \$690,000, on November 29, 2017 (the Agency HOME Loan). Interest-only payments are due on the Agency HOME Loan from December 1, 2017 through December 1, 2019. During 2019, the Agency HOME Loan was amended to extend the construction phase through March 1, 2020. On April 1, 2020, annual installments of principal in the amount of \$23,000 are due on the Agency HOME Loan through March 1, 2040, the maturity date of the Agency HOME Loan. The Note is non-interest bearing. All principal payments due shall be payable solely from 50% of Surplus Cash. The Agency HOME Loan is secured by a second deed of trust on the property. As of December 31, 2022 and 2021, the balance of the Agency HOME Loan was \$630,628 and \$648,812, respectively.

The Partnership obtained seller financing on November 30, 2017 of \$1,290,000 from CHA (the Seller Financing Loan). The Seller Financing Loan bears interest at 2.6% per annum, compounded annually. The Seller Financing Loan matures on December 31, 2059. No payments are due prior to the later of January 1, 2020 or the deferred development fee is paid in full. Commencing January 1, 2020, annual payments equal to 75% of Net Available Cash Flow are payable. The payments are applied to interest first and then principal. The Seller Financing Loan is secured by a mortgage on the property. As of December 31, 2022 and 2021, the balance of the Seller Financing Loan was \$1,234,935. At December 31, 2022 and 2021, accrued interest amounted to \$70,236 and \$51,766, respectively.

The Partnership obtained financing on November 30, 2017 of \$300,000 from CHA. The Loan is non-interest bearing unless default occurs at which time interest shall be 6.0% per annum, compounded annually. The Loan is secured by a mortgage on the property. No payments are due until January 1, 2038. Commencing from January 1, 2038 through December 31, 2049, annual payments equal to 45% of Net Available Cash Flow are payable. As of December 31, 2022 and 2021, the balance of the Loan was \$300,000.

The Partnership obtained financing on November 30, 2017 of \$100,000 from CHA (the City HOME Loan). On October 24, 2018, the City HOME Loan agreement was amended to increase the amount of the City HOME Loan to \$200,000. The City HOME Loan is non-interest bearing. No payments are due until January 1, 2038. Commencing from January 1, 2038 through December 31, 2049, annual payments equal to 45% of Net Available Cash Flow are payable. As of December 31, 2022 and 2021, the balance of the City HOME Loan was \$200,000.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (Continued)

5. Capital Contributions

Contingent upon various requirements as outlined in the Partnership Agreement, the Partners shall make capital contributions to the Partnership as follows:

Capital Installment	General Partner	Limited Partner	State Limited Partner	Special Limited Partner	Total
First	\$ —	\$ 187,875	\$ 121,018	\$ —	\$ 308,893
Second	—	187,875	121,018	—	308,893
Third	—	1,409,058	907,632	—	2,316,690
Fourth	—	93,937	60,509	—	154,446
Other	290,000	—	—	10	290,010
Total	\$ 290,000	\$ 1,878,745	\$ 1,210,177	\$ 10	\$ 3,378,932

As of December 31, 2022 and 2021, \$290,000 had been contributed by the General Partner, \$1,908,434 had been contributed by the Limited Partner and \$1,210,177 had been contributed by the State Limited Partner. The Special Limited Partner has not made any contributions as of December 31, 2022 or 2021.

6. Commitments

The Project's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or gross rent or to correct non-compliance within a specified time period could result in recapture of previously taken tax credits, plus interest. Additionally, such potential noncompliance may require an adjustment to the contributed capital by the Limited Partners.

The Partnership has also entered into Land Use Restriction Agreements with MHDC. These agreements require that all the residential units shall be set aside and made available for rental solely to eligible low-income individuals or families, as defined in the Internal Revenue Code.

The Partnership has also entered into Land Use Restriction Agreements with CHA and UMB Bank, N.A. These agreements require that a percentage of the units be leased to low-income tenants, and otherwise regulates the Project for the duration of ownership by the Partnership and their successors.

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP

Notes To Financial Statements (*Continued*)

The Partnership and CHA have entered into a Section 8 Project-Based Voucher Program - PBV Housing Assistance Payments (HAP) Contract New Construction or Rehabilitation agreement with the Department of Housing and Urban Development (HUD). Under the agreement, CHA will provide the Partnership with housing assistance payments, consisting of both rent and utility allowance, on behalf of qualified tenants. The term of the agreement is for 20 years. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or CHA in accordance with HUD requirements, or sufficient appropriated funding (budget authority), as provided in appropriations acts and in the CHA's annual contributions contract with HUD, to make full payment of housing assistance payments due to the Partnership for any contract year in accordance with the HAP contract. The availability of sufficient funding must be determined by HUD or by CHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, CHA has the right to terminate the HAP contract by notice to the Partnership for all or any of the contract units.

The Partnership has also entered into a Rental Assistance Demonstration (RAD) Use Agreement with HUD. Under the agreement, the Partnership was allowed to convert the Project from public housing to long-term Section 8 rental assistance to achieve the preservation and improvement of the Project through access to private debt and equity to address immediate and long-term capital needs. The RAD Use Agreement will be recorded superior to other liens on the Project, and run for the same term as the initial term of the HAP contract with automatic renewals upon each HAP contract extension.

**BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE**

**SUPPORTING DATA REQUIRED BY MHDC
For The Year Ended December 31, 2022**

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 94,065
	Tenant Assistance Payments	5121	\$ 128,135
	Rent Revenue - Stores and Commercial	5140	\$ —
	Garage and Parking Spaces	5170	\$ —
	Flexible Subsidy Revenue	5180	\$ —
	Miscellaneous Rent Revenue	5190	\$ —
	Excess Rent	5191	\$ —
	Rent Revenue/Insurance	5192	\$ —
	Special Claims Revenue	5193	\$ —
	Retained Excess Income	5194	\$ —
	Total Rent Revenue	5100T	\$ 222,200
Vacancies 5200	Apartments	5220	\$ 4,972
	Stores and Commercial	5240	\$ —
	Rental Concessions	5250	\$ 862
	Loss to Lease	5260	\$ 2,334
	Garage and Parking Space	5270	\$ —
	Miscellaneous	5290	\$ —
	Total Vacancies	5200T	\$ 8,168
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N	\$ 214,032
Supportive Services 5390	Supportive Services Revenue	5390	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 1,751
	Revenue from Investments - Residual Receipts	5430	\$ —
	Revenue from Investments - Replacement Reserve	5440	\$ 554
	Revenue from Investments - Miscellaneous	5490	\$ —
	Total Financial Revenue	5400T	\$ 2,305
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ —
	Tenant Charges	5920	\$ 4,623
	Interest Reduction Payments Revenue	5945	\$ —
	Cable TV / Internet Access Revenue	5954	\$ —
	Miscellaneous Revenue	5990	\$ 213
	Total Other Revenue	5900T	\$ 4,836
	Total Revenue	5000T	\$ 221,173
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 202
	Management Consultants	6204	\$ —
	Advertising and Marketing	6210	\$ —
	Other Renting Expenses	6250	\$ 6,453
	Office Salaries	6310	\$ 15,990
	Office Expenses	6311	\$ 1,754
	Office or Model Apartment Rent	6312	\$ —
	Leased Furniture	6313	\$ —
	Management Fee/ Bookkeeping/ Accounting Services	6320	\$ 12,985
	Manager or Superintendent Salaries	6330	\$ —
	Administrative Rent Free Unit	6331	\$ —
	Legal Expense - Project	6340	\$ 695
	Audit Expense	6350	\$ 14,800
	Telephone Expense	6360	\$ 587
	Bad Debts	6370	\$ 2,452
Miscellaneous Administrative Expenses	6390	\$ 2,468	
	Total Administrative Expenses	6263T	\$ 58,386
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —
	Electricity	6450	\$ 2,573
	Water	6451	\$ 7,512
	Gas	6452	\$ 1,264
	Sewer	6453	\$ 7,762
	Cable TV / Internet Access	6454	\$ —
	Total Utilities Expense	6400T	\$ 19,111
	Total Expenses		\$ 77,497

Project Name: Bryant Walkway II Housing Development Group, LP

		Balance Carried Forward		\$ 77,497
Operating Maintenance Expenses 6500	Payroll	6510	\$ 11,107	
	Supplies	6515	\$ 1,284	
	Contracts	6520	\$ 11,228	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 7,802	
	Security Payroll/Contract	6530	\$ —	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 44	
	Snow Removal	6548	\$ —	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 26	
	Maintenance Tools and Equipment	6571	\$ —	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 3,228	
	Elevator Maintenance/Contracts	6574	\$ —	
	Vacant Unit Preparation	6580	\$ —	
	Miscellaneous Operating and Maintenance Expenses	6590	\$ 3,065	
	Total Operating and Maintenance Expenses	6500T		\$ 37,784
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ 12,564	
	Payroll Taxes (Project's Share)	6711	\$ 2,030	
	Property and Liability Insurance (Hazard)	6720	\$ 21,941	
	Fidelity Bond Insurance	6721	\$ —	
	Workmen's Compensation	6722	\$ 515	
	Health Insurance and Other Employee Benefits	6723	\$ 5,477	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ 209	
Total Taxes and Insurance	6700T		\$ 42,736	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ —	
	Interest Attributable to Debt Issuance Costs	6822	\$ 525	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ —	
	Miscellaneous Financial Expenses	6890	\$ —	
Total Financial Expenses	6800T		\$ 525	
Supportive Services 6990	Supportive Services Expenses	6990	\$ —	
Total Cost of Operations before Depreciation and Amortization		6000T		\$ 158,542
Profit (Loss) before Depreciation and Amortization		5060T		\$ 62,631
Depreciation Expense		6600	\$ 161,504	
Amortization Expense		6610	\$ 2,724	
Total Depreciation and Amortization				\$ 164,228
Operating Profit or (Loss)		5060N		\$ (101,597)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$ 8,442	
	Legal Expenses	7120	\$ —	
	Federal, State and Other Income Taxes	7130	\$ —	
	Fidelity and Bond Expense	7135	\$ —	
	Interest Income	7140	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ 32,108	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ —	
	Other Expenses	7190	\$ —	
Net Entity Expenses	7100T		\$ 40,550	
Profit or Loss (Net Income or Loss)		3250		\$ (142,147)

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$ —
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$ 16,232
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$ 3,065
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$ —

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
For The Year Ended December 31, 2021

Statement Of Profit And Loss

Part 1	Description of Account	Acct. No.	Amount	
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 65,119	
	Tenant Assistance Payments	5121	\$ 152,609	
	Rent Revenue - Stores and Commercial	5140	\$ —	
	Garage and Parking Spaces	5170	\$ —	
	Flexible Subsidy Revenue	5180	\$ —	
	Miscellaneous Rent Revenue	5190	\$ —	
	Excess Rent	5191	\$ —	
	Rent Revenue/Insurance	5192	\$ —	
	Special Claims Revenue	5193	\$ —	
	Retained Excess Income	5194	\$ —	
	Total Rent Revenue	5100T		\$ 217,728
Vacancies 5200	Apartments	5220	\$ 1,123	
	Stores and Commercial	5240	\$ —	
	Rental Concessions	5250	\$ 413	
	Loss to Lease	5260	\$ 2,189	
	Garage and Parking Space	5270	\$ —	
	Miscellaneous	5290	\$ —	
Total Vacancies	5200T		\$ 3,725	
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N		\$ 214,003
Supportive Services 5390	Supportive Services Revenue	5390		\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 2,777	
	Revenue from Investments - Residual Receipts	5430	\$ —	
	Revenue from Investments - Replacement Reserve	5440	\$ 206	
	Revenue from Investments - Miscellaneous	5490	\$ —	
Total Financial Revenue	5400T		\$ 2,983	
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ —	
	Tenant Charges	5920	\$ 1,337	
	Interest Reduction Payments Revenue	5945	\$ —	
	Cable TV / Internet Access Revenue	5954	\$ —	
	Miscellaneous Revenue	5990	\$ 1,250	
Total Other Revenue	5900T		\$ 2,587	
	Total Revenue	5000T		\$ 219,573
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 327	
	Management Consultants	6204	\$ —	
	Advertising and Marketing	6210	\$ —	
	Other Renting Expenses	6250	\$ 6,566	
	Office Salaries	6310	\$ 15,062	
	Office Expenses	6311	\$ 2,458	
	Office or Model Apartment Rent	6312	\$ —	
	Leased Furniture	6313	\$ —	
	Management Fee	6320	\$ 12,881	
	Manager or Superintendent Salaries	6330	\$ —	
	Administrative Rent Free Unit	6331	\$ —	
	Legal Expense - Project	6340	\$ 299	
	Audit Expense	6350	\$ 14,400	
	Telephone	6360	\$ 997	
	Bad Debts	6370	\$ 1,327	
Miscellaneous Administrative Expenses	6390	\$ 541		
Total Administrative Expenses	6263T		\$ 54,858	
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ —	
	Electricity	6450	\$ 2,266	
	Water	6451	\$ 7,191	
	Gas	6452	\$ 602	
	Sewer	6453	\$ 7,037	
	Cable TV / Internet Access	6454	\$ —	
Total Utilities Expense	6400T		\$ 17,096	
	Total Expenses		\$ 71,954	

Project Name: Bryant Walkway II Housing Development Group, LP

		Balance Carried Forward		\$ 71,954
Operating Maintenance Expenses 6500	Payroll	6510	\$ 10,997	
	Supplies	6515	\$ 3,696	
	Contracts	6520	\$ 13,366	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 7,803	
	Security Payroll/Contract	6530	\$ —	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ —	
	Snow Removal	6548	\$ —	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 73	
	Maintenance Tools and Equipment	6571	\$ 94	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 3,228	
	Elevator Maintenance/Contracts	6574	\$ —	
	Vacant Unit Preparation	6580	\$ —	
	Miscellaneous Operating and Maintenance Expenses	6590	\$ —	
Total Operating and Maintenance Expenses	6500T		\$ 39,257	
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ 12,587	
	Payroll Taxes (Project's Share)	6711	\$ 2,028	
	Property and Liability Insurance (Hazard)	6720	\$ 19,704	
	Fidelity Bond Insurance	6721	\$ —	
	Workmen's Compensation	6722	\$ 495	
	Health Insurance and Other Employee Benefits	6723	\$ 6,198	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ 224	
Total Taxes and Insurance	6700T		\$ 41,236	
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ —	
	Interest Attributable to Debt Issuance Costs	6822	\$ 525	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ —	
	Miscellaneous Financial Expenses	6890	\$ —	
Total Financial Expenses	6800T		\$ 525	
Supportive Services 6990	Supportive Services Expenses	6990	\$ —	
Total Cost of Operations before Depreciation and Amortization		6000T		\$ 152,972
Profit (Loss) before Depreciation and Amortization		5060T		\$ 66,601
	Depreciation Expense	6600	\$ 161,505	
	Amortization Expense	6610	\$ 2,724	
Total Depreciation and Amortization				\$ 164,229
Operating Profit or (Loss)		5060N		\$ (97,628)
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership and Incentive Performance Fee	7115	\$ 8,195	
	Legal Expenses	7120	\$ —	
	Federal, State and Other Income Taxes	7130	\$ —	
	Fidelity and Bond Expense	7135	\$ —	
	Interest Income	7140	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ 32,108	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ —	
	Other Expenses	7190	\$ —	
Net Entity Expenses	7100T		\$ 40,303	
Profit or Loss (Net Income or Loss)		3250		\$ (137,931)

Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule describing or explaining the miscellaneous income or expense.

Part II

1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)	\$ —
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)	\$ 15,759
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)	\$ —
4. Debt Service for other loans (surplus cash / non-MHDC / partner loans) (Account 7145)	\$ —

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

SUPPORTING DATA REQUIRED BY MHDC (Continued)

Statement Of Profit And Loss

		For The Years	
		Ended December 31,	
Account		2022	2021
5990 - Miscellaneous Revenue			
5990-010	Bad debt recovery	\$ 213	\$ 770
5990-010	Other income - work orders	—	480
Total Miscellaneous Revenue		\$ 213	\$ 1,250

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Schedule Of Escrow Deposits And Replacement Reserves

Replacement Reserve	
Balance at January 1	\$ 74,547
Deposits	16,232
Withdrawals	(3,065)
Interest earned, net of bank fees	554
Balance at December 31	<u>88,268</u>
Operating Reserve	80,684
Insurance Escrow	17,663
Tax Escrow	<u>2,253</u>
	<u><u>\$ 188,868</u></u>

Computation of Surplus Cash, Distributions and Residual Receipts

PROJECT NAME	FISCAL PERIOD ENDED:	PROJECT NUMBER
Bryant Walkway II Housing Development Group, LP	December 31, 2022	17-405-HTE
Part A - Compute Surplus Cash		
Cash		
1. Cash (Accounts 1120, 1170, 1191 minus Account 2105) (S1300-010)	\$	54,010
2. Accounts receivable - HUD (1135)	\$	479
3. Other (Describe) (S1300-030)	\$	—
(a) Total Cash (Add Lines 1, 2, and 3) (S1300-040)	\$	54,489
Current Obligations		
4. Accrued mortgage interest payable (S1300-050)	\$	—
5. Delinquent mortgage principal payments (S1300-060)	\$	—
6. Delinquent deposits to reserve for replacements (S1300-070)	\$	—
7. Accounts payable - 30 days (S1300-075)	\$	2,234
8. Loans and notes payable (due within 30 days) (S1300-080)	\$	—
9. Deficient tax insurance or MIP escrow deposits (S1300-090)	\$	—
10. Accrued expenses (not escrowed) (S1300-100)	\$	3,927
11. Prepaid revenue (2210)	\$	3,621
12. Tenant deposits held in trust (2191)	\$	14,122
13. Other current obligations (Describe) (S1300-110)	\$	—
(b) Total Current Obligations (Add Lines 4 through 13) (S1300-140)	\$	23,904
(c) Surplus Cash (Deficiency) [Line (a) minus Line (b)] (S1300-150)	\$	30,585
Part B - Compute Distributions to Owners and Required Deposit to Residual Receipts		
1. Surplus Cash	\$	30,585
Limited Dividend Projects		
2a. Annual distribution earned during fiscal period covered by the statement (S1300-160)	\$	—
2b. Distribution accrued and unpaid as of the end of the prior fiscal period (S1300-170)	\$	—
2c. Distributions and entity expenses paid during fiscal period covered by statement (S1300-180)	\$	—
3. Distribution earned but unpaid (Line 2a plus 2b minus 2c) (S1300-190)	\$	—
4. Amount available for distribution during next fiscal period (S1300-200)	\$	—
5. Deposit due residual receipts (S1300-210)	\$	—

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

**COMPUTATION OF DISTRIBUTIONS TO OWNERS AND
REQUIRED DEPOSIT TO RESIDUAL RECEIPTS**

Development **From:** January 1, 2022
Name: Bryant Walkway II Development Group, LP **To:** December 31, 2022

A. Annual distribution earned during fiscal period covered by the statement:

		<u>Line Item</u>
Current Equity	*\$ 3,497,591	(1)
Multiply percent per regulatory agreement	x 8%	(2)
Annual distribution earned for: <u>2022</u>	<u>=\$ 279,807</u>	(3)

B. Distribution accrued and unpaid as of the end of the prior fiscal period:

Distributions earned per Regulatory Agreement at 12/31, or
end of accounting year, if different, for years:

2021	\$ 278,353	
2020	\$ 276,898	
2019	\$ —	
2018	\$ —	
2017	\$ —	
2016 and prior years	\$ —	
Total prior year distributions earned	<u>\$ 555,251</u>	(4)
Less: Distributions made to partners in prior years:	<u>-\$ 51,075</u>	(5)
Less: Other (explain in detail):	<u>—</u>	
Other - asset management fee	<u>-\$ 23,182</u>	

Distributions accrued and unpaid as of period covered
by statement: =\$ 480,994 (7)

C. Distributions paid during period covered by statement:

To partners	\$ 15,190	(8)
Other - asset management fees	\$ 8,193	(9)
Total distributions paid during period covered by statement	<u>=\$ 23,383</u>	(10)

D. Amount to be carried as distributions earned but unpaid:

Line (3) + Line (7) - Line (10) = **\$ 737,418 (11)

E. Amount available for distribution during next fiscal period:

Surplus Cash (from page 27, Line 1. Of Part B) \$ 30,585 (12)

F. Deposits due residual receipts:

If Line (11) is greater than Line (12), enter zero (\$0), else enter
Line (12) - Line (11), and deposit amount within 60 days of fiscal
year end into joint account with mortgagee (MHDC). \$ None (13)

* Current equity represents initial equity investment plus mortgage principal reduction through end of fiscal period.

** Distributions may only be made to the extent that there is surplus cash available as shown in Part E.

**BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

Schedule Of Fixed Assets

		Balance January 1, 2022	Additions	Deductions	Balance December 31, 2022
1410	Land and land improvements	\$ 436,537	\$ —	\$ —	\$ 436,537
1420	Buildings	4,985,739	—	—	4,985,739
1460	Furnishings	118,792	—	—	118,792
	Total	5,541,068	—	—	5,541,068
1495	Accumulated depreciation	552,324	161,504	—	713,828
1400N	Net Book Value	\$ 4,988,744	\$ (161,504)	\$ —	\$ 4,827,240

BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE

SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022

Funds In Financial Institutions

A. Funds Held By Mortgagor, Regular Operating Account	
First Mid Bank, operating account ⁽¹⁾	\$ 38,170
B. Funds Held By Mortgagor In Trust, Tenant Security Deposits	
1. First Mid Bank, security deposit account ⁽¹⁾	14,340
2. First Mid Bank, replacement reserve ⁽¹⁾	<u>13,923</u>
Funds Held By Mortgagor, TOTAL	<u>66,433</u>
C. Funds Held By Mortgagee, (In Trust)	
1. Replacement reserve, Missouri Housing Development Commission ⁽¹⁾	74,345
2. Operating reserve, Missouri Housing Development Commission ⁽¹⁾	80,684
3. Property & liability insurance reserve, Missouri Housing Development Commission ⁽¹⁾	17,663
4. Property tax reserve, Missouri Housing Development Commission ⁽¹⁾	<u>2,253</u>
Funds Held By Mortgagee, TOTAL	<u>174,945</u>
TOTAL FUNDS IN FINANCIAL INSTITUTIONS	<u><u>\$ 241,378</u></u>

(1) Balances audited as of December 31, 2022

**BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE**

**SUPPORTING DATA REQUIRED BY MHDC (Continued)
December 31, 2022**

**Schedule Of Eligible And Allocated Federal And
State Tax Credits**

TIN #: 81-3740743

Credit Year	Calendar Year	Annual Federal LIHTC		Annual State LIHTC	
		Allocated	Eligible	Allocated	Eligible
1	2018	\$ 46,576	\$ 46,576	\$ 46,576	\$ 46,576
2	2019	186,774	186,774	186,236	186,236
3	2020	206,294	206,294	205,378	205,378
4	2021	206,294	206,294	205,378	205,378
5	2022	206,294	206,294	205,378	205,378
6	2023	206,294		205,378	
7	2024	206,294		205,378	
8	2025	206,294		205,378	
9	2026	206,294		205,378	
10	2027	206,294		205,378	
11	2028	159,718		158,802	
12	2029	19,520		19,142	
13	2030	N/A		N/A	
14	2031	N/A		N/A	
15	2032	N/A		N/A	

Report On Internal Control Over Financial Reporting And On Compliance And Other Matters Based On An Audit Of Financial Statements Performed In Accordance With *Government Auditing Standards*

Independent Auditors' Report

Partners

Bryant Walkway II Housing Development Group, LP
Columbia, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Bryant Walkway II Housing Development Group, LP, which comprise the balance sheet as of December 31, 2022, and the related statements of operations, partners' equity and cash flows for the year then ended and the related notes to the financial statements, and have issued our report thereon dated March 10, 2023.

Report On Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Bryant Walkway II Housing Development Group, LP's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Bryant Walkway II Housing Development Group, LP's internal control. Accordingly, we do not express an opinion on the effectiveness of Bryant Walkway II Housing Development Group, LP's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report On Compliance And Other Matters

As part of obtaining reasonable assurance about whether Bryant Walkway II Housing Development Group, LP's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose Of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Bryant Walkway II Housing Development Group, LP's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RubinBrown LLP

March 10, 2023

**BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE**

**MORTGAGOR CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Bryant Walkway II Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.

Bryant Walkway II Housing Development
Group, LP
(A Missouri Limited Partnership)

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Executive Director
Title of Signer

81-3740743
Employer Identification Number

March 10, 2023
Date

**BRYANT WALKWAY II HOUSING DEVELOPMENT GROUP, LP
PROJECT NO.: 17-405-HTE**

**MANAGING AGENT CERTIFICATION
For The Year Ended December 31, 2022**

We hereby certify that we have examined the accompanying financial statements and supplementary data of Bryant Walkway II Housing Development Group, LP and, to the best of our knowledge and belief, the same is complete and accurate.


Housing Authority of the City of Columbia,
Missouri
Managing Agent Name

By: 
Signature of Signer

Randy Cole
Printed Name of Signer

Chief Executive Officer
Title of Signer

43-6014416
Employer Identification Number


Signature of Individual Responsible for
Management of Property

Laura Lewis
Printed Name of Individual Responsible for
Management of Property

March 10, 2023
Date

S3200-005

Auditors' Transmittal Letter

S3200-010 Audit Firm RubinBrown LLP

S3200-020 Lead Auditor First Name Brandi

S3200-030 Lead Auditor Middle Name Tucker

S3200-040 Lead Auditor Last Name Lawyer

S3200-050 Auditor Street Address Line 1 7676 Forsyth Blvd

S3200-060 Auditor Street Address Line 2 Suite 2100

S3200-070 Auditor City St. Louis

S3200-080 Auditor State Missouri

S3200-090 Auditor Zip Code 63105

S3200-100 Auditor Zip Code Extension _____

S3200-110 Auditor Telephone Number (314) 290-3300

S3200-120 Auditor Firm TIN 43-0765316

S3200-130 Date Of Independent Auditors' Report March 10, 2023



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: **Resolution 2924:** to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2022

Executive Summary

The Columbia Housing Authority is required to have an audit of its financial statements and a single audit completed annually as part of its Annual Contributions Contract with HUD. The annual audit includes all CHA programs. Compliance testing was performed for the Section 8 Program and public housing as part of the single audit. With the expansion of CHA's management to other affordable housing programs, these entities have been reported with CHA's two 501(c)3 nonprofit corporations as a blended component unit.

Discussion

RubinBrown LLP conducted the audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and the provisions of U.S. Office of Management and Budget Circular A-133, Audits States, Local Governments, and Non-Profit Organizations. Those standards require RubinBrown LLP to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. RubinBrown LLP believes that their audits provide a reasonable basis for their opinion.

RubinBrown LLP staff will present the audit at the CHA Board meeting and answer any questions from the Board of Commissioners. The audit report and summary presentation is included with the board packet.

Recommended Commission Action

Accept the Audited Financial Statements for the Housing Authority of the City of Columbia, Missouri.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2924

A Resolution to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2022

WHEREAS, the Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that an annual audit of financial statements and single audit be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the accounting firm of RubinBrown LLP has performed an audit of the financial statements of the Housing Authority of the City of Columbia, Missouri, for the fiscal year ended December 31, 2021 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133; and

WHEREAS, the single audit of the Section 8 Housing Choice Voucher Program and Public Housing will be presented at a later date by RubinBrown LLP.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2924 accepting the independent audited financial statements of the Housing Authority of the City of Columbia, Missouri for fiscal year ending December 31, 2022, performed by RubinBrown LLP.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted August 23, 2023

***HOUSING AUTHORITY OF THE
CITY OF COLUMBIA, MISSOURI***
FINANCIAL STATEMENTS
DECEMBER 31, 2022

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CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS CONSULTANTS

Independent Auditors' Report

Board of Commissioners
Housing Authority of the City of Columbia, Missouri
Columbia, Missouri

Report On The Audit Of The Financial Statements

Opinion

We have audited the financial statements of the Housing Authority of the City of Columbia, Missouri (the Authority), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2022, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis Of Matter

As described in Note 1 to the financial statements, in 2022, the Authority adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules, as required by the Department of Housing and Urban Development (HUD) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedules, as required by HUD, are fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2023 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

RubinBrown LLP

June 20, 2023

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

As management of the Housing Authority of the City of Columbia, Missouri (the Housing Authority), we offer readers of the financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal years ended December 31, 2022 and 2021. This discussion and analysis is meant to provide an objective and easily readable analysis of the Housing Authority's financial activities based on current facts and conditions. The information contained in this section should be considered in conjunction with the basic financial statements, which follow.

Financial Highlights

During 2022, the focus was on planning for the Housing Authority's upcoming new construction and the renovation of the remaining 120 public housing units. Donations in the amount of \$1,369,500 were received to assist in achieving the Housing Authority's goals in this area. Additional land was purchased, making it possible to increase the number of new housing units that will be constructed. One such purchase included a building that will become a community center for residents. Land and building purchases totaled \$606,417.

The Housing Authority applied for and received an additional 25 Mainstream vouchers during 2022. Five more Mainstream vouchers were assigned to the Housing Authority at the end of 2022, effective for use in 2023. Through our Emergency Housing Voucher program, over \$255,000 was spent to house the homeless population in Columbia, with up to 42 vouchers leased during the year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority's basic financial statements have two components: financial statements and notes to the financial statements.

Under the accounting principles of the Governmental Accounting Standards Board, the Housing Authority is considered to be a special-purpose government entity engaged only in business-type activities. Accordingly, the financial statements are designed to provide readers with a broad overview of the Housing Authority's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the Housing Authority's assets, liabilities and deferred inflows, with the difference between them are reported as net position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the Housing Authority is improving or deteriorating.

The statement of revenues, expenses and changes in net position presents information detailing how the Housing Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The Housing Authority's primary function of providing affordable and safe housing to low-income and special needs populations is primarily funded with a public operating subsidy received from the U. S. Department of Housing and Urban Development (HUD) and governed through the Annual Contributions Contract (ACC).

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (*Continued*)

Housing Assistance Payments are paid directly to landlords as rental assistance for the tenants from grant funding. As a result, a significant portion of the Housing Authority's expenses (\$8,106,880 or 46% in 2022) represents pass-through funds.

Overview of the Housing Authority

The Housing Authority is a municipal corporation established under Chapter 99 of Revised Statutes of Missouri and created by City Ordinance in April 1956, to provide affordable housing for low-income persons residing in Columbia, Missouri. A five-member Board of Commissioners, including one resident Commissioner, is appointed by the Mayor of the City of Columbia ("the City") as the governing body of the Housing Authority.

In addition to providing affordable housing, the Housing Authority is working to develop a continuum of services and support that will enable families to work toward self-sufficiency and homeownership.

Tenant Services is focused on three main goals: 1) helping youth succeed in school and life, 2) supporting families working toward self-sufficiency, and 3) enabling seniors and persons with disabilities to live independently.

The Housing Authority received continued HUD ROSS grant funding in 2021 and 2022 for Family Self-Sufficiency (FSS) Programming for the Public Housing and Housing Choice Voucher Programs. This funding supported two full-time FSS Coordinators and financial incentives for FSS participants increasing their income through work.

In 2021 and 2022, the Housing Authority continued to receive HUD ROSS grant funding to support a full-time Resident Services Coordinator to assist residents of public housing.

In 2003, The Housing Authority organized CHA Low-Income Services, Inc. (CHALIS), a 501(c)3 not-for-profit corporation, to expand services to residents and other low-income persons in Columbia and Boone County, Missouri. Activity for this legally separate entity is included as a blended "Component Unit" of the Housing Authority. The financial reporting entity is discussed further in Note 2 to the financial statements.

In 2022, grant funding made a variety of youth, family, and other special interest programs accessible through contact with CHALIS.

- Independent Living Program - Helping adults with disabilities and the elderly remain in their homes by increasing access to services, training, and social connections. Supported with grant funding through the City of Columbia Social Services Fund.
- Healthy Home Connections Program - Strengthening families to help children succeed by increasing connections to services, parent education, and social connections. Funded through Boone County Children Services Fund.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management’s Discussion And Analysis (*Continued*)

- Moving Ahead Afterschool & Summer Program - Providing academic support, career exploration, meals, and out-of-school care for students; as well as information and referral, parent/family education and family development. Made possible through grant awards from Boone County Children Services Fund, City of Columbia Social Services Fund, Columbia Public Schools, Missouri Department of Elementary and Secondary Education 21st Century Community Learning Center Program, Veterans United Foundation, USDA Child and Adult Care Food Program and USDA Summer Food Service Program, Heart of Missouri United Way, No Kid Hungry program, as well as annual donations from local supporters and civic groups.

CHALIS employees, with the support of the Housing Authority, continue to reach out to local for-profit and non-profit organizations for in-kind as well as cash awards to support the ongoing needs of the existing programs. Strong working relationships now exist with, Big Brothers/Big Sisters, Veterans United, Columbia Downtown Rotary, Downtown Optimist Club, Missouri Cares, and many others.

Housing Authority Fiscal Year Activities and Highlights

An average of 1,880 families were served per month by the Housing Authority’s rental assistance and affordable housing programs in 2022.

Financial Analysis

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like many other state and local government entities, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The following table reflects the condensed, combined funds statements of net position as of December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Assets:		
Current and Restricted Assets	\$ 9,583,281	\$ 8,448,335
Capital Assets	46,695,092	48,282,741
Other Assets	2,028,663	832,063
Total Assets	58,307,036	57,563,139
Liabilities:		
Current Liabilities	1,484,929	1,416,675
Non-Current Liabilities	12,227,003	12,470,430
Total Liabilities	13,711,932	13,887,105
Deferred Inflows Of Resources	1,307,802	—
Net Position:		
Net Investment in Capital Assets	34,597,842	35,942,928
Restricted Net Position	6,242,407	5,118,280
Unrestricted Net Position	2,447,053	2,614,826
Total Net Position	43,287,302	43,676,034

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (Continued)

Due to donations for future projects, from 2021 to 2022, total current and restricted assets increased \$1,134,946. Other assets increased \$1,196,600 mainly due to the implementation of GASB 87, *Leases*.

The payment of loans for the renovations of LIHTC affordable housing units decreased total liabilities \$175,173 from 2021 to 2022.

Net Investment in Capital Assets decreased \$1,345,086 from 2021 to 2022.

Restricted Net Position increased \$1,124,127 from 2021 to 2022.

Unrestricted Net Position decreased \$167,773 from 2021 to 2022.

Total Net Position decreased \$388,732 from 2021 to 2022.

The Authority's debt balances as of December 31, 2022 and 2021 consisted of the following:

	2022	2021
Current portion of capital debt:		
EPC Loan	\$ 17,446	\$ 20,193
MMVHDG, LP Bonds	11,334	11,009
Stuart Parker HDG, LP Bonds	70,000	70,000
Bear Creek HDG, LP Bonds	39,735	38,393
Oak Towers HDG, LP Bonds	61,081	59,014
Bryant Walkway HDG, LP MHDC Fund Balance Loan	5,473	5,298
Total current portion of capital debt	205,069	203,907
Total current portion of long-term debt	205,069	203,907
Long-term portion of capital debt:		
CHALIS MHDC Loan	669,000	669,000
EPC Loan	59,095	95,283
MMVHDG, LP Bonds	281,945	293,273
MMVHDG, LP FHLB AHP Loan	500,000	500,000
Stuart Parker HDG, LP HOME Loan	251,750	251,750
Stuart Parker HDG, LP FHLB AHP Loan	496,678	496,678
Stuart Parker HDG, LP Bonds	3,900,000	3,970,000
Bear Creek HDG, LP FHLB AHP Loan	500,000	500,000
Bear Creek HDG, LP Bonds	1,153,203	1,192,934
Oak Towers HDG, LP FHLB AHP Loan	500,000	500,000
Oak Towers HDG, LP Bonds	1,889,520	1,952,341
Oak Towers HDG, LP City of Columbia HOME Loan	80,000	80,000
Bryant Walkway HDG, LP MHDC HOME Loan	550,000	550,000
Bryant Walkway HDG, LP MHDC Fund Balance Loan	230,362	235,835
Bryant Walkway II HDG, LP City of Columbia HOME Loan	200,000	200,000
Bryant Walkway II HDG, LP MHDC HOME Loan	630,628	648,812
Total long-term portion of capital debt	11,892,181	12,135,906
Total long-term portion of long-term debt	11,892,181	12,135,906
Total Debt	\$ 12,097,250	\$ 12,339,813

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (*Continued*)

In 2007, CHALIS entered into a \$669,000 construction loan agreement with Missouri Housing Development Commission for construction of the McBaine Townhomes project, a development of five single-family homes. Construction was completed in the fiscal year ended September 30, 2009. The loan is secured with the constructed property and no payments are due during the 20-year compliance period. The loan is fully dischargeable upon maturity if the terms in the loan agreement are met.

The Housing Authority holds an Energy Performance contract with Ameresco for various energy performance upgrades in its Public Housing properties. In 2011, a \$1,973,344 loan agreement was entered into to pay for Ameresco's recommended improvements. The loan is held by Central Bank of Boone County. The balance at December 31, 2022 of \$76,541 reflects the portion of the loan related to the remaining 120 Public Housing units.

To assist in financing the renovation of 597 public housing units and construction of the 25-unit Veterans housing complex, several funding sources were utilized. Capital debt obligations incurred include a mix of bond issues by the Housing Authority, loans through the Federal Home Loan Bank, Missouri Housing Development Commission, and the City of Columbia and seller-financing loans from the Housing Authority. Each bond issue or loan is secured by a deed of trust. Repayment terms have been established by the net cash flow distribution requirements set forth in the Limited Partnership agreement for each component unit. All intercompany debts are eliminated for the presentation of the agency-wide financial statements.

The Authority's investment in capital assets, at cost net of accumulated depreciation, for fiscal years ended as of December 31, 2022 and 2021 was as follows:

	<u>2022</u>	<u>2021</u>
Land	\$ 1,690,190	\$ 1,539,832
Building and building improvements	81,232,567	80,774,007
Furniture and fixtures	2,256,863	2,233,035
Accumulated depreciation	(38,484,528)	(36,264,133)
<u>Net Capital Assets</u>	<u>\$ 46,695,092</u>	<u>\$ 48,282,741</u>

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (Continued)

The following chart compares key revenue and expense categories for the 12-month fiscal years ended as of December 31:

	2022	2021
Revenue:		
Tenant rental and other revenue	\$ 2,212,280	\$ 2,035,963
Operating grants	12,326,327	12,468,445
Investment income	160,547	131,318
Capital contributions	1,300,000	—
Other revenue	1,324,210	1,405,903
Total Revenue	17,323,364	16,041,629
Expenses:		
Administrative expenses	2,442,919	2,336,172
Tenant services	1,156,481	1,324,570
Utilities	666,464	629,260
Maintenance and operations	1,553,902	1,548,857
Protective services	189,852	194,599
General expense	924,600	918,060
Housing assistance payments	8,106,880	7,635,164
Interest expense	358,055	365,785
Gain on disposition of capital assets	(14,825)	(17,350)
Depreciation and amortization	2,327,768	2,384,355
Total Expenses	17,712,096	17,319,472
Excess Of Revenues Over (Under) Expenses	\$ (388,732)	\$ (1,277,843)

Operating Revenues

Tenant rental and other revenue: Tenant rents are based on 30% of the tenant's eligible income. As the average income increased due to some recovery of the COVID's income losses in 2019, Tenant Rental and Other Revenue has increased \$34,444, or 2%, from 2020 to 2021. Tenant Income has continued to show recovery and Tenant Rental and Other Revenue increased \$176,317, or 9%, from 2021 to 2022.

Operating grants: Operating grants decreased \$142,118 (1.1%) from 2021 to 2022.

Capital contributions: Capital contributions increased \$1,300,000 from 2021 to 2022 due to a large donation for future affordable housing that will begin in 2023.

Other revenue: Other Revenue decreased \$81,693 (6%) from 2021 to 2022.

Operating Expenses

Administrative: Administrative expenses increased \$106,747 (4.6%) from 2021 to 2022.

Tenant Services: Tenant services decreased \$168,089 (13%) from 2021 to 2022.

Utilities: Utilities increased \$37,204 (6%) from 2021 to 2022.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (*Continued*)

Maintenance and operations: Maintenance and operating expenses increased \$5,045 (.3%), from 2021 to 2022.

Protective Services: The cost of protective services decreased \$4,747 (2.4%) from 2021 to 2022.

General: Other general expenses increased \$6,540 (1%) from 2021 to 2022.

Housing Assistance Payments: The average number of families served per month increased by 16 from 2021 to 2022. Rental assistance increased \$471,716 (6.2%) from 2021 to 2022.

Economic Factors and Next Year's Budgets and Rates

To address the limited availability of affordable housing and higher rents, the Housing Authority requested approval from HUD to increase 2023's Payment Standards to 120% of the listed Fair Market Rents. This will increase the availability of housing for 2023. Additional services to newly issued voucher holders are planned to reduce housing barriers and assist participants to obtain housing.

CHALIS shall add a Homeless Outreach Coordinator position to help the unhoused navigate housing barriers. Funding will be from Emergency Housing Voucher Service Fees and Housing Choice Voucher administrative fee reserves.

Affordable Housing Initiative

The Housing Authority has been awarded approximately \$31 million since 2021 for its Kinney Point and Park Avenue projects. CHA was awarded \$3 million in additional Department of Economic Development (DED) funds that were applied for in 2022, which will expand the Kinney Point project from 24 to 34 units. CHA has continued to meet required milestones for Kinney Point and Park Avenue. CHA anticipated closing on Kinney Point within 2023, and Park Avenue in early 2024.

There was one pending lawsuit regarding termination of a CHA employee at the end of 2022. CHA submitted an insurance claim for this lawsuit, which was settled in May 2023. CHA's insurance provider has approved and processed the claim. There were no pending fair housing complaints at the end of FY2022.

FINANCIAL CONTACT

The individual to be contacted regarding this report is Tim Koske at 573-554-7003. Specific requests may be submitted to the Housing Authority of Columbia, Missouri at 201 Switzler St, Columbia, MO 65203.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATEMENT OF NET POSITION

December 31, 2022

Assets

Current Assets

Cash and cash equivalents	\$ 2,464,004
Accounts receivable - grants	217,177
Accounts receivable - other	105,301
Tenant accounts receivable	68,332
Allowance for doubtful accounts	(39,241)
Prepaid expenses	199,603
Leases receivable	44,950
Assets held for sale	200
Total Current Assets	3,060,326

Restricted Assets

Cash and cash equivalents	5,368,885
Investments	1,154,070
Total Restricted Cash And Investments	6,522,955

Capital Assets

Land	1,690,190
Buildings and building improvements	81,232,567
Furniture and fixtures	2,256,863
	85,179,620
Less: Accumulated depreciation	38,484,528
Net Capital Assets	46,695,092

Other Assets

Leases receivable	1,280,404
Tax credit fees, net	748,259
Total Other Assets	2,028,663
Total Assets	\$ 58,307,036

Liabilities And Net Position

Current Liabilities

Accounts payable	\$ 408,256
Accrued wages and payroll taxes	122,266
Accrued compensated absences	81,485
Accrued interest payable	88,089
Tenant security deposits	330,561
Unearned revenue	217,421
Current portion of capital debt	205,069
Current portion of FSS escrow liability	5,031
PILOT liability	26,751
Total Current Liabilities	1,484,929

Noncurrent Liabilities

Long-term capital debt	11,892,181
FSS escrow liability	280,496
Accrued compensated absences	54,326
Total Noncurrent Liabilities	12,227,003
Total Liabilities	13,711,932

Deferred Inflows Of Resources - Leases

1,307,802

Net Position

Net investment in capital assets	34,597,842
Restricted for other purposes	6,242,407
Unrestricted	2,447,053
Total Net Position	43,287,302
Total Liabilities, Deferred Inflows, And Net Position	\$ 58,307,036

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION For The Year Ended December 31, 2022

Operating Revenues	
Rent and other tenant revenue	\$ 2,212,280
Operating grants	12,326,327
Other revenue	1,324,210
Total Operating Revenues	<u>15,862,817</u>
Operating Expenses	
Administrative	2,442,919
Tenant services	1,156,481
Utilities	666,464
Maintenance and operations	1,553,902
Protective services	189,852
General expense	924,600
Housing assistance payments	8,106,880
Depreciation and amortization	2,327,768
Total Operating Expenses	<u>17,368,866</u>
Operating Loss	<u>(1,506,049)</u>
Non-Operating Revenues (Expenses)	
Investment income	160,547
Gain on disposition of capital assets	14,825
Interest expense	(358,055)
Total Non-Operating Expenses	<u>(182,683)</u>
Loss Before Capital Contributions	(1,688,732)
Capital Contributions	1,300,000
Change In Net Position	(388,732)
Net Position - Beginning Of Year	<u>43,676,034</u>
Net Position - End Of Year	<u>\$ 43,287,302</u>

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATEMENT OF CASH FLOWS For The Year Ended December 31, 2022

Cash Flows From Operating Activities	
Received from tenants	\$ 791,932
Received from grants	12,482,173
Received from other sources	1,294,747
Paid for salaries and benefits	(3,696,110)
Payments to tenants for housing assistance	(8,106,880)
Paid to vendors and landlords	(1,851,911)
Net Cash Provided By Operating Activities	<u>913,951</u>
Cash Flows From Capital And Related Financing Activities	
Capital contributions received	1,300,000
Purchase of capital assets	(653,815)
Proceeds from the sale of capital assets	14,825
Principal and interest paid on capital debt	(584,896)
Net Cash Used In Capital And Related Financing Activities	<u>76,114</u>
Cash Flows From Investing Activities	
Purchase of investments	(71,040)
Interest received on cash and investments	249,722
Net Cash Provided By Investing Activities	<u>178,682</u>
Net Increase In Cash And Cash Equivalents	1,168,747
Cash And Cash Equivalents - Beginning Of Period	<u>6,664,142</u>
Cash And Cash Equivalents - End Of Period	<u>\$ 7,832,889</u>
Reconciliation Of Operating Income To Net Cash From Operating Activities	
Operating loss	\$ (1,506,049)
Adjustments to reconcile operating loss to net cash from operating activities:	
Depreciation and amortization	2,327,768
Changes in assets and liabilities:	
Tenant accounts receivable	(18,184)
Accounts receivable/payable - grants	155,846
Leases	(17,552)
Other accounts receivable	(22,283)
Prepaid costs, other assets, and inventory	(57,263)
Accounts payable	59,267
Accrued expenses	(7,599)
Net Cash Provided By Operating Activities	<u>\$ 913,951</u>

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

NOTES TO FINANCIAL STATEMENTS

December 31, 2022

1. Summary Of Significant Accounting Policies

Basis Of Presentation

The financial statements of the Housing Authority of the City of Columbia, Missouri (Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*.

The Authority has multiple programs, which are accounted for in one enterprise fund, which is presented as such in the basic financial statements.

Measurement Focus And Basis Of Accounting

The basic financial statements of the Authority have been prepared using the economic resource measurement focus and the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Revenues, expenses, gains, losses, assets, liabilities and deferred inflows and outflows from exchange and exchange-like transactions are recognized when the exchange transaction takes place, while those from government-mandated and voluntary nonexchange transactions (principally federal grants) are recognized when all applicable eligibility requirements are met. Internal activity and balances are eliminated in preparation of the financial statements unless they relate to services provided and used internally. The Authority first applies restricted net position when an expense or outlay is incurred for purposes for which both restricted and unrestricted net position are available.

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an Enterprise fund's principal ongoing operations.

These financial statements do not contain material inter-program balances, revenues or expenses for internal activity. The Authority's policy is to eliminate any material interprogram balances, revenues and expenses for these financial statements.

Cash And Cash Equivalents

Cash and cash equivalents include all highly liquid investments with an initial maturity of three months or less.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Investments

The Authority accounts for its investments at fair value and categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. At December 31, 2022, the Authority's investments were held in money market mutual funds, which are classified as Level 1 investments, and repurchase agreements, which are classified as Level 2 investments.

Accounts Receivable

Grants receivable consist of grant revenue proceeds due from HUD and other various grantor agencies. Tenant accounts receivable are rental revenues and other miscellaneous proceeds due from tenants. Other accounts receivable consist primarily of construction advances due from affiliates and other miscellaneous receivables. All receivables are carried and reported at the amounts considered by management to be collectible.

An allowance for doubtful accounts based on management's assessment of credit history with tenants having outstanding balances and current relationships with them has been established.

Prepaid Expenses

Prepaid expenses consist of payments made to vendors for services and materials that will benefit future periods.

Unearned Revenue

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under Unearned Revenue.

FSS Escrow Liability

The Family Self Sufficiency (FSS) program is a voluntary 5-year program whereby the program participant meets with an FSS coordinator who assists them working towards self-sufficiency. The participant's current earned income at enrollment is used to determine any increases in the participant's earned income. If the participant's earned income increases, the participant's portion of the rent increases, and the difference in the rent paid by the participant is deposited into an escrow account. Partial distributions can be made during this time to remove obstacles to success in completing goals. If the participant successfully completes the program, they receive a full distribution of their escrow account balance.

The escrowed funds are deposited in an interest-bearing bank account and interest income is allocated monthly to each escrow balance based on its percentage of the total. At December 31, 2022, the liability account for participants was \$285,527.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Capital Assets

Property and equipment are recorded at cost. Donated property and equipment are recorded at acquisition value. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income and expenses. Estimated useful lives are as follows:

Buildings and improvements	15 - 40 years
Furniture and fixtures	3 - 10 years

Deferred Inflows Of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement represents an acquisition of net assets that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Lease Arrangements

During 2022, the Authority implemented GASB Statement No. 87, *Leases*. The implementation of the statement had no impact on the Authority's beginning-of-year net position.

For arrangements in which the Authority is the lessor, a lease receivable and a deferred inflow of resources is recognized at the commencement of the lease term. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflow of resources is measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relates to future periods.

The discount rates are based on estimates of the Authority's incremental borrowing rate to calculate the present value of lease payments when the rate implicit in the lease is not known. The Authority includes lease extension and termination options in the lease term, if after considering relevant economic factors, it is reasonably certain that the Authority will exercise the option.

The Blended Partnerships, as lessor, lease multifamily residential units, generally with a lease term of one year. While the leases typically include renewal options, the economic terms of the lease do not make it reasonably certain that a renewal option would be exercised. The Partnerships as for profit entities follow Accounting Standards Codification (ASC) Topic 842, *Leases*. The Partnerships classify the leases as operating leases and elect not to separate the lease component, comprised of monthly rents from tenants, from the associated non-lease components, comprised of fees related to utility costs. As blended component units the provisions of GASB Statement No. 87, *Leases* follow similar provisions to ASC Topic 842 and therefore no adjustment or additional disclosures were necessary related to the multifamily rental revenue.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements *(Continued)*

Lease income for year ended December 31, 2022 totaled \$4,276,988. Based on the remaining terms of the lease agreements, the Partnerships expect to receive lease payments totaling \$2,459,973 during the year ending December 31, 2023.

Indirect Costs

Direct costs are charged to the Authority's applicable programs. The Authority charges indirect costs to its Central Office Cost Center, and charges the programs management fees based on fee rates provided by the Department of Housing and Urban Development.

Budgetary Control

The Authority maintains budgetary controls over its enterprise fund, as required by the Budget and Fiscal Control Act and the terms of the Authority's Annual Contributions Contract with HUD. An annual budget is adopted for its enterprise fund, except for the Authority's Capital Fund Grant Program. A multi-year budget is adopted for each Capital Grant within the Capital Fund Grant Program. The annual budget was prepared on the accrual basis of accounting.

Capital Contributions

Capital contributions to the Authority represent government grants and other aid used to fund capital projects. Capital contributions are recognized as revenue when all eligibility requirements, including time requirements, are met.

Significant Estimates

These financial statements are prepared in accordance with generally accepted accounting principles. The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives, and accounts receivable valuations. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

Subsequent Events

Management has evaluated subsequent events through the date the financial statements were available for issue, which is the date of the Independent Auditors' report.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

2. Financial Reporting Entity

The Authority was established by the City Council of the City of Columbia pursuant to the laws of the State of Missouri to transact business and to have powers as defined therein. The Authority was created for the purpose of providing safe and sanitary housing for the low-income citizens of the City of Columbia. The Authority's Board of Commissioners are appointed by the City's Mayor. However, the Authority has complete legislative and administrative authority and it recruits and employs its own personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report and is not a component unit of the City of Columbia or any other entity. The Authority is responsible for its debts and is entitled to surpluses.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Statement No. 14 (amended), of the Governmental Accounting Standards Board: *The Financial Reporting Entity, Statement No. 39: Determining Whether Certain Organizations are Component Units, and Statement No. 61: The Financial Reporting Entity: Omnibus*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following blended component units:

CHA Low-Income Services, Incorporated (CHALIS) is a not-for-profit corporation, incorporated under the laws of the State of Missouri in April 2003. CHALIS was established to expand services to residents of the Authority and other low-income persons in Columbia and Boone County, Missouri. The Directors of CHALIS are the same individuals who serve on the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Child and Adult Care Food Program, Summer Food Service, Twenty-First Century Community Learning Center, ARP ESSER III Afterschool Programming, Community Services Block Grant, and Blended Component Units (Non-Federal) columns. The organization's year end is December 31. CHALIS does not issue separate financial statements.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Columbia Community Housing Trust (CCHT) was incorporated under the laws of the State of Missouri in September 2013 as a not-for-profit corporation to develop affordable housing for homeownership and affordable rental housing for low-income households and to acquire undeveloped real estate for future development of affordable housing. Two donated homes are currently rented to qualified low-income families. The Directors of CCHT are the same individuals who serve as the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Blended Component Units (Non-Federal) column. The organization's year end is December 31. CCHT does not issue separate financial statements.

CHA Affordable Housing Development LLC (CHADEV) was incorporated under the laws of the State of Missouri as a not-for-profit corporation as an instrumentality of the Authority to develop low-income dwelling property in the City of Columbia. The Directors of CHADEV are the same individuals who serve as the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Blended Component Units (Non-Federal) column. The organization's year end is December 31. CHADEV does not issue separate financial statements.

Mid-Missouri Veterans Housing Development Group, LP (MMVHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for veterans in the City of Columbia. MMVHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for MMVHDG. MMVHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the Project-Based Voucher program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Bear Creek Housing Development Group, LP (BCHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. BCHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BCHDG. BCHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Stuart Parker Housing Development Group, LP (SPHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. SPHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for SPHDG. SPHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Oak Towers Housing Development Group, LP (OTHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. OTHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for OTHDG. OTHDG also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Bryant Walkway Housing Development Group, LP (BWHHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. BWHHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BWHHDG. BWHHDG also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Bryant Walkway II Housing Development Group, LP (BWHHDG II) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. BWHHDG II has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BWHHDG II. BWHHDG II also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Other component units consist of various related organizations with net position amounting to \$1,792,902 and are also reported in the accompanying schedules in the Blended Component Units (Non-Federal) column.

3. Cash, Cash Equivalents And Investments

Cash And Cash Equivalents

The Authority's cash and cash equivalents consist of cash held in interest bearing checking and money market accounts with varying interest rates up to 3.7% as of December 31, 2022. For deposits, custodial credit risk is the risk that in the event of bank failure, the Authority's deposits may not be returned to it. Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) and by eligible securities pledged by financial institutions. As of December 31, 2022, the Authority's bank balances were entirely insured by the FDIC or collateralized with securities held by the bank in the name of the Authority.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Investments

The Authority does not have a formal investment policy and instead adheres to guidance provided by HUD for approved investment instruments and how to monitor and manage invested funds. HUD requires housing authorities to invest excess funds in obligations of the United States government, certificates of deposit or any other federally-insured investments.

A summary of investments, maturities and credit risk as of December 31, 2022 is as follows:

<u>Investment</u>	<u>Carrying Value</u>	<u>Fair Value</u>	<u>Less Than One Year</u>	<u>Credit Risk</u>
Money market mutual funds	\$ 449,271	\$ 449,271	\$ 449,271	AAA-mf/Aaa
Repurchase agreements	704,799	704,799	704,799	Not rated
	<u>\$ 1,154,070</u>	<u>\$ 1,154,070</u>	<u>\$ 1,154,070</u>	

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. HUD's Investment Policy does not specifically address this risk.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. HUD investment policy states that funds in excess of insured amounts should be invested in securities that mature in one year or less. Operating reserves may be invested in securities up to 3 years to reduce the impact of interest rate volatility. Investments in securities must be capable of being liquidated on one day's notice.

Concentration Of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. HUD's Investment Policy does not specifically address this risk.

Custodial Credit Risk

For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the Authority will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. HUD's Investment Policy states for invested securities with depository or reporting dealers selling securities, the Authority must receive written representation that the investing entity has not received any adverse financial report from a credit reporting agency or state and federal regulatory agency. The Authority is to also limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

4. Commitments And Contingencies

The Authority had no significant outstanding contractual commitments as of December 31, 2022.

Grant amounts received or receivable are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

5. Risk Management

The Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

6. Concentration Of Risk

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

7. Retirement And Deferred Compensation Plans

The Authority provides a defined contribution retirement plan (DC Plan) with the options of a salary deferral contribution and/or roth contribution for regular employees. The DC Plan is administered by OneAmerica. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Enrollment in the DC Plan is automatic at the next enrollment period upon completion of six months of employment for all full time employees age 21 and over, unless the employee selects the option to not enroll. Enrollment in the DC Plan is automatic for part-time employees age 21 and over at the next enrollment period after 1,000 hours of service within the first year of employment or at the next enrollment period after 1,000 hours of service within a calendar year starting with the first year after employment, unless the employee selects the option to not enroll.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

An employee may contribute up to the maximum allowed under IRS regulations of his or her gross wages as a salary deferral contribution and/or roth contribution. The Authority contributes to the DC Plan, on behalf of each participant and for each payroll period, an amount equal to one hundred fifty percent (150%) of the amount contributed by such participant as a salary deferral contribution and/or roth contribution under the Columbia Housing Authority Deferred Compensation Plan (the Plan). In applying this matching contribution formula, however, any salary deferral and/or roth contributions in excess of four percent (4%) of a participant's compensation shall be disregarded. Any such "Matching Contribution" shall be allocated to the participant's Matching Contribution Account. Employees shall be 100% vested at the time of their enrollment in the Plan. Enrollment in the Plan occurs during the months of January and July of each calendar year. Participant loans are permitted in accordance with the IRS definition of a financial hardship and Plan policies and the approval of the Trustees.

In 2022, the Authority made the required contributions to the plans in the amount of \$114,738 and employees contributed \$96,919. There were no significant liabilities due to the plans outstanding at December 31, 2022.

8. Restricted Cash And Investments

The Authority's restricted cash and investments consists of the following as of the end of the year:

Replacement and repair reserve	\$ 1,746,762
CCHT reserves held for development	1,486,988
Other escrow holdings	<u>3,289,205</u>
	<u>\$ 6,522,955</u>

9. Inter-Program Balances

The Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Authority and subsequently reimbursed by various funds. Additionally, the Authority's Business Activities Program has advanced funds to the Blended Limited Partnerships to partially finance construction and renovation activity under executed promissory notes. Balances due for such advances are reflected in the Schedule of Assets, Liabilities and Net Position by Program, but are eliminated in the Authority's Statement of Net Position.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Inter-program balances at December 31, 2022 consisted of the following:

Current Receivables (Payables)

Central Office Cost Center	\$ 298,527
Continuum of Care Program	(47)
PIH Family Self Sufficiency Program	(76)
CHA Business Activities	59,424
CHA Development	214,303
Twenty-First Century Community Learning Centers	(73,620)
Resident Opportunity and Supportive Services	(53)
Section 8 Housing Choice Voucher Program	(16,234)
Emergency Housing Vouchers	(2,982)
CACFP	(5,971)
CHALIS Non-Federal	(165,722)
CCHT	(22,076)
Columbia Public Schools ESSER	(21,969)
General Partner	(186,634)
TBRA	(7)
811 Mainstream	(1)
Mid-Missouri Veterans Housing Development Group, LP	(3,196)
Bear Creek Housing Development Group, LP	(34,736)
Oak Towers Housing Development Group LP	(9,637)
Stuart Parker Housing Development Group, LP	(22,289)
Bryant Walkway Housing Development Group LP	(2,641)
Bryant Walkway II Housing Development Group LP	(4,363)

\$ —

Current Notes Receivable (Payable)

Business Activities	\$ 187,622
Mid-Missouri Veterans Housing Development Group, LP	(11,334)
Bear Creek Housing Development Group, LP	(39,735)
Stuart Parker Housing Development Group, LP	(70,000)
Oak Towers Housing Development Group LP	(61,081)
Bryant Walkway Housing Development Group LP	(5,472)

\$ —

Non-Current Notes Receivable (Payable)

Business Activities	\$ 30,080,048
Mid-Missouri Veterans Housing Development Group, LP	(781,945)
Bear Creek Housing Development Group, LP	(5,026,518)
Stuart Parker Housing Development Group, LP	(13,846,159)
Oak Towers Housing Development Group LP	(7,061,318)
Bryant Walkway Housing Development Group LP	(1,280,361)
Bryant Walkway II Housing Development Group LP	(2,083,747)

\$ —

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

10. Capital Assets

Summaries of capital asset balances and activity at December 31, 2022 are as follows:

	Central Office	Resident Opportunity	Public Housing	Business Activities
Land	\$ 253,694	\$ —	\$ 507,229	\$ 70,000
Building and improvements	—	7,699	7,317,592	929,085
Furniture and equipment	125,147	6,218	499,951	67,475
Less: Accumulated depreciation	(119,761)	(13,917)	(6,770,815)	(67,299)
Total Capital Assets	\$ 259,080	\$ —	\$ 1,553,957	\$ 999,261

	Housing Choice Vouchers	Blended Component Units	Elimination Of Gain On Transfer	Total
Land	\$ —	\$ 3,670,054	\$ (2,810,787)	\$ 1,690,190
Building and improvements	354,155	64,054,178	8,569,858	81,232,567
Furniture and equipment	81,847	1,100,969	375,256	2,256,863
Less: Accumulated depreciation	(55,998)	(11,414,083)	(20,042,655)	(38,484,528)
Total Capital Assets	\$ 380,004	\$ 57,411,118	\$ (13,908,328)	\$ 46,695,092

	December 31, 2021 Balance	Additions	Transfers And Deletions	December 31, 2022 Balance
Land	\$ 1,539,832	\$ 150,358	\$ —	\$ 1,690,190
Buildings and improvements	80,774,007	458,560	—	81,232,567
Furniture and equipment	2,233,035	47,400	(23,572)	2,256,863
Total Capital Assets	84,546,874	656,318	(23,572)	85,179,620
Less: Accumulated Depreciation	(36,264,133)	(2,243,967)	23,572	(38,484,528)
Net Book Value	\$ 48,282,741	\$ (1,587,649)	\$ —	\$ 46,695,092

11. Leases - Lessor

The Authority has entered into four long-term lease agreements to lease out rooftop space to communication entities with expiration dates through 2062. Rental and interest income under the lease agreements totaled \$102,992 and \$20,195, respectively, in 2022.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Future minimum rental receipts under the lease agreements as of December 31 are:

Year	Principal	Interest	Future Minimum Lease Receipts
2023	\$ 44,950	\$ 30,530	\$ 75,480
2024	46,227	29,660	75,887
2025	47,551	28,756	76,307
2026	33,258	27,895	61,153
2027	29,366	27,209	56,575
2028 - 2032	168,486	124,631	293,117
2033 - 2037	170,558	102,987	273,545
2038 - 2042	148,202	82,453	230,655
2043 - 2047	185,416	58,356	243,772
2048 - 2052	110,879	40,153	151,032
2053 - 2057	147,799	27,245	175,044
2058 - 2062	192,662	10,245	202,907
	<u>\$ 1,325,354</u>	<u>\$ 590,120</u>	<u>\$ 1,915,474</u>

12. Long-Term Liabilities

On November 19, 2007, CHALIS received a construction loan from the Missouri Housing Development Commission for construction of the McBaine Townhomes project. The loan allowed maximum borrowings of \$669,000. Construction was completed during the year ended September 30, 2009, and \$696,504 has been capitalized for the project. The loan is secured with the constructed property. Upon construction completion, the loan converted to a long term loan that has a 0% interest rate and no payments required during its 20 year term. The loan is fully dischargeable upon maturity if the terms and covenants set forth in the loan agreement are met. As of December 31, 2022, the outstanding balance of the loan agreement was \$669,000.

In May of 2011, the Authority entered into a \$1,973,344 equipment purchase loan agreement with Central Bank of Boone County to finance energy performance improvements in various Public Housing properties. Varying principal and interest payments are due monthly and commenced in July of 2012. The loan bears interest at 3.96% and monthly payments during 2022 were \$1,466. The loan is secured with a leasehold interest in the improvements and will mature in December of 2026. Interest incurred and expensed during 2022 was \$3,597. As of December 31, 2022, the outstanding balance of the loan agreement was \$76,541. Future debt service requirements are as follows:

Year	Principal	Interest
2023	\$ 17,446	\$ 2,717
2024	18,560	2,006
2025	19,727	1,250
2026	20,808	447
Total	<u>\$ 76,541</u>	<u>\$ 6,420</u>

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

In May of 2015, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$350,000 (Series A) and \$2,050,000 (Series B) for the purpose of loaning the funds to Mid-Missouri Veterans Housing Development Group, LP (MMVHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for veterans in Columbia. The bonds bear interest at 2.30%. Interest payments are payable monthly and the bonds mature in May of 2033 (Series A) and May of 2017 (Series B). MMVHDG paid off the Series B bonds during 2017. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by MMVHDG for the benefit of the Trustee. Interest incurred and expensed during 2022 was \$8,674. The balance outstanding on the Series A bonds was \$293,279 at December 31, 2022. Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 11,334	\$ 8,398
2024	11,646	8,086
2025	12,013	7,719
2026	12,368	7,364
2027	12,733	6,999
Thereafter	233,185	31,204
<u>Total</u>	<u>\$ 293,279</u>	<u>\$ 69,770</u>

In May of 2015, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Mid-Missouri Veterans Housing Development Group, LP, to partially finance the rehabilitation of an apartment complex for veterans. The agreement is mortgaged with an assigned security interest in the applicable property, matures in May of 2047 and will not bear interest as long as the Affordable Housing Program loan criteria are satisfied. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to MMVHDG. The outstanding principal balance on the loan as of December 31, 2022 was \$500,000.

In December of 2015, Stuart Parker Housing Development Group, LP entered into a non-interest bearing HOME Financing Program promissory note to the City of Columbia in the amount of \$251,750 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The note is mortgaged with an assigned security interest in the applicable property and matures in December of 2060. The outstanding principal balance on the loan as of December 31, 2022 was \$251,750.

In December of 2015, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Stuart Parker Housing Development Group, LP, to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2050 and accrues interest at 1% compounded annually. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to SPHDG. The outstanding principal balance on the loan as of December 31, 2022 was \$496,678. Accrued interest at December 31, 2022 was \$24,835.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

In December of 2015, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$4,300,000 (Series A) and \$9,200,000 (Series B) for the purpose of loaning the funds to Stuart Parker Housing Development Group, LP (SPHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The bonds bear interest at 2.25% (Series A) and 1.49% (Series B). Interest payments are payable semi-annually starting in June 2018 and the bonds mature in December of 2050 (Series A). Authority management intends to refinance the Series B bonds with long-term debt prior to maturity. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by SPHDG for the benefit of the Trustee. The Series B bonds were paid off in March 2018. Interest incurred during the fiscal year was \$198,223. The outstanding principal balance of the bonds was \$3,970,000 as of December 31, 2022. Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 70,000	\$ 196,138
2024	75,000	193,688
2025	75,000	190,875
2026	80,000	187,875
2027	85,000	184,275
Thereafter	3,585,000	2,576,393
<u>Total</u>	<u>\$ 3,970,000</u>	<u>\$ 3,529,244</u>

In May of 2016, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Bear Creek Housing Development Group, LP (BCHDG - a blended component unit of the Authority), to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2051 and accrues interest at 1% compounded annually. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to BCHDG. Accrued interest at December 31, 2022 was \$23,321. The outstanding principal balance on the loan as of December 31, 2022 was \$500,000.

In May of 2016, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$1,350,000 (Series A) and \$3,400,000 (Series B) for the purpose of loaning the funds to Bear Creek Housing Development Group, LP (BCHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The bonds bear interest at 2.09%. Interest payments are payable monthly starting in September 2018 and the bonds mature in May of 2036 (Series A). Authority management intends to refinance the Series B bonds with long-term debt prior to maturity. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by BCHDG for the benefit of the Trustee. Interest incurred during 2022 was \$41,622. The Series B bonds were paid off in August 2018. The outstanding principal balance of the Series A bonds was \$1,192,938 as of December 31, 2022.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 39,735	\$ 40,500
2024	40,747	39,488
2025	42,563	37,672
2026	44,053	36,181
2027	45,599	34,635
Thereafter	980,241	226,877
Total	\$ 1,192,938	\$ 415,353

In December of 2016, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Oak Towers Housing Development Group, LP (OTHDG - a blended component unit of the Authority), to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2052 and accrues interest at 1% compounded annually and is due upon maturity. Interest incurred for 2022 was \$5,000. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to OTHDG and is also due upon maturity. The outstanding principal balance on the loan as of December 31, 2022 was \$500,000.

In December of 2016, the Authority issued bonds through UMB Bank, N.A (the Trustee), in the amount of \$2,150,000 (Series A) and \$5,850,000 (Series B) for the purpose of loaning the funds to Oak Towers Housing Development Group, LP (OTHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The Series A bonds bear interest at 1.99% until the Rate Adjustment Date (maturity date of the Series B bonds, including extensions) and 3.40% on or after the Rate Adjustment Date. The Series B bonds bear interest at 1.99%. Interest payments are payable quarterly. The Series A bonds mature in December of 2036 and the Series B bonds were paid in full during 2019. The bonds are secured with a Deed of Trust on the applicable property issued by OTHDG for the benefit of the Trustee. Interest expense during 2022 was \$68,014, with monthly payments of principal and interest. The outstanding principal balance of the Series A bonds was \$1,950,601 as of December 31, 2022. Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 61,081	\$ 66,340
2024	63,037	64,383
2025	65,427	61,993
2026	67,719	59,701
2027	69,759	57,335
Thereafter	1,623,578	395,096
Total	\$ 1,950,601	\$ 704,848

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Bryant Walkway II Housing Development Group LP, obtained financing on November 30, 2017 in the amount of \$100,000 from the City of Columbia. On October 24, 2018, the loan agreement was amended to increase the amount of the loan to \$200,000. The loan is non-interest bearing. No payments are due until January 1, 2038. Commencing from January 1, 2038 through December 1, 2049, annual payments equal to 45% of Net Available Cash Flow are payable. As of December 31, 2022, the balance of the Note was \$200,000.

In November of 2017, Bryant Walkway Housing Development Group, LP issued a HOME Financing Program promissory note to the Missouri Housing Development Corporation in the amount of \$500,000 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. Interest is 1% per annum during the term of construction, and 0% per annum beginning on the conversion date of December 1, 2019. During 2019, the HOME Loan was amended to increase the available amount to \$550,000 and to extend the construction phase through March 1, 2020. On April 1, 2020, annual installments of principal in the amount of \$16,667 are due on the HOME Loan through March 1, 2040, the maturity date of the HOME Loan. Payments are deferred until the earlier of the Deferred Development Fee being paid in full or December 1, 2034. The payments are made from 50% of Surplus Cash as defined in the Regulatory Agreement. The HOME Loan is secured by a deed of trust on the Project. The outstanding principal balance on the loan as of December 31, 2022 was \$550,000. No accrued interest payable balance remained on the HOME Loan as of December 31, 2022.

In November of 2017, Bryant Walkway II Housing Development Group, LP issued a HOME Financing Program promissory note to the Missouri Housing Development Corporation in the amount of \$690,000 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. Interest is 1% per annum during the term of construction, and 0% per annum beginning on the conversion date of December 1, 2019. Monthly interest only payments are due through December 1, 2019. Beginning January 1, 2020, annual installments of \$23,000 are payable. Payments are deferred until the deferred developer fee is paid in full or December 1, 2034, whichever is earliest. All principal payments are payable solely from 50% of surplus cash. The note is mortgaged with an assigned security interest in the applicable property and matures in December 2039. The outstanding principal balance on the loan as of December 31, 2022 was \$630,628. There was no accrued interest at December 31, 2022.

Bryant Walkway Housing Development Group, LP entered into a loan agreement (the Note) with Missouri Housing Development Corporation ("MHDC") on November 29, 2017, which allows for total advances up to \$5,989,000 to fund the acquisition and rehabilitation of the project. The Construction phase interest is currently at 3.25%. During 2019, the Note was amended to extend the construction phase and delay repayment to begin on March 1, 2020 with the principal payment of \$5,739,000 or such amount necessary to reduce the outstanding balance of the Note to \$250,000. On April 1, 2020, monthly installments of principal and interest in the amount of \$1,088 are due on the Note through February 1, 2040, the maturity date of the Note. The amendment also delayed the failure-to-pay fee of \$57,490 and the additional interest of 3% charged on the outstanding balance. The Note is secured by a first mortgage on the property. As of December 31, 2022, the balance of the Note was \$235,835. Accrued interest payable on the Note as of December 31, 2022, was \$639.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Future debt service requirements are as follows:

Year	Principal	Interest
2023	\$ 5,473	\$ 7,584
2024	5,653	7,403
2025	5,840	7,217
2026	6,032	7,024
2027	6,231	6,825
Thereafter	206,606	64,671
Total	\$ 235,835	\$ 100,724

During fiscal year 2018, Oak Towers Housing Development Group received financing from the City of Columbia HOME Funds under a loan commitment of \$80,000 maturing in December 31, 2059, secured by subordinate deed of trust, to provide improvement to the Project. The loan is non-interest bearing through maturity. As of December 31, 2022, the outstanding balance was \$80,000.

A summary of long-term liability activity for the period ended December 31, 2022, is as follows:

	Balance 12/31/21	Increase	Decrease	Balance 12/31/22	Due Within One Year
Capital Debt					
MHDC Loan	\$ 669,000	\$ —	\$ —	\$ 669,000	\$ —
EPC Loan	115,476	—	38,935	76,541	17,446
MMVHDG, LP Bonds	304,282	—	11,003	293,279	11,334
MMVHDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Stuart Parker HDG, LP HOME Loan	251,750	—	—	251,750	—
Stuart Parker HDG, LP FHLB AHP Loan	496,678	—	—	496,678	—
Stuart Parker HDG, LP Bonds	4,040,000	—	70,000	3,970,000	70,000
Bear Creek HDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Bear Creek HDG, LP Bonds	1,231,327	—	38,389	1,192,938	39,735
Oak Towers HDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Oak Towers HDG, LP Bonds Series A	2,011,355	—	60,754	1,950,601	61,081
Bryant Walkway II, City of Columbia Loan	200,000	—	—	200,000	—
Bryant Walkway HDG, LP HOME Loan	550,000	—	—	550,000	—
Bryant Walkway II HDG, LP HOME Loan	648,812	—	18,184	630,628	—
Bryant WW MHDC Note Payable Fund Balance	241,133	—	5,298	235,835	5,473
Oak Towers HDG, LP City of Columbia HOME Funds	80,000	—	—	80,000	—
Non-Capital Debt					
Accrued Compensated Absences	148,861	—	13,050	135,811	81,485
FSS Escrow Liabilities	274,980	10,547	—	285,527	5,031
PILOT Liability	36,870	—	10,119	26,751	26,751
Total Liabilities	12,800,524	10,547	265,732	12,545,339	318,336
Less: Current Portion	(330,094)	—	—	(318,336)	—
Total Long-Term Liabilities	\$ 12,470,430			\$ 12,227,003	

It is the Authority's policy to grant full time permanent employees vacation benefits in varying amounts to specified maximums depending on tenure with the Authority. Sick leave is also earned and accumulates to specified maximums. The employees are entitled to vacation leave balances at termination. Vacation leave accrued but not yet paid as of December 31, 2022, is shown as a liability allocated between current and non-current and totaled \$135,811.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

13. Blended Component Unit Financial Statements

Condensed Blended Component Units (Non-Federal) - Statement of Net Position - December 31, 2022:

	CHALIS	CCHT	CHA Development Corporation	MMVHDG, LP	Bear Creek HDG, LP	Stuart Parker HDG, LP	Oak Towers HDG, LP	Bryant Walkway HDG, LP	Bryant Walkway II HDG, LP	Other Component Units	Inter-Component Unit Eliminations	Total Blended Component Units
Assets												
Current and restricted assets	\$ 95,955	\$ 1,629,472	\$ 535,359	\$ 251,816	\$ 710,632	\$ 2,285,461	\$ 1,155,345	\$ 426,562	\$ 268,874	\$ 1,076	\$ (80,151)	\$ 7,280,441
Capital assets	609,780	288,525	—	3,447,060	7,929,199	21,814,539	13,300,420	8,394,671	4,827,240	—	(3,200,318)	57,411,116
Other non-current assets	—	—	—	71,921	70,751	383,026	160,195	39,646	22,720	2,031,632	(2,031,632)	748,269
Other non-current due from the Authority	—	—	300,000	—	—	—	—	—	—	—	—	300,000
Other non-current due from LPs	—	2,526,728	431,843	—	—	—	—	—	—	—	(2,958,571)	—
Total Assets	\$ 705,735	\$ 4,444,725	\$ 1,267,242	\$ 3,770,797	\$ 8,710,582	\$ 24,483,026	\$ 14,615,960	\$ 8,860,879	\$ 5,118,834	\$ 2,032,708	\$ (8,270,672)	\$ 65,739,810
Liabilities												
Current liabilities	\$ 39,549	\$ 61,686	\$ 3,521	\$ 44,081	\$ 459,934	\$ 763,158	\$ 325,091	\$ 110,829	\$ 100,858	\$ 51,247	\$ (60,151)	\$ 1,879,803
Current liabilities due to the Authority	105,720	22,076	(79,303)	14,530	74,471	92,289	70,718	8,114	4,363	186,634	—	550,612
Non-current liabilities	673,536	—	2,503	1,045	2,475	259,888	82,331	1,785	647	1,925	—	1,026,135
Non-current liabilities due to the Authority	—	—	—	781,945	5,026,518	13,846,160	7,061,318	780,362	2,065,563	—	—	29,561,865
Non-current liabilities due to CCHT	—	—	—	1,726,728	—	—	—	500,000	300,000	—	(2,526,728)	—
Non-current liabilities due to CHA Dev Corp	—	—	—	—	127,542	—	—	304,301	—	—	(431,843)	—
Total Liabilities	\$ 878,805	\$ 83,762	\$ (73,279)	\$ 2,568,329	\$ 5,690,940	\$ 14,961,495	\$ 7,539,458	\$ 1,705,391	\$ 2,471,431	\$ 239,806	\$ (3,038,722)	\$ 33,027,416
Net Position												
Net investment in capital assets	\$ (59,220)	\$ 288,525	\$ —	\$ 927,053	\$ 2,862,946	\$ 7,646,630	\$ 6,098,021	\$ 7,108,837	\$ 2,461,677	\$ —	\$ (673,590)	\$ 26,660,879
Restricted net position	26,139	1,486,988	—	171,394	503,582	1,743,357	824,430	305,663	188,868	—	—	5,250,421
Unrestricted net position	(189,989)	2,555,450	1,340,521	104,021	(345,885)	131,544	154,051	(259,012)	(3,142)	1,792,902	(4,558,360)	801,100
Total Net Position	\$ (173,070)	\$ 4,360,963	\$ 1,340,521	\$ 1,202,468	\$ 3,019,642	\$ 9,521,531	\$ 7,076,502	\$ 7,155,488	\$ 2,647,403	\$ 1,792,902	\$ (5,231,950)	\$ 32,712,400

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Condensed Blended Component Units (Non-Federal) - Statement of Revenues, Expenses and Changes in Net Position - For The Year Ended December 31, 2022:

	CHALIS	CCHT	Development Corporation	CHA Corporation	MMVHDG, LP	Bear Creek HDG, LP	Stuart Parker HDG, LP	Oak Towers HDG, LP	Bryant Walkway HDG, LP	Bryant Walkway II HDG, LP	Other Component Units	Inter-Component Unit Eliminations	Total Blended Component Units
Operating Revenues													
Operating revenues	\$ 600,241	\$ 101,739	\$ —	\$ —	\$ 199,591	\$ 594,977	\$ 1,966,208	\$ 1,071,396	\$ 357,148	\$ 218,873	\$ 206,469	\$ (257,888)	\$ 5,058,754
Total Operating Revenues	600,241	101,739	—	—	199,591	594,977	1,966,208	1,071,396	357,148	218,873	206,469	(257,888)	5,058,754
Operating Expenses													
Operating expenses	655,626	40,071	68,929	156,176	515,172	1,660,429	893,114	270,164	190,312	184,767	—	(53,935)	4,580,825
Operating expenses (to the Authority)	1,500	1,318	—	9,979	29,095	117,824	63,800	21,347	12,985	—	—	—	257,848
Depreciation expense	18,149	3,400	—	123,324	225,294	707,473	486,337	297,743	161,504	—	—	—	2,023,224
Total Operating Expenses	675,275	44,789	68,929	289,479	769,561	2,485,726	1,443,251	589,254	364,801	184,767	—	(53,935)	6,861,897
Operating Income/(Loss)	(75,034)	56,950	(68,929)	(89,888)	(174,584)	(519,518)	(371,855)	(371,855)	(232,106)	(145,928)	21,702	(203,953)	(1,803,143)
Non-Operating Revenues/(Expenses)													
Non-operating revenues	1,101	27,609	22,412	2,755	9,321	39,105	12,410	3,061	2,305	—	—	(2,399)	117,680
Non-operating expenses	—	—	—	—	(37,408)	(36,258)	(5,263)	(6,348)	(3,065)	—	—	—	(88,342)
Total Non-Operating Revenues Over Expenses	1,101	27,609	22,412	2,755	(28,087)	2,847	7,147	(3,287)	(760)	—	—	(2,399)	29,338
Increase/(Decrease) In Net Position	(73,933)	84,559	(46,517)	(87,133)	(202,671)	(516,671)	(364,708)	(364,708)	(235,393)	(146,688)	21,702	(206,352)	(1,773,805)
Beginning Net Position	(99,137)	2,976,404	1,387,038	1,289,601	3,267,531	10,124,286	7,485,827	7,410,786	2,804,735	1,771,200	—	(5,232,066)	33,186,205
Capital Contributions	—	1,300,000	—	—	—	—	(44,617)	(19,905)	(10,644)	—	—	—	1,300,000
Withdrawals	—	—	—	—	(45,218)	(86,084)	—	—	—	—	—	206,468	—
Ending Net Position	\$ (173,070)	\$ 4,360,963	\$ 1,340,521	\$ 1,202,468	\$ 3,019,642	\$ 9,521,531	\$ 7,076,502	\$ 7,155,488	\$ 2,647,403	\$ 1,792,902	\$ (5,231,950)	\$ (2,712,400)	\$ 32,712,400

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

FINANCIAL DATA SCHEDULES

Page 1 Of 2

December 31, 2022

Housing Authority of the City of Columbia, MO (MO007)
COLUMBIA, MO

Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit

Fiscal Year End 12/31/2022	Project Total	14.300 Other Community Development Programs	14.301 Family Self-Sufficiency Program	14.302 Continuum of Care Program	14.303 Rental Assistance Vouchers	14.304 Public Housing Choice Voucher Program	14.305 Resident Opportunity and Assistance Program	14.306 Emergency Housing Voucher	14.307 Other Federal Programs	CCOC	ELM	Total
11.1.1	236,791	11,004	14,131	111,382	3,702	3,702	8,287	8,287	18,496		2,123,442	3,123,442
11.2.1	882,736	3,700,421	278,119					8,287			8,287	8,287
11.3.1	3,746	278,119									278,119	278,119
11.4.1	1,191,882	8,801,856	8,801,856	8,801,856	8,801,856	8,801,856	8,801,856	8,801,856	8,801,856		8,801,856	8,801,856
11.5.1	2,136	2,136										2,136
11.6.1	171,681	171,681										171,681
11.7.1	1,111,906	1,111,906										1,111,906
11.8.1	3,185	3,185										3,185
11.9.1	8,287	8,287										8,287
11.10.1	2,123,442	2,123,442										2,123,442
11.11.1	8,287	8,287										8,287
11.12.1	18,496	18,496										18,496
11.13.1	18,496	18,496										18,496
11.14.1	18,496	18,496										18,496
11.15.1	8,287	8,287										8,287
11.16.1	2,123,442	2,123,442										2,123,442
11.17.1	18,496	18,496										18,496
11.18.1	8,287	8,287										8,287
11.19.1	18,496	18,496										18,496
11.20.1	8,287	8,287										8,287
11.21.1	18,496	18,496										18,496
11.22.1	8,287	8,287										8,287
11.23.1	18,496	18,496										18,496
11.24.1	8,287	8,287										8,287
11.25.1	18,496	18,496										18,496
11.26.1	8,287	8,287										8,287
11.27.1	18,496	18,496										18,496
11.28.1	8,287	8,287										8,287
11.29.1	18,496	18,496										18,496
11.30.1	8,287	8,287										8,287



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: **Resolution 2925**: Accepting the FY 2022 Single Audit Report of the Housing Authority of the City of Columbia

Executive Summary

The Columbia Housing Authority (CHA) is required to procure a single audit each year based upon HUD regulations. This annual audit includes CHA's programs and includes specific compliance testing for the Section 8 Program and public housing.

Discussion

RubinBrown LLP conducted the audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and the provisions of U.S. Office of Management and Budget Circular A-133, Audits States, Local Governments, and Non-Profit Organizations. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. RubinBrown LLP believes that their audits provide a reasonable basis for their opinion.

RubinBrown LLP staff will provide the CEO with a summary of the audit and information to provide a brief overview of the audit and answer any questions from the Board of Commissioners.

Recommended Commission Action

Accept the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2022 performed by RubinBrown LLP.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2925

A Resolution to Accept the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2022

WHEREAS, the Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that a single audit report be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the accounting firm of RubinBrown LLP has performed a Single Audit Report of the Housing Authority of the City of Columbia, Missouri, for the fiscal year ended December 31, 2022 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133; and

WHEREAS, the single audit of the Section 8 Housing Choice Voucher Program will be presented by RubinBrown LLP.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2925 accepting the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for fiscal year ending December 31, 2022, performed by RubinBrown LLP.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted August 23, 2023

***HOUSING AUTHORITY OF
THE CITY OF COLUMBIA, MISSOURI
SINGLE AUDIT REPORT
DECEMBER 31, 2022***

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**Independent Auditors' Report
On Internal Control Over Financial
Reporting And On Compliance And Other
Matters Based On An Audit Of Financial
Statements Performed In Accordance With
*Government Auditing Standards***

Board of Commissioners,
Housing Authority of the City of Columbia, Missouri
Columbia, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Columbia, Missouri (the Authority) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 20, 2023.

Report On Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report On Compliance And Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose Of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RubinBrown LLP

June 20, 2023

**Independent Auditors' Report
On Compliance For Each Major Federal
Program; Report On Internal Control Over
Compliance; And Report On The Schedule
Of Expenditures Of Federal Awards
Required By The Uniform Guidance**

Board of Commissioners
Housing Authority of the City of Columbia, Missouri
Columbia, Missouri

Report On Compliance For Each Major Federal Program

Opinion On Each Major Federal Program

We have audited Housing Authority of the City of Columbia, Missouri's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2022. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis For Opinion On Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibility under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities For The Audit Of Compliance section of our report.

We are required to be independent of the Authority and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities Of Management For Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities For The Audit Of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item 2022-001. Our opinion on each major federal program is not modified with respect to this matter.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance finding identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report On Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify a certain deficiency in internal control over compliance that we considered to be a significant deficiency.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2022-001 to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance finding identified in our audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report On Schedule Of Expenditures Of Federal Awards Required By The Uniform Guidance

We have audited the financial statements of the Authority as of and for the year ended December 31, 2022 and have issued our report thereon dated June 20, 2023, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

RubinBrown LLP

August 11, 2023

HOUSING AUTHORITY OF CITY OF COLUMBIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Page 1 Of 2

For The Year Ended December 31, 2022

Federal Grantor/Pass-Through Grantor/Program Or Cluster Title	Assistance Listing Number	Grantor Identification Number	Federal Expenditures	Expenditures To Subrecipients
Department of Housing and Urban Development				
Direct Awards:				
Continuum of Care Program	14.267	MO0101L7E062013 MO0101L7E062114	\$ 379,095	\$ —
Public and Indian Housing	14.850	MO007-00000116D MO007-00000117D MO007-00000118D MO007-00000119D MO007-00000122D	513,658	—
Resident Opportunity and Supportive Services - Service Coordinators	14.870	ROSS191290-01-00 ROSS221723-01-00	65,363	—
Family Self-Sufficiency Program	14.896	FSS22MO4724-01-00	121,918	—
Housing Voucher Cluster - Section 8 Housing Choice Vouchers	14.871		10,969,852	—
COVID-19: Emergency Housing Vouchers - CARES ACT	14.871		132,713	—
Mainstream Vouchers	14.879	MO007DV0001	143,728	—
Total Housing Voucher Cluster			11,246,293	—
Passed through the City of Columbia:				
Home Investment Partnerships Program	14.239		138,697	—
Total Department of Housing and Urban Development			12,465,024	—

HOUSING AUTHORITY OF CITY OF COLUMBIA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Page 2 Of 2

For The Year Ended December 31, 2022

Federal Grantor/Pass-Through Grantor/Program Or Cluster Title	Assistance Listing Number	Grantor Identification Number	Federal Expenditures	Expenditures To Subrecipients
U.S. Department of Education				
Passed through Missouri Department of Elementary and Secondary Education:				
Twenty-First Century Community Learning Centers	84.287	S287C160025 S287C170025	\$ 105,424	\$ —
COVID-19: Education Stabilization Fund	84.425U	S425U210021	104,354	—
Total U.S. Department of Education			209,778	—
U.S. Department of Agriculture/Food Nutrition Service				
Passed through Missouri Department of Health and Senior Services:				
Child and Adult Care Food Program	10.558	ERS46132829 213MO702HI706	53,698	—
Child Nutrition Cluster - Summer Food Service Program for Children (SFSPC)	10.559	ERS0462884S	15,477	—
Total U.S. Department of Agriculture/Food Nutrition Service			69,175	—
U.S. Department of Health and Human Services				
Passed through Missouri Department of Social Services then through Caring Communities Inc Family and Community Trust				
Community Services Block Grant	93.569	CSBGCHAASch2022	4,580	—
Total U.S. Department of Health and Human Services			4,580	—
Total Federal Awards			\$ 12,748,557	\$ —

HOUSING AUTHORITY OF CITY OF COLUMBIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS December 31, 2022

1. General

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) presents the activity of all federal award programs of the Housing Authority of the City of Columbia, Missouri (the Authority). The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of, the financial statements

2. Basis Of Accounting

The accompanying Schedule is presented using the accrual basis of accounting, which is described in Note 1 to the financial statements of the Authority.

3. Indirect Costs

The Authority has not elected to use the 10% de minimis indirect cost rate as allowed in the Uniform Guidance, Section 414.

HOUSING AUTHORITY OF CITY OF COLUMBIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For The Year Ended December 31, 2022

Section I - Summary Of Auditors' Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? yes no
- Significant deficiency(ies) identified? yes none reported

Noncompliance material to financial statements noted?

yes no

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? yes no
- Significant deficiency(ies) identified? yes none reported

Type of auditors' report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

yes no

Identification of major federal programs:

ALN Number	Name Of Federal Program Or Cluster
14.871, 14.879 14.850	Housing Voucher Cluster Public and Indian Housing

Dollar threshold used to distinguish between type A and type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

yes no

Section II - Financial Statement Findings

None

HOUSING AUTHORITY OF CITY OF COLUMBIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (*Continued*)
For The Year Ended December 31, 2022

Section III - Federal Award Findings And Questioned Costs

Finding 2022-001 Significant Deficiency: Special Reporting - Compliance and Control Finding

ALN 14.871 and 14.879 - Housing Voucher Cluster: Section 8 Housing Choice Vouchers

Federal Agency: U.S. Department of Housing and Urban Development (HUD)

Pass-Through Entity: N/A - Direct Award

Criteria Or Specific Requirement: HUD requires Public Housing Authorities (PHA) to submit a Form HUD-50058 each time a family ends participation in the program or moves out of the PHA's jurisdiction under portability within 60 days of the participants termination or exit of the program.

Condition: The Authority did not submit the required form within the designated timeframe, nor did the existing control operate as intended to prevent the error from occurring.

Cause: The control in place did not ensure timely submission of the HUD-50058.

Effect: The possibility exists that noncompliance with federal requirements could go undetected regarding compliance relating to direct and material compliance requirements.

Questioned Costs: None.

Context: One of the 40 participants selected for testing did not have the HUD-50058 submitted within the required 60 day timeframe.

Identification As A Repeat Finding: Not applicable.

Recommendation: We recommend that management evaluate their existing control over the timely submission of the HUD-50058 upon a participant's exit of the program, and consider implementing additional controls such as a review of a schedule of participants who exited the program monthly, to ensure the all required submissions to HUD take place on time.

Views Of Responsible Officials: Management has developed a tracking chart to track submission of the HUD-50058 for participants exiting the program that will be monitored monthly.



Housing Authority of the City of Columbia, Missouri

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CORRECTIVE ACTION PLAN For The Year Ended December 31, 2022

Finding No. 2022-001	Significant Deficiency: Special Reporting - Compliance and Control Finding
Personnel Responsible for Corrective Action:	Section 8 Housing Choice Vouchers Program Staff Tawanda Edwards, Director of Housing Programs Laura Lewis, Director of Affordable Housing
Anticipated Completion Date:	8/10/2023
Corrective Action Plan:	<p>CHA has developed a tracking chart to track submission of the HUD-50058 for participants exiting the program that will be monitored monthly.</p> <p>The Director of Housing Programs has delegated submission of the HUD-50058 for participants exiting the program that also have ported to another PHA, to the CHA Housing Programs Manager and will monitor the completion of this delegated task monthly.</p>



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SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS For The Year Ended December 31, 2022

None



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: **Resolution 2926:** To Adopt Revisions to the FY 2023 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.

Executive Summary

The Columbia Housing Authority (CHA) Board of Commissioners approves budget adjustments to the CHA Annual Budget when significant anticipated changes in assumptions for revenues, expenses and programming have been identified. This memo summarizes changes in assumptions associated with the proposed amendment to the FY 2023 agency-wide budget.

Discussion

Revenues

AMP 1

The amended TOTAL REVENUE for AMP 1 is \$1,583,160 up from \$1,173,157 a difference of \$410,003. The largest portion of this figure is Capital Fund Grants. This figure was originally \$340,360 (2022) and increased by \$343,130 (2023).

Reduced occupancy or vacancy loss went from 95% (\$21,788) to 90% (\$43,575) an increase of \$21,787.

LIHTC

Increased net rents for Bear Creek, Patriot Place, Bryant Walkway and Bryant Walkway II were based on the 5.2% increase from the budgeted 2% increase. Net increase \$15,875.

Revised 2022's OCAF: Stuart Parker 2.8%; Bear Creek 5.2%; Oak Tower 2.8%; Bryant Walkway 5.2%; Bryant Walkway II 5.2%; MMV 5.2%.

COCC

Capital Fund management fees were originally 34,036 and increased to \$68,349, a difference of \$34,313.

CHALIS

Increased revenue and expenses based on 2022 carry over funds for the Housing Ambassador position.

Increased revenue and expenses for the Homeless Services Coordinator position that will be provided for the Emergency Housing Voucher participants. Total CHALIS revenue was \$948,652 then decreased to \$891,295, a decrease in revenue of \$57,357.

- Federal grants decreased from \$274,134 to \$194,322, a decrease of \$79,812.
- Other grants/income decreased from \$539,325 to \$513,524, a decrease of \$25,801.



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- Other revenue increased from \$107,965 to \$156,221, an increase of \$48,256.

HOUSING CHOICE VOUCHERS

Administrative Fees Earned increased from \$1,167,010 to \$1,331,192, a difference of \$164,182 due to CHA's fee proration factor increasing from 80.0% to 89.5%.

Expenditures

AMP 1

Capital Fund management fees went from \$34,036 to \$68,349, a difference of \$34,313 to include both 2022 and 2023 draws.

Increased maintenance salaries and benefits by activating the maintenance lead position that was vacated in January 2023. Maintenance labor increased from \$217,421 to \$227,594, a difference of \$10,173.

LIHTC

Decreased LIHTC admin salaries and benefits by changing the allocation between LIHTC and PBV from 85/15 to 70/30.

- Administrative salaries decreased from \$351,733 to \$311,605, a difference of \$40,128.
- Benefits decreased from \$106,613 to \$92,938, a difference of \$13,675.

HCV

Increased HCV admin salaries and benefits by increasing the allocation between LIHTC and PBV from 85/15 to 70/30. Added a PBV specialist position.

- Administrative salaries increased from \$334,357 to \$461,368, an increase of \$127,012.
- Benefits increased from \$111,955 to \$147,793, an increase of \$35,838.

Total operating expenses went from \$1,109,204 to \$1,274,593, an increase of \$165,389.

EHV

Emergency Housing Vouchers salaries and benefits increased to support the Housing Ambassador position once the remaining CHALIS grant funds are expended. This also funds our new Homeless Services Coordinator position recently approved by the board.

- Administrative salaries increased from \$8,320 to \$86,463, an increase of \$78,143.
- Benefits increased from \$3,329 to \$14,481, an increase of \$11,152.

Affordable Housing Development

Increased salaries and benefits for the addition of Housing Development Coordinator.

- Administrative salaries increased from \$59,246 to \$105,177, an increase of \$45,931.
- Benefits increased from \$16,324 to \$25,348, an increase of \$9,024.

Overall change resulting from this budget amendment –

- Total revenue increased from \$17,241,797 to \$18,014,123, an increase of \$772,326.



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- Total expenses increased from \$7,550,326 to \$7,983,867, an increase of \$433,541.
- Total agency-wide net income from operations increased by \$168,844.

Please note: The amounts that have been changed are highlighted in yellow on the attached budget.

Recommended Commission Action

Approve Revisions to the FY 2023 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2926

To Adopt Revisions to the FY 2023 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.

WHEREAS, On November 9, 2022 the CHA Board of Commissioners adopted Resolution 2914 approving the CHA's agency-wide budget for FY 2023 including the FY 2023 annual budgets for the CHA's low-income housing tax credit properties and CHA Low-Income Services, Inc.; and

WEREEAS, The Board of Commissioners desires to approve budget adjustments to the CHA Annual Budget when significant anticipated changes in assumptions for revenues, expenses and programming have been identified; and

WHEREAS, CHA anticipates a net increase in revenue and increase in expenses in FY 2023 due to changes in budget assumptions and planned full-time equivalent (FTE) positions for FY 2023; and

WHEREAS, public housing capital fund revenue for AMP 1 will receive a \$410,003 increase in revenue for FY 2023 due to the receipt of FY 2023 capital funds and reduced vacancy loss; and

WHEREAS, Adjustments to the budgets for LIHTC includes an increase in \$15,875 in net rents due to increases in OCAF adjustments for Bear Creek, Patriot Place, Bryant Walkway and Bryant Walkway II; and

WHEREAS, Adjustments to the Central Office Cost Center (COCC) include an increase in \$34,313 due to increases in Capital Fund management fees; and

WHEREAS, Adjustments to the Resident Services Department include 2022 carryover funds for the Housing Ambassador position, increased revenues and expenses for the Homeless Services Coordinator position funded through Emergency Housing Voucher (EHV) Services funds.

WHEREAS, Adjustments the Housing Choice Voucher Administrative Fees earned increased by \$164,182 as a result of increased lease ups and an increase in estimated proration factor from 80% to 89.5%; and

WHEREAS, Adjustments to the budget includes an increase in maintenance salaries and benefits by activating a vacated maintenance position including an increase in labor expense of \$10,173

WHEREAS, Adjustments to the budget include a \$53,803 decrease in LIHTC administrative salaries and benefits due to a more accurate allocation of staff time covered by LIHTC Administrative Fees and Housing Choice Voucher Administrative Fees; and

WHEREAS, Adjustments to the budget include a \$162,850 increase in Housing Choice Voucher administrative salaries and benefits to cover additional costs due to the reallocation of LIHTC

administrative fees, addition of a Project Based Voucher (PBV) Specialist, and pay adjustments to front line staff including property management, maintenance staff and HCV Specialists; and

WHEREAS, Adjustments to the budgets include \$89,295 in increased expenses in additional EHV grant funding for the Homeless Services Coordinator and Housing Ambassador positions; and

WHEREAS, Adjustments to the budgets include \$54,955 in increased expenses in salaries and benefits for the addition of a Housing Development Coordinator to assist with current and on-going redevelopment projects underway; and

WHEREAS, Adjustments to the budgets include a total revenue increase of \$772,336 and total expense increase of \$433,541 for FY 2023, resulting in an estimated increase in total agency-wide net income from operations of \$168,844.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts resolution #2926 revisions to the FY 2023 CHA agency-wide budget including component financial units and budgets for the CHA's low-income housing tax credit properties as attached hereto and made a part hereof and making these revisions effective August 23, 2023.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted August 23, 2023



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: **Resolution 2927**: Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Providence Bank for banking and depository services for the Columbia Housing Authority.

Executive Summary

The Columbia Housing Authority (CHA) solicited proposals for banking and depository services in 2017. CHA enters into banking services and depository agreements for a term of three (3) years with the option of extending the agreements for an additional two (2) years on a year-to-year basis, therefore CHA staff solicited proposals for banking services in 2023. CHA's current provider of banking and depository services is First Mid Bank, (acquirer of Providence Bank, which won the last bid).

Discussion

The CHA issued a Request for Proposals (RFP's) for Banking Services on Friday, April 14, 2023. The RFP was advertised on the CHA web site and through the Columbia Daily Tribune on April 12, 16 and 19. Proposals were due no later than 5:00 p.m. on Friday, June 2, 2023.

The following banking institutions requested and submitted proposals:

- Central Bank of Boone County
- First Mid Bank
- Commerce Bank

Selection Process

The proposals submitted were evaluated by a Selection Committee comprised of selected CHA personnel. The evaluation included a review and evaluation of all responsive proposals, and an interview phase for Respondents. The Selection Committee interviewed each of the Respondents. CHA's Procurement Policy and guidelines within the Banking Services RFP include negotiation of specific terms including contract costs and financial impact to CHA. The Selection Committee scored each proposal based upon the criteria outlined within the proposal as follows:

Firm's Composition/Stability (15 pts)

Firm's Experience (10 pts): In providing similar entities similar needs during the past five (5) years.

Key Personnel (15 pts): That will be assigned to CHA accounts, and their experience with similar entities and similar needs.

Scope of Services (15 pts): Ability to provide services requested as demonstrated in the responses to the "Scope of Services Questionnaire".

Management Plan (15 pts): For implementing and sustaining quality services and customer support for CHA including availability of key staff and conveniences of banking services.



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Technology (15 pts): Both current and near future banking technology options that may be advantageous in managing CHA’s financial systems with emphasis on internet and remote services that may be performed on-site while ensuring quality assurance/control (factors: speed, efficiency, reliability, system security, ease of use, etc.).

Net Financial Advantage (15 pts): Proposed investment/interest programs weighed against the cost of services provided.

CHA staff then worked to negotiate specific terms of the contract including costs in accordance with the RFP guidelines and CHA Procurement Policy. CHA staff identified First-Mid Bank’s proposal as the highest most economically beneficial to the Columbia Housing Authority, as First-Mid Bank’s fee and interest rates included in its proposal benefit CHA by greater than \$100,000 in comparison to the other proposals. The fee and interest rate comparison are as follows:

Banking RFP Income and Fee Analysis						
Total cash:	\$	7,000,000	(estimate of funds in First Mid right now)			
Current 4 week rate		5.28%				
Bank	Interest Income Description	Interest Percent	Interest Income	Fees	Net Income	Delta
First Mid	avg. 4-wk T-Bill + 40 basis points	5.68%	\$ 397,740.00	\$ 6,201.68	\$ 391,538.32	
Commerce Bank	73% of avg. 4-wk T-Bill	3.86%	\$ 269,910.20	\$ 35,585.84	\$ 234,324.36	\$ (157,213.96)
Central Bank	80% of avg 4-wk T-Bill	4.23%	\$ 295,792.00	\$ 11,841.36	\$ 283,950.64	\$ (107,587.68)

With approval of the CHA Board of Commissioners, the CHA will renew its banking services contract with First Mid Bank effective September 1, 2023. The CHA currently has its ancillary banking services for operating reserves at Central Bank (4 accounts) and bond related funds at UMB Bank (6 accounts).

All other accounts (41) of the CHA and related entities currently reside with First Mid Bank.

Recommended Commission Action

Staff Recommendation: Adopt Resolution 2927 authorizing the Chief Executive Officer to execute the appropriate documents and agreements with First Mid Bank for banking and depository services for the Columbia Housing Authority.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2927

A Resolution to Authorize the Chief Executive Officer to Execute the Appropriate Documents and Agreements with First Mid Bank for Banking and Depository Services for the Columbia Housing Authority

WHEREAS, The Columbia Housing Authority requested proposals from qualified financial institutions to perform banking and depository services for CHA under a three year contract with the option of two additional annual renewals; and

WHEREAS, Three proposals were received, reviewed and evaluated based on the criteria defined in the Selection Process section of the Request for Proposals (RFP) packet that was issued on April 14, 2023; and

WHEREAS, The Columbia Housing Authority desires to award a contract to the responsive and responsible firm that is most advantageous to the Columbia Housing Authority in providing banking and depository services; and

WHEREAS, After reviewing the proposals for banking and depository services that were received, CHA staff recommends formally awarding the banking contract to First Mid Bank to provide the Columbia Housing Authority's banking services for three years with a two year renewal option at Columbia Housing Authority's discretion.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2927 authorizing the Chief Executive Officer to execute the appropriate documents and agreements with First Mid Bank for banking and depository services for the Columbia Housing Authority.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted August 23, 2023



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: **Resolution 2928:** Authorizing the Submission of a Continuum of Care Grant Renewal Application

Executive Summary

Approval of Resolution 2928 would authorize the CEO of the Columbia Housing Authority to submit a renewal grant application for Continuum of Care (CoC) grant funds. CHA has historically accessed CoC funding to provide additional permanent supportive housing vouchers to homeless populations referred to CHA through the Boone County Coalition to End Homelessness (local organizations within our regional Continuum of Care).

Discussion

The Columbia Housing Authority has applied for and received Continuum of Care (CoC) Program rental assistance funding from HUD to assist homeless persons with disabilities in previous years. Continuum of Care funding for the current year is \$464,305 and typically supports over 60 vouchers for this population. CHA is seeking approval to apply for up to \$465,000 for 2024 to continue supporting these specific populations.

This grant requires an equal local match of in-kind support services to assist homeless persons with disabilities in moving into and sustaining permanent housing. CHA has MOU partnership agreements with the following social service agencies to refer clients to this program and provide the required in-kind match of community support services:

- New Horizons Community Support Services
- Burrell Community Behavioral Health Services
- Lutheran Family and Children Services
- Welcome Home, Inc.
- Compass Health/Family Counseling Center
- In2Action
- Love Columbia

CHA will be submitting this funding application through the Missouri Balance of State Continuum of Care application in partnership with our local Boone County Coalition to End Homelessness (BCCEH).

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA's FY 2024 CoC grant application renewal.



Board Resolution

RESOLUTION # 2928

A Resolution Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Missouri Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.

WHEREAS, the McKinney-Vento Act as amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act created programs with a primary purpose of developing a comprehensive effort to provide affordable housing by providing decent, safe, and sanitary housing opportunities for lower income homeless households; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, is an eligible provider of the Continuum of Care Program through the Missouri Balance of State Continuum of Care application; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, was awarded Continuum of Care grant funding to provide rental housing assistance to homeless persons with disabilities in 2023 in the amount of \$464,305 and has received similar funding in previous years; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, recognizes the continued need for such housing assistance with community support services; and

WHEREAS, partnerships with local social service agencies have been established to provide the required local match of community support services to participating households;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts this Resolution authorizing the submission of a Continuum of Care grant renewal application for 2024 in the amount of up to \$465,000 to the Department of Housing and Urban Development through the Missouri Balance of State Continuum of Care to provide housing and matching community support services to homeless persons with disabilities.

BE IT FURTHER RESOLVED that if the Continuum of Care grant application should be approved, Resolution #2928 also authorizes the execution of all applicable grant contract award agreements and the implementation of the programs and projects as described in the grant application.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted August 23, 2023



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: June 2023 Unaudited Financial Reports and Other Items of Interest

Executive Summary

Financial Highlights for YTD June 2023

- Total YTD revenues are \$8,535,465
- Total YTD expenses are \$9,005,542
- YTD Net Gain/(Loss) for
 - HCV \$4,205 above budget.
 - Public Housing is \$216,913 above budget.
 - LIHTC is \$109,171 above budget.

Monthly Financial Highlight

The combined LIHTC properties are yielding good cash flow for FYE 2023. In this meeting and subsequent board meetings, we will be focusing on our cash position and financial health of different parts of The Columbia Housing Authority.

Combined LIHTC	Year to Date	Budget	Variance	Percent of Variance
<i>Total Revenue</i>	2,324,088	2,269,203	54,885	2.4%
Total Operating - Administrative	448,008	458,246	(10,238)	-2.2%
Total Tenant Services	109,706	84,227	(28,620)	-34.0%
Total Utilities	280,171	275,659	4,513	1.6%
Total Maintenance	521,479	506,533	14,947	3.0%
Total Protective Services	5,807	6,110	(303)	-5.0%
Total Insurance Premiums	129,490	128,604	886	0.7%
Total Other General Expenses	95,915	84,728	11,187	13.2%
Total Interest Expense and Amortization Cost	449,537	448,207	1,331	0.3%
<i>Total Operating Expenses</i>	2,040,114	2,050,324	(10,210)	-0.5%
Excess of Operating Revenue over Operating Expenses	283,974	218,879	65,095	29.7%
<i>Total Expenses</i>	2,998,384	3,052,669	(54,285)	-1.8%
<i>Net Gain (Loss)</i>	(674,296)	(783,466)	109,171	-13.9%
Interest on seller financing and loan amortization	266,533	195,096	71,437	36.6%
Depreciation Expense	916,965	959,853	(42,888)	-4.5%
Cash Flow	509,202	371,483	137,720	37.1%

Other Items of Interest

- Banking RFP is completed with the resolution being proposed this evening
- Audit RFP is in progress with bids being opened on Friday, September 15, 2023
- Budget process begins with (6) new focused budgets: Finance, IT, HR/Admin, Maintenance, Security, and Capital Projects. These budgets will be sub-funds of the COCC.

Recommended Commission Action

Read and review report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

MONTHLY FINANCIAL STATEMENTS

(unaudited)

June 30, 2023

Fiscal Year End
December 2023
Month 6 of 12

as submitted by:

Tim Koske, Chief Financial Officer
Housing Authority of the City of Columbia, MO

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 814,173	\$ 886,813	\$ (72,640)	\$ 4,836,749	\$ 5,320,879	(484,130)	-9%
HUD Admin Fees Earned	135,033	99,158	35,875	649,500	594,946	54,554	9%
Total Fee Revenue	949,206	985,971	(36,765)	5,486,249	5,915,825	(429,576)	-7%
Investment Income - Unrestricted	1,844	417	1,427	12,809	2,501	10,308	412%
Fraud Recovery - HAP	799	100	699	1,647	600	1,047	0%
Fraud Recovery - Admin	-	100	(100)	560	600	(41)	0%
Other Revenue	-	-	-	-	-	-	-
Total Revenue	\$ 951,849	\$ 986,588	\$ (34,739)	\$ 5,501,265	\$ 5,919,526	\$ (418,261)	-7%
Administrative Salaries	24,670	27,863	(3,193)	173,266	167,178	6,088	4%
Auditing Fees	3,467	3,333	134	20,805	20,000	805	4%
Management Fee	19,704	20,728	(1,024)	118,344	124,367	(6,023)	-5%
Book-keeping Fee	12,315	12,955	(640)	73,965	77,730	(3,765)	-5%
Advertising and Marketing	-	42	(42)	-	250	(250)	-100%
Employee Benefit contributions - Administrative	6,981	9,320	(2,339)	47,413	55,917	(8,504)	-15%
Office Expenses	7,220	4,842	2,378	45,112	29,053	16,059	55%
Training & Travel	1,325	367	958	1,325	2,200	(875)	-40%
Other Administrative Expenses	5,678	7,336	(1,659)	47,074	44,018	3,056	7%
Total Operating - Administrative	81,360	86,786	(5,425)	527,305	520,713	6,591	1%
Total Tenant Services	191	-	191	1,215	-	1,215	
Total Utilities	914	862	52	5,149	5,171	(22)	0%
Bldg. Maintenance	1,129	1,367	(238)	8,376	8,204	172	2%
Insurance Premiums	1,215	1,182	33	7,789	7,094	695	10%
Other General Expenses	952	551	401	3,728	3,306	422	13%
Total Operating Expenses	\$ 85,761	\$ 90,748	\$ (4,987)	\$ 553,561	\$ 544,487	\$ 9,074	2%
Excess of Operating Revenue over Operating Expenses	\$ 866,088	\$ 895,840	\$ (29,752)	\$ 4,947,703	\$ 5,375,039	\$ (427,335)	-8%
Homeownership	3,930	4,236	(306)	23,335	25,416	(2,081)	-8%
Portable Housing Assistance Payments	19,619	9,450	10,169	117,729	56,700	61,029	108%
S8 FSS Payments	17,770	12,167	5,603	56,637	73,000	(16,363)	-22%
VASH Housing Assistance Payments	58,836	62,430	(3,594)	327,979	374,580	(46,601)	-12%
All Other Vouchers Housing Assistance Payments	752,331	807,035	(54,704)	4,414,684	4,842,208	(427,524)	-9%
Total Housing Assistance Payments	852,486	895,317	(42,831)	4,940,364	5,371,904	(431,540)	-8%
Depreciation Expense	1,701	1,701	-	10,203	10,203	-	
Total Expenses	\$ 939,949	\$ 987,766	\$ (47,818)	\$ 5,504,128	\$ 5,926,595	\$ (422,466)	-7%
Net Gain (Loss)	\$ 11,901	\$ (1,179)	\$ 13,079	\$ (2,864)	\$ (7,068)	\$ 4,205	-59%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 32,669	\$ 26,836	\$ 5,833	\$ 210,305	\$ 161,013	\$ 49,291	31%
Vacancy Loss	(6,683)	(1,427)	(5,256)	(25,133)	(8,561)	(16,573)	194%
Net Tenant Rental Revenue	25,986	25,409	577	185,171	152,453	32,718	21%
Tenant Revenue - Other	677	799	(122)	2,493	4,796	(2,302)	-48%
Total Tenant Revenue	26,663	26,208	455	187,664	157,248	30,416	19%
HUD PHA Operating Grants	40,498	38,517	1,981	243,281	231,099	12,181	5%
Capital Fund Grants	-	28,363	(28,363)	306,324	170,180	136,144	80%
Total Grant Revenue	40,498	66,880	(26,382)	549,605	401,279	148,325	37%
Investment Income - Unrestricted	4,815	338	4,477	31,771	2,025	29,745	1469%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	1,946	4,338	(2,391)	20,474	26,025	(5,551)	-21%
Total Revenue	\$ 73,922	\$ 97,763	\$ (23,841)	\$ 801,688	\$ 586,578	\$ 215,110	37%
Administrative Salaries	4,983	5,001	(18)	30,228	30,009	220	1%
Auditing Fees	304	400	(96)	1,825	2,400	(575)	-24%
Management Fee	5,712	5,524	188	36,122	33,147	2,975	9%
Book-keeping Fee	788	855	(68)	4,980	5,130	(150)	-3%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	1,807	1,759	48	10,616	10,553	63	1%
Office Expenses	1,030	984	46	7,433	5,902	1,532	26%
Legal Expense	-	125	(125)	-	750	(750)	-100%
Training & Travel	-	333	(333)	-	2,000	(2,000)	-100%
Other	266	428	(161)	2,809	2,565	244	10%
Total Operating - Administrative	14,890	15,409	(519)	94,013	92,455	1,558	2%
Asset Management Fee	1,200	1,200	-	7,200	7,200	-	0%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

Water	\$ 2,380	\$ 2,609	\$ (229)	\$ 13,671	\$ 15,653	\$ (1,982)	-13%
Electricity	1,011	1,310	(299)	7,467	7,861	(394)	-5%
Gas	750	752	(2)	4,629	4,513	116	3%
Sewer	2,259	2,581	(323)	13,682	15,488	(1,806)	-12%
Total Utilities	6,400	7,252	(853)	39,449	43,515	(4,066)	-9%
Maintenance - Labor	14,243	18,118	(3,876)	94,085	108,711	(14,625)	-13%
Maintenance - Materials & Other	5,575	5,317	257	28,632	31,903	(3,271)	-10%
Maintenance and Operations Contracts	7,902	8,753	(850)	45,274	52,515	(7,242)	-14%
Employee Benefit Contributions - Maintenance	3,909	5,774	(1,865)	24,893	34,641	(9,748)	-28%
Total Maintenance	31,628	37,962	(6,334)	192,884	227,770	(34,886)	-15%
Total Protective Services	3,303	3,163	139	19,458	18,980	478	3%
Total Insurance Premiums	5,177	4,662	515	30,376	27,972	2,404	9%
Other General Expenses	6	-	6	34,801	-	34,801	#DIV/0!
Payments in Lieu of Taxes	1,727	1,816	(89)	15,235	10,895	4,340	40%
Bad debt - Tenant Rents	1,584	393	1,191	699	2,360	(1,660)	-70%
Total Other General Expenses	4,194	2,209	1,985	51,612	13,254	38,357	289%
Interest on Notes Payable	283	226	57	1,431	1,359	72	5%
Total Operating Expenses	\$ 67,591	\$ 73,008	\$ (5,417)	\$ 438,604	\$ 438,047	\$ 556	0%
Excess of Operating Revenue over Operating Expens:	\$ 6,331	\$ 24,755	\$ (18,424)	\$ 363,084	\$ 148,531	\$ 214,553	144%
Extraordinary Maintenance	-	500	(500)	-	3,000	(3,000)	-100%
Depreciation Expense	13,982	13,875	107	83,891	83,250	641	1%
Total Expenses	\$ 81,572	\$ 87,383	\$ (5,811)	\$ 522,494	\$ 524,297	\$ (1,803)	0%
Net Gain (Loss)	\$ (7,650)	\$ 10,380	\$ (18,031)	\$ 279,194	\$ 62,281	\$ 216,913	348%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 73,861	\$ 75,510	\$ (1,649)	\$ 447,262	\$ 453,060	\$ (5,798)	-1%
Rental Subsidies	88,729	87,080	1,649	528,278	522,480	5,798	1%
Vacancy Loss	(3,013)	(3,658)	646	(22,167)	(21,950)	(217)	1%
Net Rental Revenue	159,577	158,932	646	953,373	953,590	(217)	0%
Tenant Revenue - Other	1,160	1,069	92	4,228	6,413	(2,185)	-34%
Total Tenant Revenue	160,738	160,000	737	957,600	960,002	(2,402)	0%
Investment Income - Unrestricted	9,366	1,890	7,476	52,288	11,337	40,951	361%
Other Revenue	7,893	7,410	483	48,337	44,460	3,877	9%
Total Revenue	\$ 177,996	\$ 169,300	\$ 8,696	\$ 1,058,226	\$ 1,015,799	\$ 42,427	4%
Administrative Salaries	8,699	12,513	(3,813)	61,940	75,075	(13,135)	-17%
Auditing Fees	1,267	1,150	117	7,600	6,900	700	10%
Property Management Fee	10,111	10,045	67	60,259	60,268	(9)	0%
Asset Management Fees	1,133	353	779	6,765	2,120	4,645	219%
Advertising and Marketing	-	8	(8)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	2,972	3,701	(729)	19,006	22,206	(3,201)	-14%
Office Expenses	3,435	2,210	1,226	14,011	13,257	754	6%
Legal Expense	-	208	(208)	1,150	1,247	(97)	-8%
Training & Travel	-	194	(194)	2,841	1,162	1,679	145%
Other	1,100	696	404	3,400	4,175	(775)	-19%
Total Operating - Administrative	28,717	31,077	(2,359)	176,972	186,460	(9,488)	-5%
Total Tenant Services	9,069	9,648	(579)	54,099	57,886	(3,786)	-7%
Water	6,353	5,545	808	33,776	33,273	503	2%
Electricity	15,638	12,863	2,775	69,365	77,178	(7,813)	-10%
Gas	1,542	1,503	39	10,932	9,015	1,917	21%
Sewer	4,080	4,110	(30)	23,960	24,659	(699)	-3%
Total Utilities	\$ 27,613	\$ 24,021	\$ 3,592	\$ 138,032	\$ 144,124	\$ (6,092)	-4%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month			Year to Date			Percent of		
		Budget	Variance		Budget	Variance	Variance		
Maintenance - Labor	\$	13,497	\$ 13,717	\$ (220)	\$ 83,254	\$ 82,301	\$ 954		1%
Maintenance - Materials & Other		4,701	6,704	(2,003)	60,202	40,224	19,978		50%
Maintenance and Operations Contracts		12,966	9,557	3,409	60,651	57,339	3,312		6%
Employee Benefit Contributions - Maintenance		4,756	4,780	(25)	28,359	28,682	(323)		-1%
Total Maintenance		35,920	34,758	1,162	232,467	208,546	23,921		11%
Total Insurance Premiums		7,140	6,729	412	43,182	40,373	2,809		7%
Other General Expenses		(1,389)	-	(1,389)	4,316	-	4,316		
Taxes		5,064	4,859	205	27,922	29,154	(1,232)		-4%
Bad debt - Tenant Rents		(81)	800	(881)	1,428	4,800	(3,372)		-70%
Total Other General Expenses		4,563	5,659	(1,096)	34,634	33,954	680		2%
Interest of Mortgage (or Bonds) Payable		16,345	20,967	(4,622)	98,069	125,799	(27,730)		-22%
Interest on Notes Payable (Seller Financing)		20,967	16,345	4,622	125,799	98,069	27,731		28%
Amortization of Loan Costs		3,599	2,274	1,324	14,969	13,646	1,323		10%
Total Interest Expense and Amortization Cost		40,910	39,586	1,324	238,836	237,513	1,323		1%
Total Operating Expenses	\$	153,931	\$ 151,476	\$ 2,455	\$ 918,222	\$ 908,856	\$ 9,366		1%
Excess of Operating Revenue over Operating Expenses	\$	24,065	\$ 17,824	\$ 6,241	\$ 140,004	\$ 106,943	\$ 33,060		31%
Extraordinary Maintenance		-	-	-	-	-	-		
Depreciation Expense		53,727	53,610	117	322,366	321,663	703		0%
Total Expenses	\$	207,658	\$ 205,086	\$ 2,572	\$ 1,240,588	\$ 1,230,519	\$ 10,070		1%
Net Gain (Loss)	\$	(29,662)	\$ (35,787)	\$ 6,124	\$ (182,362)	\$ (214,719)	\$ 32,357		-15%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month			Year to Date			Percent of Variance		
		Budget	Variance		Budget	Variance			
Tenant Rental Revenue	\$	18,968	\$ 17,859	\$ 1,109	\$ 105,988	\$ 107,155	\$ (1,167)	-1%	
Rental Subsidies		30,692	30,780	(88)	179,722	184,680	(4,958)	-3%	
Vacancy Loss		(2,289)	(1,459)	(830)	(12,985)	(8,755)	(4,230)	48%	
Net Rental Revenue		47,371	47,180	191	272,725	283,080	(10,355)	-4%	
Tenant Revenue - Other		47	762	(715)	6,651	4,569	2,082	46%	
Total Tenant Revenue		47,418	47,942	(524)	279,376	287,649	(8,273)	-3%	
Investment Income - Unrestricted		1,649	522	1,127	9,664	3,134	6,531	208%	
Other Revenue		2,244	2,258	(14)	13,183	13,550	(367)	-3%	
Total Revenue	\$	51,311	\$ 50,722	\$ 588	\$ 302,224	\$ 304,333	\$ (2,109)	-1%	
Administrative Salaries		2,525	3,115	(590)	16,113	18,688	(2,575)	-14%	
Auditing Fees		975	883	92	5,850	5,300	550	10%	
Property Management Fee		2,482	2,961	(479)	14,627	17,764	(3,137)	-18%	
Asset Management Fees		1,030	275	755	6,153	1,650	4,503	273%	
Advertising and Marketing		-	4	(4)	-	25	(25)	-100%	
Employee Benefit contributions - Administrative		746	935	(189)	4,586	5,607	(1,021)	-18%	
Office Expenses		1,028	999	29	5,004	5,996	(992)	-17%	
Legal Expense		-	42	(42)	-	250	(250)	-100%	
Training & Travel		-	65	(65)	762	387	374	97%	
Other		105	204	(99)	878	1,223	(345)	-28%	
Total Operating - Administrative		8,891	9,482	(591)	53,974	56,891	(2,917)	-5%	
Total Tenant Services		1,471	3,121	(1,650)	8,828	18,727	(9,899)	-53%	
Water		2,567	1,559	1,008	12,063	9,354	2,709	29%	
Electricity		716	812	(95)	3,861	4,870	(1,009)	-21%	
Gas		207	337	(130)	2,890	2,022	868	43%	
Sewer		1,862	1,289	573	9,446	7,736	1,711	22%	
Total Utilities	\$	5,353	\$ 3,997	\$ 1,356	\$ 28,261	\$ 23,982	\$ 4,278	18%	

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,999	\$	3,005	\$	(6)	\$	18,328	\$	18,031	\$	297	2%
Maintenance - Materials & Other		735		2,638		(1,902)		20,579		15,827		4,752	30%
Maintenance and Operations Contracts		4,342		6,361		(2,018)		37,957		38,163		(206)	-1%
Employee Benefit Contributions - Maintenance		1,042		1,078		(37)		6,312		6,471		(159)	-2%
Total Maintenance		9,119		13,082		(3,963)		83,176		78,492		4,684	6%
Total Insurance Premiums		5,476		5,079		397		32,916		30,474		2,442	8%
Other General Expenses		29		-		29		1,360		-		1,360	
Property Taxes		1,831		1,791		40		10,508		10,746		(238)	-2%
Bad debt - Tenant Rents		-		306		(306)		-		1,836		(1,836)	-100%
Total Other General Expenses		1,867		2,097		(230)		11,875		12,582		(707)	-6%
Interest of Mortgage (or Bonds) Payable		3,324		6,714		(3,389)		20,210		40,281		(20,071)	-50%
Interest on Notes Payable (Seller Financing)		6,714		3,487		3,227		40,281		20,921		19,360	93%
Amortization of Loan Costs		2,024		1,664		360		10,343		9,983		360	4%
Total Interest Expense and Amortization Cost		12,062		11,864		198		70,834		71,184		(351)	0%
Total Operating Expenses	\$	44,238	\$	48,722	\$	(4,484)	\$	289,863	\$	292,332	\$	(2,470)	-1%
Excess of Operating Revenue over Operating Expenses	\$	7,073	\$	2,000	\$	5,072	\$	12,361	\$	12,001	\$	360	3%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		18,775		18,774		1		112,644		112,647		(3)	0%
Total Expenses	\$	63,013	\$	67,496	\$	(4,483)	\$	402,507	\$	404,979	\$	(2,472)	-1%
Net Gain (Loss)	\$	(11,702)	\$	(16,774)	\$	5,072	\$	(100,283)	\$	(100,646)	\$	363	0%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 44,424	\$ 48,510	\$ (4,086)	\$ 264,096	\$ 291,060	\$ (26,964)	-9%
Rental Subsidies	46,597	42,511	4,086	282,030	255,066	26,964	11%
Vacancy Loss	(2,372)	(2,276)	(96)	(14,805)	(13,653)	(1,151)	8%
Net Rental Revenue	88,649	88,745	(96)	531,321	532,473	(1,151)	0%
Tenant Revenue - Other	1,063	273	790	5,302	1,636	3,666	224%
Total Tenant Revenue	89,712	89,018	694	536,623	534,109	2,514	0%
Investment Income - Unrestricted	2,703	659	2,044	15,618	3,953	11,665	295%
Other Revenue	2,313	1,700	613	12,944	10,202	2,742	27%
Total Revenue	\$ 94,728	\$ 91,377	\$ 3,350	\$ 565,185	\$ 548,263	\$ 16,922	3%
Administrative Salaries	6,158	7,520	(1,361)	38,442	45,118	(6,676)	-15%
Auditing Fees	1,358	1,233	125	8,150	7,400	750	10%
Property Management Fee	5,434	5,443	(9)	32,651	32,658	(8)	0%
Asset Management Fees	1,047	292	755	6,255	1,750	4,505	257%
Advertising and Marketing	-	4	(4)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	2,412	2,299	113	11,180	13,794	(2,614)	-19%
Office Expenses	1,777	1,071	706	8,495	6,426	2,069	32%
Legal Expense	173	141	32	657	846	(189)	-22%
Training & Travel	-	164	(164)	1,473	983	491	50%
Other	202	236	(34)	1,352	1,418	(66)	-5%
Total Operating - Administrative	18,561	18,403	158	108,655	110,417	(1,762)	-2%
Total Tenant Services	5,714	7,297	(1,583)	37,088	43,779	(6,691)	-15%
Water	2,466	1,639	827	10,566	9,832	734	7%
Electricity	9,927	8,848	1,079	47,670	53,085	(5,415)	-10%
Gas	853	780	74	5,839	4,678	1,161	25%
Sewer	1,444	1,091	353	6,652	6,543	109	2%
Total Utilities	\$ 14,690	\$ 12,357	\$ 2,334	\$ 70,728	\$ 74,139	\$ (3,411)	-5%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 9,153	\$ 8,207	\$ 946	\$ 51,834	\$ 49,245	\$ 2,589	5%
Maintenance - Materials & Other	6,215	2,905	3,310	20,788	17,432	3,356	19%
Maintenance and Operations Contracts	7,542	8,402	(860)	34,089	50,412	(16,323)	-32%
Employee Benefit Contributions - Maintenance	2,432	2,660	(228)	14,269	15,957	(1,688)	-11%
Total Maintenance	25,342	22,174	3,168	120,980	133,045	(12,065)	-9%
Property Insurance	2,352	3,092	(740)	14,112	18,554	(4,442)	-24%
Workmen's Compensation	376	391	(15)	1,922	2,345	(423)	-18%
All Other Insurance	206	75	132	1,238	447	790	177%
Total Insurance Premiums	2,934	3,558	(623)	17,271	21,346	(4,075)	-19%
Other General Expenses	409	-	409	8,237	-	8,237	
Taxes	2,532	2,430	103	13,961	14,577	(616)	-4%
Bad debt - Tenant Rents	1,163	303	860	5,089	1,816	3,273	180%
Total Other General Expenses	4,878	2,732	2,146	28,061	16,393	11,668	71%
Interest of Mortgage (or Bonds) Payable	5,896	9,215	(3,319)	33,068	55,291	(22,223)	-40%
Interest on Notes Payable (Seller Financing)	9,215	5,701	3,515	55,291	34,203	21,088	62%
Amortization of Loan Costs	2,288	1,568	720	10,128	9,408	720	8%
Total Interest Expense and Amortization Cost	17,399	16,484	916	98,488	98,902	(414)	
Total Operating Expenses	\$ 89,519	\$ 83,004	\$ 6,515	\$ 481,271	\$ 498,022	\$ (16,751)	-3%
Excess of Operating Revenue over Operating Expenses	\$ 5,209	\$ 8,374	\$ (3,165)	\$ 83,914	\$ 50,241	\$ 33,673	67%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,434	40,528	(7,094)	200,602	243,168	(42,566)	-18%
Total Expenses	\$ 122,952	\$ 123,532	\$ (579)	\$ 681,873	\$ 741,190	\$ (59,317)	-8%
Net Gain (Loss)	\$ (28,225)	\$ (32,154)	\$ 3,930	\$ (116,688)	\$ (192,927)	\$ 76,239	-40%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,201	\$ 8,321	\$ 880	\$ 49,785	\$ 49,925	\$ (140)	0%
Rental Subsidies	8,224	8,750	(526)	50,515	52,500	(1,985)	-4%
Vacancy Loss	(770)	(335)	(435)	(2,346)	(2,012)	(334)	17%
Net Rental Revenue	16,655	16,735	(80)	97,954	100,413	(2,459)	-2%
Tenant Revenue - Other	120	125	(5)	220	750	(530)	-71%
Total Tenant Revenue	16,775	16,860	(85)	98,174	101,163	(2,989)	-3%
Investment Income - Unrestricted	500	147	353	3,073	885	2,189	247%
Other Revenue	225	200	25	1,567	1,200	367	31%
Total Revenue	\$ 17,500	\$ 17,208	\$ 292	\$ 102,814	\$ 103,247	\$ (433)	0%
Administrative Salaries	842	972	(130)	5,177	5,830	(653)	-11%
Auditing Fees	522	708	(186)	3,917	4,250	(333)	-8%
Property Management Fee	850	838	12	4,987	5,027	(39)	-1%
Asset Management Fees	1,030	1,034	(4)	5,396	6,203	(807)	-13%
Employee Benefit contributions - Administrative	238	292	(54)	1,446	1,749	(303)	-17%
Office Expenses	567	349	218	2,395	2,095	300	14%
Legal Expense	-	17	(17)	-	100	(100)	-100%
Training & Travel	-	20	(20)	293	122	171	140%
Other	30	65	(35)	302	387	(86)	-22%
Total Operating - Administrative	4,078	4,298	(220)	23,912	25,789	(1,877)	-7%
Total Tenant Services	-	21	(21)	-	125	(125)	-100%
Water	540	194	346	1,663	1,166	497	43%
Electricity	1,385	1,026	359	5,533	6,156	(623)	-10%
Gas	183	452	(269)	3,767	2,710	1,057	39%
Sewer	285	149	135	1,065	896	169	19%
Total Utilities	\$ 2,392	\$ 1,821	\$ 571	\$ 12,028	\$ 10,928	\$ 1,100	10%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 998	\$ 1,002	\$ (4)	\$ 6,139	\$ 6,011	\$ 128	2%
Maintenance - Materials & Other	344	510	(167)	4,994	3,063	1,931	63%
Maintenance and Operations Contracts	656	1,762	(1,106)	8,103	10,572	(2,469)	-23%
Employee Benefit Contributions - Maintenance	347	360	(13)	2,111	2,158	(46)	-2%
Total Maintenance	2,344	3,634	(1,289)	21,346	21,803	(456)	-2%
Total Protective Services	983	1,018	(35)	5,807	6,110	(303)	-5%
Total Insurance Premiums	1,001	1,067	(65)	6,009	6,399	(391)	-6%
Other General Expenses	32	-	32	1,353	-	1,353	
Taxes	642	616	26	3,542	3,698	(156)	-4%
Bad debt - Tenant Rents	-	157	(157)	-	944	(944)	-100%
Total Other General Expenses	702	774	(72)	4,922	4,642	281	6%
Interest of Mortgage (or Bonds) Payable	689	-	689	4,195	-	4,195	#DIV/0!
Amortization of Loan Costs	834	681	154	4,238	4,084	154	4%
Total Interest Expense and Amortization Cost	1,524	1,381	143	8,433	8,283	150	2%
Total Operating Expenses	\$ 13,024	\$ 14,013	\$ (988)	\$ 82,457	\$ 84,078	\$ (1,621)	-2%
Excess of Operating Revenue over Operating Expenses	\$ 4,476	\$ 3,195	\$ 1,281	\$ 20,357	\$ 19,170	\$ 1,188	6%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	61,662	61,662	0	0%
Total Expenses	\$ 29,103	\$ 31,372	\$ (2,269)	\$ 185,424	\$ 188,232	\$ (2,808)	-1%
Net Gain (Loss)	\$ (11,602)	\$ (14,164)	\$ 2,562	\$ (82,610)	\$ (84,985)	\$ 2,375	-3%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 15,430	\$ 10,656	\$ 4,774	\$ 85,377	\$ 63,935	\$ 21,442	34%
Rental Subsidies	15,611	20,520	(4,909)	100,869	123,120	(22,251)	-18%
Vacancy Loss	(714)	(933)	218	(8,561)	(5,597)	(2,965)	53%
Net Rental Revenue	30,327	30,243	84	177,685	181,458	(3,774)	-2%
Tenant Revenue - Other	1,480	167	1,313	1,931	1,000	931	93%
Total Tenant Revenue	31,806	30,410	1,397	179,616	182,459	(2,843)	-2%
Investment Income - Unrestricted	1,057	221	836	3,529	1,328	2,201	166%
Other Revenue	25	114	(89)	634	681	(47)	-7%
Total Revenue	\$ 32,888	\$ 30,745	\$ 2,144	\$ 183,778	\$ 184,467	\$ (689)	0%
Administrative Salaries	3,234	3,121	112	20,999	18,728	2,271	12%
Auditing Fees	1,358	1,233	125	8,150	7,400	750	10%
Property Management Fee	1,908	1,826	82	10,807	10,958	(151)	-1%
Asset Management Fees	725	-	725	4,348	-	4,348	#DIV/0!
Advertising and Marketing	-	4	(4)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	552	992	(439)	3,227	5,949	(2,723)	-46%
Office Expenses	599	352	247	3,015	2,113	901	43%
Legal Expense	-	25	(25)	-	150	(150)	-100%
Training & Travel	-	50	(50)	677	300	377	126%
Other	102	119	(18)	688	717	(28)	-4%
Total Operating - Administrative	8,479	7,723	755	51,909	46,340	5,569	12%
Total Tenant Services	930	2,250	(1,320)	6,052	13,503	(7,450)	-55%
Water	880	879	1	7,179	5,276	1,903	36%
Electricity	910	383	527	2,322	2,295	27	1%
Gas	262	151	111	1,256	906	350	39%
Sewer	804	860	(56)	6,454	5,161	1,293	25%
Total Utilities	\$ 2,855	\$ 2,273	\$ 582	\$ 17,212	\$ 13,638	\$ 3,574	26%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,706	\$ 2,852	\$ (146)	\$ 16,585	\$ 17,109	\$ (525)	-3%
Maintenance - Materials & Other	3,436	972	2,464	10,180	5,834	4,346	74%
Maintenance and Operations Contracts	1,974	2,520	(545)	11,859	15,119	(3,260)	-22%
Employee Benefit Contributions - Maintenance	1,001	1,057	(56)	5,997	6,341	(344)	-5%
Total Maintenance	9,117	7,400	1,717	44,620	44,403	218	0%
Total Insurance Premiums	3,057	3,157	(100)	18,420	18,943	(523)	-3%
Other General Expenses	349	-	349	388	-	388	
Property Taxes	1,609	1,574	35	9,237	9,446	(209)	-2%
Bad debt - Tenant Rents	-	130	(130)	116	783	(667)	-85%
Total Other General Expenses	2,070	1,705	366	9,854	10,228	(374)	-4%
Interest of Mortgage (or Bonds) Payable	631	1,268	(637)	3,800	7,608	(3,807)	-50%
Interest on Notes Payable	1,268	647	621	7,608	3,879	3,729	
Amortization of Loan Costs	1,001	526	474	3,633	3,159	474	15%
Total Interest Expense and Amortization Cost	2,900	2,441	459	15,041	14,645	396	3%
Total Operating Expenses	\$ 29,410	\$ 26,950	\$ 2,460	\$ 163,109	\$ 161,700	\$ 1,409	1%
Excess of Operating Revenue over Operating Expenses	\$ 3,479	\$ 3,795	\$ (316)	\$ 20,670	\$ 22,767	\$ (2,098)	-9%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,641	24,812	(171)	147,848	148,872	(1,024)	-1%
Total Expenses	\$ 54,051	\$ 51,762	\$ 2,289	\$ 310,957	\$ 310,571	\$ 385	0%
Net Gain (Loss)	\$ (21,163)	\$ (21,017)	\$ (145)	\$ (127,178)	\$ (126,104)	\$ (1,074)	1%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,092	\$ 5,929	\$ 3,163	\$ 52,266	\$ 35,573	\$ 16,693	47%
Rental Subsidies	9,894	13,140	(3,246)	61,650	78,840	(17,190)	-22%
Vacancy Loss	(1,218)	(571)	(647)	(5,696)	(3,423)	(2,273)	66%
Net Rental Revenue	17,768	18,498	(730)	108,220	110,990	(2,770)	-2%
Tenant Revenue - Other	221	167	55	614	1,000	(386)	
Total Tenant Revenue	17,990	18,665	(675)	108,834	111,990	(3,156)	-3%
Investment Income - Unrestricted	724	142	582	2,546	853	1,693	198%
Other Revenue	-	42	(42)	481	250	231	92%
Total Revenue	\$ 18,714	\$ 18,849	\$ (135)	\$ 111,861	\$ 113,093	\$ (1,232)	-1%
Administrative Salaries	1,475	2,071	(596)	9,454	12,428	(2,973)	-24%
Auditing Fees	1,358	1,233	125	8,150	7,400	750	0%
Property Management Fee	1,079	1,119	(40)	6,559	6,717	(158)	-2%
Asset Management Fees	725	-	725	4,348	-	4,348	#DIV/0!
Advertising and Marketing	-	4	(4)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	314	658	(344)	1,781	3,945	(2,164)	-55%
Office Expenses	290	171	120	1,434	1,024	410	40%
Legal Expense	124	13	112	274	75	199	265%
Training & Travel	-	33	(33)	189	200	(11)	-6%
Other	112	89	23	397	536	(139)	-26%
Total Operating - Administrative	5,477	5,392	86	32,586	32,349	237	1%
Total Tenant Services	559	1,370	(811)	3,639	8,218	(4,579)	-56%
Water	968	572	396	6,526	3,430	3,096	90%
Electricity	659	177	482	1,344	1,059	285	27%
Gas	203	96	107	852	573	279	49%
Sewer	659	631	28	5,190	3,786	1,404	37%
Total Utilities	\$ 2,488	\$ 1,475	\$ 1,013	\$ 13,911	\$ 8,848	\$ 5,064	57%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 917	\$ 951	\$ (34)	\$ 5,604	\$ 5,703	\$ (99)	-2%
Maintenance - Materials & Other	32	400	(367)	1,691	2,399	(708)	-30%
Maintenance and Operations Contracts	1,172	1,671	(499)	9,513	10,028	(515)	-5%
Employee Benefit Contributions - Maintenance	337	352	(16)	2,082	2,114	(32)	-2%
Total Maintenance	2,458	3,374	(916)	18,890	20,244	(1,354)	-7%
Total Insurance Premiums	1,944	1,845	99	11,692	11,069	623	6%
Other General Expenses	-	-	-	168	-	168	
Property Taxes	1,104	1,080	24	6,339	6,483	(143)	-2%
Bad debt - Tenant Rents	-	75	(75)	-	447	(447)	-100%
Total Other General Expenses	1,166	1,155	11	6,569	6,930	(361)	-5%
Interest on Notes Payable	2,676	-	2,676	16,054	-	16,054	#DIV/0!
Amortization of Loan Costs	498	271	227	1,852	1,625	227	14%
Total Interest Expense and Amortization Cost	3,173	2,946	227	17,906	17,679	227	
Total Operating Expenses	\$ 17,265	\$ 17,556	\$ (291)	\$ 105,193	\$ 105,336	\$ (144)	0%
Excess of Operating Revenue over Operating Expenses	\$ 1,449	\$ 1,293	\$ 157	\$ 6,668	\$ 7,757	\$ (1,088)	-14%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	11,974	11,974	0	71,843	71,843	0	
Total Expenses	\$ 29,238	\$ 29,530	\$ (291)	\$ 177,035	\$ 177,179	\$ (144)	0%
Net Gain (Loss)	\$ (10,524)	\$ (10,681)	\$ 157	\$ (65,175)	\$ (64,086)	\$ (1,089)	2%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 190,914	\$ 176,691	\$ 14,222	8%
Asset Management Fee	7,200	7,200	-	0%
Book Keeping Fee	80,453	85,560	(5,107)	-6%
Fee Revenue	278,566	269,451	\$ 9,115	3%
Interest Income	13,381	9,500	3,881	41%
Investment Income	481,163	371,346	109,818	30%
Other Revenue	228,185	205,157	23,028	11%
Total Revenue	\$ 1,001,296	\$ 855,453	\$ 145,842	17%
Administrative Salaries	423,865	414,269	9,596	2%
Auditing Fees	5,501	4,500	1,001	22%
Advertising and Marketing	36	413	(376)	-91%
Employee Benefits - Admin.	105,899	113,770	(7,871)	-7%
Office Expenses	48,037	48,408	(370)	-1%
Legal Expense	7,100	250	6,850	2740%
Training & Travel	5,464	3,000	2,464	82%
Other	21,539	9,614	11,925	124%
Total Operating - Administration	617,442	594,223	23,219	4%
Water	588	410	178	44%
Electricity	2,701	2,755	(53)	-2%
Gas	1,661	800	861	108%
Sewer	347	172	175	102%
Total Utilities	5,298	4,137	1,161	28%
Total Maintenance	14,494	6,646	7,848	118%
Total Insurance Premiums	18,147	17,611	536	3%
Total Other Expenses	40,106	38,907	1,199	3%
Interest of Bonds Payable	155,542	150,000	5,542	4%
Interest on Notes Payable	11,284	10,500	784	
Total Interest/Amortization	166,826	160,500	6,326	4%
Total Operating Expenses	\$ 862,313	\$ 822,025	\$ 40,288	5%
Excess of Operating Revenue over Operating Expenses	\$ 138,983	\$ 33,429	\$ 105,554	316%
Depreciation Expense	18,811	13,623	5,188	38%
Total Expenses	\$ 881,124	\$ 835,648	\$ 45,476	5%
Net Gain (Loss)	\$ 120,172	\$ 19,806	\$ 100,366	507%

Columbia Housing Authority Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental																		
Revenue	\$ 210,305	\$ 1,004,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,816	\$ 5,420	\$ -	\$ -	\$ -	\$ -	\$ 1,236,315	\$ -	\$ 1,236,315
Rental Subsidies		1,203,063	-	-	-	-	-	-	-	-	-	-	-	-	-	1,203,063	(1,203,063)	-
Vacancy Loss	(25,133)	(66,560)	-	-	-	-	-	-	-	-	-	-	-	-	-	(91,694)		(91,694)
Net Rental Revenue	185,171	2,141,278	-	-	-	-	-	-	-	15,816	5,420	-	-	-	-	2,347,685	(1,203,063)	1,144,622
Tenant Revenue - Other	2,493	18,946	-	-	-	-	-	-	-	-	452	-	-	-	-	21,891		21,891
Total Tenant Revenue	187,664	2,160,223	-	-	-	-	-	-	-	15,816	5,872	-	-	-	-	2,369,575	(1,203,063)	1,166,512
HUD PHA																		
Operating Grants	549,605	-	4,836,749	1,023	53,410	174,180	174,577	-	98,825	-	-	-	-	-	-	5,888,369	-	5,888,369
HUD Voucher																		
Admin Fees		-	649,500	-	-	-	-	-	-	-	-	-	-	-	-	649,500	-	649,500
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	190,914	190,914	(190,914)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,200	(7,200)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,453	80,453	(80,453)	-
Total Fee Revenue	549,605	-	5,486,249	1,023	53,410	174,180	174,577	-	98,825	-	-	-	-	-	278,566	6,816,435	(278,566)	6,537,869
Other																		
Government Grants	-	-	-	-	-	-	-	63,594	-	395,992	-	-	-	-	-	459,586	-	459,586
Interest Income	31,771	86,719	12,809	-	-	-	-	-	-	614	41,055	-	12,324	3,044	5,761	194,097	-	194,097
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	473,416	-	473,416	(473,416)	-
Fraud Recovery	-	-	2,207	-	-	-	-	-	-	-	-	-	-	-	-	2,207	-	2,207
Other Revenue	20,474	77,146	-	-	14,162	-	-	-	-	40,807	50,700	154,221	-	206,638	21,547	585,695	(116,351)	469,343
Gain/Loss on Sale of Capital Assets	12,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,175	-	12,175
Total Revenue	\$ 801,688	\$ 2,324,088	\$ 5,501,265	\$ 1,023	\$ 67,572	\$ 174,180	\$ 174,577	\$ 63,594	\$ 98,825	\$ 453,229	\$ 97,627	\$ 154,221	\$ 12,324	\$ 683,098	\$ 305,874	\$ 10,913,185	\$ (2,071,396)	\$ 8,841,789
Administrative																		
Salaries	30,228	152,125	173,266	-	1,399	2,438	6,224	943	-	24,498	-	-	40,906	179,324	203,634	814,986	-	814,986
Auditing Fees	1,825	41,817	20,805	-	-	-	-	-	-	1,675	2,819	-	-	2,255	3,246	74,442	-	74,442
Management Fee	36,122	129,889	118,344	-	-	2,412	-	-	-	750	355	-	-	-	-	287,872	(287,872)	-
LIHTC Asset																		
Mgmt	4,980	33,264	73,965	-	-	1,508	-	-	-	-	-	-	-	-	-	113,717	(80,453)	33,264

Columbia Housing Authority Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Advertising and Marketing	-	-	-	-	-	-	-	-	-	866	-	-	-	-	36	902	-	902
Employee	10,616	41,227	47,413	-	378	293	1,022	121	-	3,181	-	-	10,149	49,287	46,464	210,151	-	210,151
Office Expenses	7,433	34,354	45,112	-	16	330	1,355	79	1,322	8,713	5,001	150	1,369	21,722	24,946	151,903	-	151,903
Legal Expense	-	2,081	-	-	-	-	-	-	-	-	1,675	-	-	7,100	-	10,856	-	10,856
Training & Travel	-	6,235	1,325	-	-	-	-	-	515	2,016	-	-	-	1,899	3,565	15,555	-	15,555
Other	2,809	7,017	47,074	84	532	378	1,056	363	202	9,203	3,066	552	207	3,922	17,410	93,875	-	93,875
Total Operating - Admin.	94,013	448,008	527,305	84	2,325	7,360	9,656	1,507	2,039	50,902	12,916	702	52,631	265,510	299,301	1,774,259	(368,325)	1,405,934
Asset Management Fee	7,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,200	(7,200)	-
Salaries	1,009	50,306	-	-	-	-	-	-	73,590	254,779	-	-	-	-	-	379,684	-	379,684
Employee Benefit	77	14,515	-	-	-	-	-	-	21,440	41,335	-	-	-	-	-	77,367	-	77,367
Tenant Services -	1,095	44,884	1,215	900	-	3,176	-	-	-	79,309	-	-	-	-	-	130,578	-	130,578
Total Tenant Services	2,181	109,706	1,215	900	-	3,176	-	-	95,030	375,423	-	-	-	-	-	587,630	-	587,630
Water	13,671	71,772	597	-	-	-	-	-	-	-	61	-	-	390	199	86,689	-	86,689
Electricity	7,467	130,095	3,169	-	-	-	-	-	-	-	173	-	-	1,645	1,056	143,605	-	143,605
Gas	4,629	25,536	1,147	-	-	-	-	-	-	-	-	-	-	1,279	382	32,973	-	32,973
Sewer	13,682	52,767	236	-	-	-	-	-	-	-	73	-	-	269	79	67,105	-	67,105
Total Utilities	39,449	280,171	5,149	-	-	-	-	-	-	-	306	-	-	3,582	1,716	330,373	-	330,373
Maintenance - Labor	94,085	181,744	-	-	-	-	-	-	-	-	-	-	-	-	-	275,829	-	275,829
Maintenance - Materials	28,632	118,434	-	-	-	-	-	-	-	1,770	751	652	-	1,051	1,233	152,522	-	152,522
Maintenance - Contracts	45,274	162,172	8,376	-	-	-	-	-	-	17,497	2,517	-	-	7,384	4,825	248,047	(6,977)	241,070
Employee Benefits - Maint.	24,893	59,129	-	-	-	-	-	-	-	-	-	-	-	-	-	84,023	-	84,023
Total Maintenance	192,884	521,479	8,376	-	-	-	-	-	-	19,267	3,268	652	-	8,435	6,059	760,421	(6,977)	753,444
Protective Services - Labor	15,681	4,746	-	-	-	-	-	-	-	-	-	68,983	-	-	-	89,410	-	89,410
Employee Benefit	3,777	1,061	-	-	-	-	-	-	-	-	-	17,160	-	-	-	21,997	-	21,997
Total Protective Services	19,458	5,807	-	-	-	-	-	-	-	-	-	86,143	-	-	-	111,407	-	111,407
Property Insurance	22,844	119,835	2,001	-	-	-	-	-	-	1,114	388	-	-	1,595	667	148,444	-	148,444

Columbia Housing Authority Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Liability																		
Insurance	3,274	-	2,955	-	-	-	-	-	-	2,427	49	-	-	8,438	-	17,144	-	17,144
Workmen's Compensation	2,296	6,401	2,833	-	21	37	94	14	1,205	4,523	-	1,155	678	2,867	3,302	25,426	-	25,426
All Other Insurance	1,962	3,254	-	-	-	-	-	-	-	1,872	-	482	150	300	150	8,169	-	8,169
Total Insurance Premiums	30,376	129,490	7,789	-	21	37	94	14	1,205	9,936	437	1,637	828	13,200	4,119	199,182	-	199,182
Other General Expenses	34,801	15,823	3,315	-	-	561	-	-	-	-	16,000	520	778	38,957	-	110,756	(12,416)	98,340
Payments in Lieu of Taxes	15,235	71,509	-	-	-	-	-	-	-	1,581	542	-	-	-	-	88,866	-	88,866
Bad debt - Tenant Rents	699	6,633	-	-	-	-	-	-	-	-	-	-	-	-	-	7,333	-	7,333
Total Other Expenses	51,612	95,915	3,728	-	-	561	-	-	566	2,038	16,542	873	778	39,122	207	211,943	(12,416)	199,527
Interest of Mortgage Payable	-	159,343	-	-	-	-	-	-	-	-	-	612	-	155,542	-	315,497	-	315,497
Interest on Notes Payable	1,431	245,033	-	-	-	-	-	-	-	-	-	-	-	11,284	-	257,748	-	257,748
Amortization of Loan Costs	-	45,162	-	-	-	-	-	-	-	-	-	-	-	-	-	45,162	-	45,162
Total	1,431	449,537	-	-	-	-	-	-	-	-	-	612	-	166,826	-	618,406	(473,416)	144,991
Total Operating Expenses	\$ 438,604	\$ 2,040,114	\$ 553,561	\$ 984	\$ 2,346	\$ 11,133	\$ 9,750	\$ 1,521	\$ 98,840	\$ 457,566	\$ 33,470	\$ 90,619	\$ 54,237	\$ 496,674	\$ 311,402	\$ 4,600,821	\$ (868,333)	\$ 3,732,488
Excess of Operating	\$ 363,084	\$ 283,974	\$ 4,947,703	\$ 39	\$ 65,226	\$ 163,047	\$ 164,828	\$ 62,073	\$ (15)	\$ (4,337)	\$ 64,158	\$ 63,602	\$ (41,913)	\$ 186,424	\$ (5,528)	\$ 6,312,364	\$ (1,203,063)	\$ 5,109,301
Housing Assistance Payments	-	-	4,940,364	-	79,790	146,590	164,828	62,233	-	-	-	-	-	-	-	5,393,805	(1,203,063)	4,190,742
Depreciation Expense	83,891	916,965	10,203	-	-	-	-	-	-	9,442	1,696	-	-	18,214	597	1,041,008	-	1,041,008
Total Expenses	\$ 522,494	\$ 2,998,384	\$ 5,504,128	\$ 984	\$ 82,136	\$ 157,723	\$ 174,577	\$ 63,754	\$ 98,840	\$ 467,008	\$ 35,166	\$ 90,619	\$ 54,237	\$ 514,888	\$ 311,999	\$ 11,076,938	\$ (2,071,396)	\$ 9,005,542
Net Gain (Loss)	\$ 279,194	\$ (674,296)	\$ (2,864)	\$ 39	\$ (14,564)	\$ 16,457	\$ -	\$ (160)	\$ (15)	\$ (13,779)	\$ 62,462	\$ 63,602	\$ (41,913)	\$ 168,209	\$ (6,125)	\$ (163,753)	\$ -	\$ (163,753)



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 13, 2023

Re: Safety Report

Executive Summary

This report provides a summary of July's Safety Department reports and calls.

Discussion

Yearly Totals for CHA Safety Reports:

	January	February	March	April	May	June	July	August	September	October	November	December	
	2023	2023	2023	2023	2023	2023	2023	2022	2022	2022	2022	2022	
Bear Creek	3	3	7		6	6	4	2	9	5	3	1	3
Bryant Walk	4	1	4		3	6	5	4	3	3	1	1	1
Downtown	4	3	5		5	5	8	6	9	13	4	4	4
Oak Towers	11	15	10		14	9	7	6	6	9	7	3	8
Patriot Place	0	1	4		2	8	9	1	5	2	3	3	0
Paquin Towers	13	15	15		15	19	14	9	15	11	14	8	12
Stuart Parker	2	1	0		1	7	5	2	7	1	4		1
misc										0	0		
Total	37	39	45		46	60	52	30	45	44	36	20	29

Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December	
	2023	2023	2023	2023	2023	2023	2023	2022	2022	2022	2022	2022	
Columbia Police Response	92	94	82		129	121	122	129	94	108	90	87	92
Columbia Police Reports	6	5	13		16	16	12	12	17	11	14	12	13
Fire/Ems	91	93	106		67	97	115	100	80	77	72	60	105
Total	189	192	201		212	234	249	241	191	196	176	159	210

8 Lease Violations

5 trespass person reports with 15 trespass warnings issued

5 check Welfare

3 assaults

Safety Department New Resident Move

8 New residents move in meetings by S.O. Forck

Safety Department other activities:

July 6th, BBQ Paquin Towers for July 4th celebration.

July 7th, BBQ for Patriot Place. 75% resident turnout.

Recommended Commission Action

Review and consider Report



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Resident Services
 To: CHA Board of Commissioners
 From: CEO & Staff
 CHA Board of Commissioners Meeting Date:
 Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department’s activities for July 2023.

Discussion

The CHA Resident Services Department continued to provide supportive services in each of the separate programs corresponding properties or populations served. Updated data on services provided and populations served is provided in the tables below:

ROSS Service Coordinator Program (ROSS) – Serving Active ROSS Participants in Public Housing

The ROSS coordinator continues to provide referrals services to AMP 1 tenants. The ROSS coordinator also arranged a class with Central Banks Proser U about preventing personal fraud.

Total Households that Qualify for ROSS	118
Total ROSS Participants	51
New as of Last Report	0

Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs

FSS case workers reviewed participant files and purged individuals who were not actively participating to free up space for new participants. Case workers also participated in FSS case Management training thru NAHRO.

	Participants						
	Current Participants	Escrowing	Employed	New Enrolls	Trans	Exits	Grads
Housing Choice Vouchers	69	34	48	1	1	1	0
Public Housing / Project-Based Vouchers	61	19	29	2	-1	5	0



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Healthy Home Connections Program (HHC) - Serving Families with Children 19 and Under, PBV & HCV

HHC workers continue to provide direct case management to participants. HHC workers have been focusing on assisting families with back to school supplies and registering for the Moving Ahead Program. Case workers have also been helping with the mid year HHC report.

Breakdown by Description -	Units		
	Tennille Chiles	Hattie Haerr	Totals
CM Address Food Barrier	21	6	27
CM Address Personal/Household Supply Needs	184	47	231
CM Assist with Financial Concerns/Budgeting/Employment	50	2	52
CM Develop/Follow Up Family Service Pledge-Needs Assessment	104	37	141
CM Assist with Obtaining Documentation	17	6	23
CM Assist with Housing Sanitary Conditions	13	6	19
CM Follow Up/Prep Checking in on Clients	40	81	121
CM Program Coordination/Preparation	32	118	150
CM Flyer Distribution	8	6	14
			778

Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites

ILP workers have been providing case management to residents by helping with paperwork, addressing food insecurities and assistance with accessing mental health services and diabetes clinics. Workers have had BBQs, pancakes and coffee and doughnuts. Case workers have had group activities such as bingo and arts and crafts. Case workers also helped with Mid-year reports.

	People			# of Individuals Receiving Ea. Service			
	Units of Service	Total # of Contacts	MTHLY Undup. Ind.	Basic Needs	Removing Barriers	Health & Wellness	Household Development
Paquin Tower	588	719	0	197	187	43	27
Oak Towers	499	475	0	170	136	24	169
Other Residents	29	13	0	12	15	0	2



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Food Distribution

We continue to help address food insecurities through the Annie Fischer food pantry and senior boxes and food trucks at the towers.

Location	Individuals Served	Households Served	Pounds of Food
Annie Fisher	275	111	5,600
Paquin Tower	77	77	240
Oak Towers	61	58	3,425

Moving Ahead Program (MAP) - Afterschool and Summer Program for Students and their Parents

MAP provided all day programing in July. This consisted of educational trips to the St. Louis Zoo, Science center, KC Science center as well as trips to Top Golf and Big Surf to name a few. We have digitized all of MAPs enrollment paperwork and attendance tracking systems.

Total Units of Service	Total Attendance	Family Development	Family Education
22828	78	52	22

Recommended Commission Action

Read and review Monthly Report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: Affordable Housing Development and Compliance Report

Executive Summary

This report provides an overview of CHA's Affordable Housing Development upcoming activities.

Discussion

CHA staff, Fulson Housing Group, and a Representative from Red Stone (Investor) were on site August 9, 2023, to tour CHA property and discuss CHA's upcoming Kinney Point and Park Avenue projects. Fulson Housing Group and CHA staff also further discussed plans and details for closing Kinney Point, Park Avenue, and the Providence Walkway application.

Kinney Point:

City Council approved the amendment to the PD Plan for Kinney Point incorporating the 10 additional units funded through MO DED ARPA. The final plat for Kinney Point is scheduled to go before City Council on October 2, 2023, which will be the final zoning action for Kinney Point. CHA staff is also providing City staff final information to incorporate within the Kinney Point HOME ARP agreement to before City Council. Fulson Housing Group is working with the Builder EM Harris to begin obtaining bids to get firm pricing prior to closing. CHA staff are also working to firm up HUD subsidiary layering requirements and AHAP requirements for converting Housing Choice Vouchers to Project Based Vouchers for Kinney Point.

Park Avenue:

CHA staff is working with Crockett Engineering and City staff to resolve water line placement and broader upgrades in coordination with the City. CHA staff are also working to submit the RAD financing Plan within the HUD system prior to October 7, 2023, which will facilitate a Feb. 4th RAD conversion date within the HUD system.

Providence Walkway:

City Council considered HCDC recommendations of \$320,000 in CDBG and \$150,000 in HOME funds for Providence Walkway at their August 7th meeting. The CHA Board Chair also provided public comment seeking support from the City Council of funding recommendations for Providence Walkway. City ARPA application decisions may be finalized the week of August 21st. CHA will need Council support for the project prior to the September 22nd submission deadline, which means CHA should seek a Resolution of support for the September 4th or 18th City Council meeting. CHA staff will also be working to submit the CHAP for Providence Walkway to allow for additional vacancies to be utilized for relocation.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: Affordable Housing Report – CHA Public Housing, Project Based Vouchers and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing, Project Based Vouchers and LIHTC units for the month of June 2023.

Discussion

In June, eight (8) families moved in, and eleven (11) families moved out or transferred units. Of the eleven (11) families that moved out or transferred units, three (2) households were transfers, one (1) passed away, two (2) households moved in with family, one (1) household was terminated, three (3) households moved to the private sector and two (2) households transferred to Section 8. Out of 622 LIHTC/PBV units there were sixteen (16) vacant as of June 30, 2023, which is an overall occupancy rate of 97.40%. This is a slight decrease from 97.58% occupancy in May. Of the 16 vacant LIHTC/PBV units, three (3) were vacant over 60 days. As of 6/30/2023 Amp. 1 had sixteen (16) vacant units, which is an occupancy rate of 86.70%. Four (4) requests for vouchers and thirteen (13) intents to vacate were submitted by participants. Four (4) terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for June 2023

Property	Total units	Occupancy for June 2022	Occupancy for June 2023	YTD Occupancy as of 6/30/23	#Vacant units under 0-60 days as of 6/30/23	#Vacant units over 61 days as of 6/30/23	Request for voucher	Move-ins (June)	Move-outs (June)	Unit restores (June)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	95.00%	86.60%	90.41%	6	10	N/A	0	1	2	\$1,197.20	\$0.00	52	\$51.17
Bear Creek	76	96.05%	97.36%	95.82%	2	0	2	0	2	1	\$281.20	\$3,349.38	24	\$3,374.38
Oak Tower	147	97.95%	98.60%	98.01%	2	0	1	3	2	3	\$406.06	\$426.96	72	\$1,007.11
Paquin Tower	200	97.50%	97.00%	97.70%	6	0	0	1	3	2	\$805.39	\$0.00	88	\$218.39
Stuart Parker	84	97.61%	98.80%	98.82%	1	0	0	1	0	0	N/A	\$0.00	25	\$47.21
BWW	54	98.14%	96.290%	95.87%	1	1	0	2	1	0	N/A	\$257.12	19	\$264.12
BWWII	36	100.00%	91.66%	92.81%	1	2	1	1	1	1	\$332.76	\$0.00	20	\$0.00
Patriot Place	25	100.00%	100.00%	97.96%	0	0	0	0	1	1	in process	\$728.95	8	\$764.68

Property	Total units	TARS uncollected for June	delinquent 31-60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (June)	total Security deposit due (June)	# Accts. with deposit due (May)	Total security deposit due (May)	# Non-pymnt termination issued in June	# other termination issued in June	# Intent to vacate submitted for June
Amp 1 - PH	120	\$212.53	\$416.40	\$483.00	\$6,470.30	5	1	20	\$7,252.78	20	\$7,025.48	0	0	3
Bear Creek	76	\$2,178.89	\$610.48	\$2,142.34	\$602.68	3	0	13	\$5,391.87	11	\$3,822.84	4	2	2
Oak Tower	147	\$4,802.23	\$2,452.99	\$1,049.20	\$1,012.00	8	0	13	\$4,286.56	13	\$2,866.32	6	0	4
Paquin Tower	200	\$1,947.62	\$606.77	\$30.00	\$1,588.94	7	0	19	\$6,392.26	18	\$6,308.00	3	1	2
Stuart Parker	84	\$5,577.40	\$1,468.72	\$1,823.78	\$5,979.05	5	3	3	\$1,159.00	3	\$894.00	0	0	0
BWW	54	\$4,772.66	\$2,993.96	\$214.61	\$3,161.00	7	3	14	\$4,031.00	12	\$2,466.00	0	0	1
BWWII	36	\$1,013.49	\$571.83	\$526.95	\$1,655.41	2	0	2	\$905.00	2	\$550.00	0	0	1
Patriot Place	25	\$1,748.03	\$353.65	\$35.00	\$0.00	1	0	N/A	N/A	N/A	N/A	0	1	0

Affordable Housing Terminations Report - FY2023

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2023									
Downtown - AMP 1	4	0	0	1	5	4	0	0	1
Oak Tower	0	0	0	3	0	3	0	0	0
Bear Creek	2	0	0	0	0	2	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	1	1	1	0	0	0
Stuart Parker - Paquin Tower	8	0	1	0	9	8	0	0	1
Bryant Walkway	0	0	0	2	0	1	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	14	0	0	7	15	19	0	0	3
Month of February 2023									
Downtown - AMP 1	4	0	0	0	4	4	0	0	0
Oak Tower	3	1	1	2	0	2	0	0	0
Bear Creek	0	1	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	0	1	0	4	0	0	0
Bryant Walkway	2	0	0	0	0	2	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	12	2	0	3	4	12	0	0	0
Month of March 2023									
Downtown - AMP 1	5	0	0	2	7	7	0	0	0
Oak Tower	0	0	0	1	0	1	0	0	0
Bear Creek	8	0	0	0	8	8	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	1	0	0	0	1	0	1	0	0
Stuart Parker - Paquin Tower	4	0	0	0	4	4	0	0	0
Bryant Walkway	0	0	0	1	1	1	0	0	0
Bryant Walkway II	0	1	0	0	1	1	0	0	0
MONTHLY TOTAL	18	1	0	4	22	22	1	0	0
Month of April 2023									
Downtown - AMP 1	8	1	0	1	10	8	1	0	1
Oak Tower	2	1	0	1	4	3	0	0	1
Bear Creek	12	0	0	1	13	12	0	0	1
Patriot Place	0	1	0	0	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	1	0	0	4	3	0	0	1
Bryant Walkway	10	0	0	0	10	9	0	0	1
Bryant Walkway II	2	0	0	2	4	3	0	0	1
MONTHLY TOTAL	37	4	0	5	46	38	1	0	7
Month of May 2023									
Downtown - AMP 1	2	0	0	0	2	2	0	0	0
Oak Tower	0	1	0	3	4	2	1	1	0
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	7	0	0	0	7	5	1	1	0
Bryant Walkway	0	2	0	0	2	1	1	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	9	3	0	3	15	10	3	2	0
Month of June 2023									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	7	0	0	0	7	7	1	1	0
Bear Creek	0	0	0	1	1	0	0	0	0
Patriot Place	0	0	0	1	1	1	0	1	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	0	1	4	4	1	1	0
Bryant Walkway	0	1	0	1	2	1	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	1	0
MONTHLY TOTAL	10	1	0	4	15	13	2	4	1



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: Housing Choice Vouchers & Special Programs

Executive Summary

This memo provides a monthly report of Housing Choice Voucher (HCV) and Special Program activities.

Discussion

Housing Choice Voucher (HCV) Program

This memo provides a report of the Housing Choice Voucher (HCV) and Special Program activities. The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department continues to have a need for increasing lease ups; however, staff continue to make progress. CHA currently has 1,151 applicants seeking program subsidy. CHA added 8 new lease ups for the month. There were 6 attritions for a gain of 2 new participants for the month of May. As of June 30, 2023, CHA had 118 voucher holders searching for homes. Available affordable rental units remain the most significant barrier.

HCV EOP Reasons:

Took self-off Program – 1

Moved in with family - 1

Termination/Non-Compliance – 2

Veteran Affairs Supportive Housing (VASH) Program

The VA has shown an increase in providing chronically homeless Veterans within our community the opportunity to receive program subsidy. The VA continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of June 30, 2023, there are 123 households receiving VASH program assistance - 98 HCV + 25 PBV (Patriot Place). CHA currently has 16 HCV VASH new voucher holders searching for homes and 4 referrals on hand pending briefing and voucher issuance.

HUD VASH EOP Reasons:

Deceased - 2

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 49 Mainstream Vouchers. As of June 30, 2023, CHA has 31 vouchers leased with 9 voucher holders searching for a home. CHA was awarded an additional 26 vouchers effective November 1, 2022. The Intake Coordinator is working to identify eligible families to receive a Mainstream voucher.

Mainstream EOP Reasons:



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N/A

Continuum of Care (CoC) Program

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of June 30, 2023, CHA had 41 households receiving COC program assistance. As with all CHA voucher programs, a lack of affordable housing remains the most significant barrier.

The applicants must be added to the waitlist through the BCCEH via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. There are currently 17 voucher holders searching for homes. Special Programs Specialist has requested an additional 10 referrals from the coordinated entry team. Voucher issuance pending completed referral information from coordinated Entry team.

Continuum of Care (CoC) EOP Reasons:

N/A

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 35 leased and 20 others with vouchers and looking for housing. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. The BCCEH has made significant progress to assist in connecting these vouchers with families that better meet the criteria for the EHV voucher program. 10 Referrals requested from BCCEH team. CHA’s new Homeless Services Coordinator has worked extremely hard to connect with Referred clients to provide housing search assistance, deposit assistance and case management.

EHVs cannot be reissued after September 23, 2023. After this date, PHAs cannot reissue vouchers that have turned over. This provision does not impact existing families and their continued assistance. The funds appropriated for the EHV program are available for obligation by HUD until September 30, 2030. Special Programs Specialist is working diligently to lease the 51 vouchers allocated to CHA. As with all voucher programs, available affordable housing is CHA’s biggest barrier.

Emergency Housing Vouchers (EHV) Program EOP Reasons:

Termination/Abandoned Unit - 2

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 13 participants leased on this program and the target to utilize remaining funding is 15. The “Target Number of Vouchers” can be misleading due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month’s HAP payment.

In December 2022, CHA received an extension for its current TBRA funding through June 2023 from the City of Columbia. CHA fully utilized funding prior to June 1, 2023, and has now begun utilizing our current TBRA funding. Much like CoC and EHV, TBRA applicants must be referred to CHA from local agencies and receive



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supportive services to be eligible for assistance. CHA depleted the TBRA waitlist and now accepting applications to fill utilized funding.

Move Out Reasons:

N/A

Recommended Commission Action

Review and consider Report

Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report

June 30, 2023

HOUSING CHOICE VOUCHER = HCV + VASH + MAINSTREAM + PORT-INS																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-23	\$ 7,909,344	\$ 659,112	\$ 212.18	\$ 579	\$ 612,663	\$ (46,449)	1,059	1,212	1,059	1,147	(88)	(88)	9	91	87%	93%	87%	93%	6	0.6%	6	0.6%
Feb-23	\$ 7,296,681	\$ 663,335	\$ 176.38	\$ 586	\$ 617,314	\$ (92,470)	1,053	1,212	2,112	1,139	(86)	(174)	9	86	87%	93%	87%	93%	14	1.3%	10	0.9%
Mar-23	\$ 6,679,367	\$ 667,937	\$ 211.86	\$ 590	\$ 613,141	\$ (54,796)	1,039	1,212	3,151	1,142	(103)	(277)	12	104	86%	92%	87%	93%	8	0.8%	9	0.9%
Apr-23	\$ 6,066,227	\$ 674,025	\$ 212.69	\$ 602	\$ 627,537	\$ (46,488)	1,042	1,212	4,193	1,129	(87)	(364)	20	114	86%	93%	86%	93%	7	0.7%	9	0.8%
May-23	\$ 5,438,690	\$ 679,836	\$ 211.07	\$ 613	\$ 642,379	\$ (37,457)	1,048	1,212	5,241	1,118	(70)	(434)	14	127	86%	94%	86%	93%	6	0.6%	8	0.8%
Jun-23	\$ 4,796,310	\$ 685,187	\$ 211.50	\$ 616	\$ 653,587	\$ (31,600)	1,061	1,212	6,302	1,121	(60)	(494)	8	118	88%	95%	87%	93%	6	0.6%	8	0.7%

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

Funds Available Through The End of the Year: The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

Projected monthly funds available: This is the projected amount of funding the program will have available for that month.

Average Tenant Payment: Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

Average Housing Assistance Payment (HAP) Per Voucher: This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available = 1132

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

Section 8 - RAD Project Based Voucher (RAD-PBV) Program - Monthly Management Report

June 30, 2023

RAD PROJECT BASED VOUCHER (RAD-PBV)																		ATTRITION RATE					
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased	
																Utilization		YTD Utilization					
Jan-23	\$ 2,300,000	\$ 191,667	\$ 222.41	\$ 327	\$ 195,136	\$ 3,469	584	597	584	597	(13)	(13)	5	-	97.8%	101.8%	97.8%	101.8%	3	0.5%	3	0.5%	
Feb-23	\$ 2,104,864	\$ 191,351	\$ 196.91	\$ 321	\$ 191,553	\$ 201	583	597	1,167	597	(14)	(27)	4	-	97.7%	100.1%	97.7%	101.0%	11	1.9%	7	1.2%	
Mar-23	\$ 1,913,312	\$ 191,331	\$ 224.02	\$ 330	\$ 196,936	\$ 5,605	578	597	1,745	597	(19)	(46)	9	-	96.8%	102.9%	97.4%	101.6%	4	0.7%	6	1.0%	
Apr-23	\$ 1,716,375	\$ 190,708	\$ 224.19	\$ 332	\$ 198,443	\$ 7,734	579	597	2,324	597	(18)	(64)	8	-	97.0%	104.1%	97.3%	102.2%	4	0.7%	6	0.9%	
May-23	\$ 1,517,933	\$ 189,742	\$ 224.02	\$ 328	\$ 195,651	\$ 5,909	581	597	2,905	597	(16)	(80)	12	-	97.3%	103.1%	97.3%	102.4%	16	2.8%	8	1.3%	
Jun-23	\$ 1,322,282	\$ 188,897	\$ 225.43	\$ 338	\$ 201,722	\$ 12,824	582	597	3,487	597	(15)	(95)	5	-	97.5%	106.8%	97.3%	103.1%	6	1.0%	7	1.3%	

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

Funds Available Through The End of the Year: The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

Projected monthly funds available: This is the projected amount of funding the program will have available for that month.

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Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available = 1132

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

Section 8 - Tenant Based Rental Assistance - Monthly Management Report

June 30, 2023

Tenant Based Rental Assistance (TBRA)										
Month	Funds Available Through December 31, 2022	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustment \$	Total Request (TRA+UAP+Dep/Adj)	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued
May-23	\$ 100,000	\$ 12,500	\$ 137.85	\$ 687	\$ 4,811	\$ (7,689)	7	18	(11)	3
Jun-23	\$ 95,189	\$ 13,598	\$ 147.93	\$ 751	\$ 11,263	\$ (2,335)	15	18	(3)	1
					10,878		15			
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In May 2023, one grant period funding was completed and another began. A \$100,000 grant authorized by the City is now being utilized through December 31, 2023.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 23, 2023

Re: Updates from Human Resources & IT

Executive Summary

This report provides a summary of current recruitment items in HR, as well as highlights from IT.

Discussion

Human Resources:

- Currently, CHA employees 76 people; 60 are FT and 16 are PT.
- MAP employees will now be required to reapply each Fall and Summer semesters, rather than maintaining them on payroll during the off season. This will give more accurate statistics when compiling employee data, reduce our payroll costs, and provide the MAP Coordinator the ability to reaffirm hiring decisions each year.
- Recent hires: 2 HCV Specialist, Housing Intake Coordinator, HHC Family Support Specialist (promoted from a PT MAP Asst.), and Maintenance II.
- Onboarding: Accountant, Housing Development Coordinator, & PBV Specialist on 8/28/23
- Offers made/pending: 1 PT MAP Teacher, HHC Family Support Specialist.
- Vacant positions: PT MAP Teacher, PT MAP Van Driver, Director of Maintenance, Assistant Housing Manager (unsure if this position will be re-filled with recent addition of PBV Specialist)
- Managers will begin working on annual performance evaluations soon, due to HR by the end of September. Have started by reviewing last year's goals given.

IT/Systems

- The new website has had 2.5k visitors in the past month.
- CHA obtained eight new computers through 43Tc and installed them for existing staff. Each staff member with a new computer reports a significant improvement in processing speed. CHA also received four refurbished workstation donations from Columbia Board of Realtors that we will use to replace older machines for staff.
- During office cleanup efforts, CHA donated 20 old printers to VidWest, a community partner of the Moving Ahead Program.
- CHA staff are currently circulating a survey to collect input from staff regarding IT functionality, to gauge the level of satisfaction with the current network provider.

Recommended Commission Action

Review and consider the monthly report.



Coverage You Can
Count On

Columbia City Council to discuss affordable housing improvements Monday night

- [John Murphy, KOMU 8 Reporter](#)

Columbia City Council members will discuss funding for affordable housing at a time where the need for it is great.

COLUMBIA - Columbia City Council members will have their first of three public discussions of the city's 2024 fiscal year budget at Monday's meeting. Part of it includes allocating funds to improving and expanding affordable housing in the city.

The current budget will send \$470,000 to the [Columbia Housing Authority](#) (CHA) to partially fund the demolition and reconstruction of the Providence Walkway apartments across the road from its headquarters on Switzler Street.

Randy Cole, CEO of the CHA, highlighted the organization's commitment to raising living conditions.

"We really want our properties to be nice, healthy, energy efficient, good quality housing, and we need more of it," Cole said.

And they're building more of it.

The organization will start construction on the Kinney Point complex near the corner of West Sexton Road and North Garth Road this fall. That new building will have 34 units.

And early next year, they'll begin demolition and reconstruction of their Park Avenue structure. The new complex will have 79 units, nine more than the old one.

In total, 43 new units will be created through both projects. This comes at a time when CHA's waitlist of families for vouchers is over 1,200 households. Cole says it's the largest expansion since 1978.

The city of Columbia paid the CHA \$2 million for each the Kinney Point and Park Avenue projects. The total cost for both of these projects is approximately \$32 million. They are fully funded.

CHA is still seeking additional funding for the Providence Walkway project, which they hope to start construction on during the first quarter of 2025.

Randi Woodson lives at the current Providence Walkway complex. She's been there for 13 months.

"I haven't always had to come to public housing personally," Woodson said. "I've lived in market-rate, rent-paid, but now I have to be here because I can't afford any place else. But I'm thankful for where I am, but it could be better."

Cole said those buildings were constructed in the late 1950s and early 1960s and badly need an update.

Woodson hopes that a new and improved neighborhood will inspire the children who live there.

"They would be proud of their surroundings and so they would want to make sure they keep it up and get out and get a job," she said. "I just see it being a better opportunity for the children to see what they can do and come home to."

Cole emphasized CHA housing is available to the lowest income earners. He said, on average, tenants pay about \$200 a month per unit.