

HOUSING AUTHORITY OF BILLINGS-DISPOSITION FUND
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets			
Current Assets			
Cash	11,177,505	11,177,745	(240)
Trust Deposit	-	-	-
Accounts Receivable	-	-	-
Due From Other Programs	-	-	-
Total Current Assets	<u>11,177,505</u>	<u>11,177,745</u>	<u>(240)</u>
Deferred Outflow of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows	<u><u>11,177,505</u></u>	<u><u>11,177,745</u></u>	<u><u>(240)</u></u>
Liabilities and Net Position			
Current Liabilities			
Accounts Payable	-	1,000	(1,000)
Accrued Wages	-	-	-
Tenant Security Deposits	-	-	-
Due to Other Programs	3,782	-	3,782
Total Current Liabilities	<u>3,782</u>	<u>1,000</u>	<u>2,782</u>
Long-Term Liabilities			
Accrued Compensated Absences	-	-	-
Net Pension Liability	-	-	-
Total Long-Term Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflow of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Net Position			
Capital Asset Investment	-	-	-
Fund Balance	11,173,722	11,176,745	(3,022)
Total Net Position	<u>11,173,722</u>	<u>11,176,745</u>	<u>(3,022)</u>
Total Liabilities and Net Position	<u><u>11,177,505</u></u>	<u><u>11,177,745</u></u>	<u><u>(240)</u></u>

**HOUSING AUTHORITY OF BILLINGS-DISPOSITION FUND
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	<u>12 Month Budget</u>	<u>YTD Actuals</u>	<u>Over (Under) Budget</u>
REVENUES-			
Disposition Proceeds	-	-	-
Interest Income	-	759	759
Total Revenues	<u>-</u>	<u>759</u>	<u>759</u>
ADMINISTRATION-			
Salaries		2,875	2,875
Employee Benefits		908	908
Total Administration	<u>-</u>	<u>3,782</u>	<u>3,782</u>
EXPENSES-			
Consulting	-	-	-
Legal Expense	-	-	-
Title Company Expenses	-	-	-
Real Estate Commissions	-	-	-
Relocation Costs	-	-	-
Insurance	-	-	-
Postage	-	-	-
Depreciation Expense	-	-	-
Other Expenses	-	-	-
Other Sundry Exp	-	-	-
Total Administration	<u>-</u>	<u>-</u>	<u>-</u>
GENERAL EXPENSE-			
Insurance	-	-	-
Operating Transfer In	-	-	-
Operating Transfer Out	-	-	-
Total General Expense	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENSES	<u>-</u>	<u>3,782</u>	<u>3,782</u>
REVENUES OVER (UNDER) EXPENSES	<u>-</u>	<u>(3,023)</u>	<u>(3,023)</u>

HOUSING AUTHORITY OF BILLINGS-PLEASANTVIEW
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	1,027,597	942,403	85,194
Receivables-			
Tenant Receivables	1,705	2,595	(891)
Allowance for Doubtful Accounts	-	-	-
Total Current Assets	<u>1,029,302</u>	<u>944,998</u>	<u>84,304</u>
Property & Equipment-			
Land	200,000	200,000	-
Buildings and Improvements	4,526,252	4,526,252	-
Equipment	82,619	82,619	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>4,808,871</u>	<u>4,808,871</u>	<u>-</u>
Accumulated Depreciation	<u>(2,791,523)</u>	<u>(2,791,523)</u>	<u>-</u>
Net Property & Equipment	<u>2,017,347</u>	<u>2,017,348</u>	<u>-</u>
Deferred Outflow of Resources	<u>29,910</u>	<u>29,910</u>	<u>-</u>
Total Assets and Deferred Outflows	<u>3,076,559</u>	<u>2,992,256</u>	<u>84,304</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	42,959	41,816	1,143
Due to Other Programs	31,659	15,523	16,136
Accrued Wages	4,604	4,604	-
Tenant Security Deposits	30,765	31,308	(543)
Total Current Liabilities	<u>109,986</u>	<u>93,251</u>	<u>16,735</u>
Long-Term Liabilities			
Accrued Compensated Absences	11,203	11,203	-
Net Pension Liability	122,667	122,667	-
Total Long-Term Liabilities	<u>133,869</u>	<u>133,870</u>	<u>-</u>
Deferred Inflow of Resources	<u>53,764</u>	<u>53,764</u>	<u>-</u>
Net Position			
Capital Asset Investment	2,017,347	2,017,347	-
Fund Balance	761,592	694,024	67,568
Total Net Position	<u>2,778,940</u>	<u>2,711,371</u>	<u>67,568</u>
Total Liabilities, Deferred Inflows and Net Position	<u>3,076,559</u>	<u>2,992,256</u>	<u>84,304</u>

HOUSING AUTHORITY OF BILLINGS-PLEASANTVIEW
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	72,472	67,616	(4,856)
Less Vacancy	(1,583)	-	1,583
Interest	25	69	44
Other Income	500	1,366	866
HAP Income	87,667	84,767	(2,900)
Total Revenues	<u>159,080</u>	<u>153,818</u>	<u>(5,262)</u>
ADMINISTRATION-			
Salaries	12,997	8,977	(4,020)
Legal	417	-	(417)
Training	600	1,938	1,338
Auditing	500	3,000	2,500
Management Fee	9,384	4,600	(4,784)
Book-Keeping Fee	1,530	750	(780)
Asset Management Fee	2,040	1,020	(1,020)
Employee Benefits	4,807	3,529	(1,278)
Sundry-			
Publications	25	-	(25)
Membership, Dues	100	-	(100)
Telephone	2,000	776	(1,224)
Postage	77	49	(27)
Collection Costs	667	-	(667)
Forms, Stationary	333	46	(287)
Other Sundry Exp	42	-	(42)
Total Administration	<u>35,518</u>	<u>24,685</u>	<u>(10,833)</u>
OCCUPANCY-			
Rent (Income) Expense	6,750	3,375	(3,375)
Eligibility Fee	2,285	1,142	(1,142)
Total Occupancy	<u>9,035</u>	<u>4,517</u>	<u>(4,517)</u>
SECURITY			
	<u>417</u>	<u>96</u>	<u>(321)</u>
TENANT SERVICES-			
Resident Managers Salaries	8,658	2,471	(6,187)
Rec., Pub., Other	750	1,714	964
Tenant Services Other	2,500	-	(2,500)
Employee Benefits	3,202	1,411	(1,792)
Total Tenant Services	<u>15,111</u>	<u>5,595</u>	<u>(9,516)</u>
UTILITIES-			
Water	2,500	4,201	1,701
Electricity	15,000	9,670	(5,330)
Gas	2,000	1,935	(65)
Total Utilities	<u>19,500</u>	<u>15,807</u>	<u>(3,693)</u>
MAINTENANCE-			
Salaries	5,282	3,634	(1,647)
Maintenance Fee	10,672	4,152	(6,520)
Materials	5,833	14,600	8,767
Contract Costs-			
Inspection	1,346	-	(1,346)
Landscaping	1,083	664	(419)
Elevator	850	600	(250)
Carpet Cleaning	167	350	183
Sewer	417	179	(238)
Extermination	250	-	(250)
Heating & Cooling	533	-	(533)
Electrical	125	-	(125)
Plumbing	333	105	(228)
Flooring	1,667	-	(1,667)
Appliance Repair	500	-	(500)
Garbage & Trash Removal	467	450	(17)
Other Contract Costs	1,667	790	(877)
Employee Benefits	1,953	1,279	(674)
Total Maintenance	<u>33,145</u>	<u>26,803</u>	<u>(6,342)</u>
GENERAL EXPENSE-			
Insurance	11,667	8,746	(2,921)
PILT	833	-	(833)
Total General Expense	<u>12,500</u>	<u>8,746</u>	<u>(3,754)</u>
TOTAL EXPENSES	<u>125,225</u>	<u>86,250</u>	<u>(38,975)</u>
REVENUES OVER EXPENSES	<u>33,855</u>	<u>67,568</u>	<u>33,713</u>

HOUSING AUTHORITY OF BILLINGS-SPRING GARDENS
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	234,163	219,499	14,664
Receivables-			-
Interest Receivable	64,984	64,984	-
Tenant Receivables	2,261	2,230	31
Allowance for Doubtful Accounts	-	-	-
	<u>301,408</u>	<u>286,713</u>	<u>14,695</u>
Property & Equipment-			
Land	1	1	-
Buildings and Improvements	1,220,018	1,220,018	-
Equipment	41,890	41,890	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>1,261,909</u>	<u>1,261,909</u>	<u>-</u>
Accumulated Depreciation	<u>(785,266)</u>	<u>(785,266)</u>	<u>-</u>
Net Property & Equipment	<u>476,643</u>	<u>476,643</u>	<u>-</u>
Other Assets-			
Investment in Tax Credit Partnership	25	25	-
Notes Receivable-Noncurrent	517,500	517,500	-
Total Other Assets	<u>517,525</u>	<u>517,525</u>	<u>-</u>
Deferred Outflow of Resources	<u>3,993</u>	<u>3,993</u>	<u>-</u>
Total Assets and Deferred Outflows	<u><u>1,299,570</u></u>	<u><u>1,284,874</u></u>	<u><u>14,695</u></u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	1,734	2,554	(820)
Due to Other Programs	3,682	2,154	1,528
Accrued Wages	351	351	-
Tenant Security Deposits	9,000	9,000	-
Total Current Liabilities	<u>14,767</u>	<u>14,059</u>	<u>708</u>
Long-Term Liabilities			
Accrued Compensated Absences	979	979	-
Net Pension Liability	16,377	16,377	-
Total Long-Term Liabilities	<u>17,356</u>	<u>17,356</u>	<u>-</u>
Deferred Inflow of Resources	<u>7,178</u>	<u>7,178</u>	<u>-</u>
Net Position			
Capital Asset Investment	476,643	476,643	-
Fund Balance	783,626	769,638	13,988
Total Net Position	<u>1,260,269</u>	<u>1,246,281</u>	<u>13,988</u>
Total Liabilities, Deferred Inflows and Net Position	<u><u>1,299,570</u></u>	<u><u>1,284,874</u></u>	<u><u>14,695</u></u>

SPRING GARDENS
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	26,217	25,496	(721)
Less Vacancy	(524)	-	524
Interest	1,882	16	(1,867)
Laundry	667	628	(39)
Other Income	833	460	(373)
Total Revenues	<u>29,075</u>	<u>26,600</u>	<u>(2,475)</u>
ADMINISTRATION-			
Salaries	2,043	800	(1,243)
Legal	17	-	(17)
Training	53	-	(53)
Auditing	50	300	250
Property Management Fee	1,892	946	(946)
Bookkeeping Fee	240	120	(120)
Asset Management Fee	320	160	(160)
Employee Benefits	756	320	(435)
Sundry-			
Postage	21	1	(20)
Collection Costs	750	-	(750)
Forms, Stationary	25	-	(25)
Total Administration	<u>6,166</u>	<u>2,647</u>	<u>(3,518)</u>
OCCUPANCY-			
Rent (Income) Expense	1,250	625	(625)
Eligibility Fee	358	179	(179)
Total Occupancy	<u>1,608</u>	<u>804</u>	<u>(804)</u>
SECURITY			
	<u>17</u>	<u>-</u>	<u>(17)</u>
UTILITIES-			
Water	1,167	1,077	(90)
Electricity	533	343	(191)
Gas	17	-	(17)
Total Utilities	<u>1,717</u>	<u>1,419</u>	<u>(297)</u>
MAINTENANCE-			
Salaries	-	-	-
Maintenance Fee	1,883	930	(953)
Materials	4,950	1,305	(3,645)
Contract Costs-			
Inspection	83	-	(83)
Landscaping	317	240	(77)
Carpet Cleaning	233	-	(233)
Sewer	125	-	(125)
Extermination	50	-	(50)
Heating & Cooling	125	265	140
Electrical	42	-	(42)
Flooring	633	-	(633)
Appliance Repair	567	321	(245)
Garbage & Trash Removal	267	247	(20)
Other Contract Costs	417	-	(417)
Total Maintenance	<u>9,692</u>	<u>3,309</u>	<u>(6,383)</u>
GENERAL EXPENSE-			
Insurance	2,367	4,433	2,066
PILT	517	-	(517)
Total General Expense	<u>2,883</u>	<u>4,433</u>	<u>1,550</u>
TOTAL EXPENSES	<u>22,082</u>	<u>12,612</u>	<u>(9,470)</u>
REVENUES OVER EXPENSES	<u>6,993</u>	<u>13,987</u>	<u>6,995</u>

**HOUSING AUTHORITY OF BILLINGS-OLD TOWN SQUARE
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022**

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	122,893	116,616	6,277
Receivables-			-
Tenant Receivables	3,553	3,427	126
Allowance for Doubtful Accounts	-	-	-
Certificates of Deposit	76,580	76,580	-
	<u>203,026</u>	<u>196,623</u>	<u>6,403</u>
Property & Equipment-			
Land	-	-	-
Buildings and Improvements	811,309	811,309	-
Equipment	-	-	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>811,309</u>	<u>811,309</u>	<u>-</u>
Accumulated Depreciation	<u>(391,819)</u>	<u>(391,819)</u>	<u>-</u>
Net Property & Equipment	<u>419,491</u>	<u>419,490</u>	<u>-</u>
Deferred Outflow of Resources			
	<u>1,764</u>	<u>1,764</u>	<u>0</u>
Total Assets and Deferred Outflows	<u><u>624,281</u></u>	<u><u>617,877</u></u>	<u><u>6,403</u></u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	801	638	161
Due to Other Programs	828	563	265
Accrued Wages	191	191	-
Tenant Security Deposits	6,075	6,075	-
Total Current Liabilities	<u>7,894</u>	<u>7,467</u>	<u>426</u>
Long-Term Liabilities			
Accrued Compensated Absences	624	624	-
Net Pension Liability	7,234	7,234	-
Total Long-Term Liabilities	<u>7,858</u>	<u>7,858</u>	<u>-</u>
Deferred Inflow of Resources			
	<u>3,171</u>	<u>3,171</u>	<u>-</u>
Net Position			
Capital Asset Investment	419,491	419,491	-
Fund Balance	185,867	179,890	5,977
Total Net Position	<u>605,358</u>	<u>599,381</u>	<u>5,977</u>
Total Liabilities, Deferred Inflows and Net Position	<u><u>624,281</u></u>	<u><u>617,877</u></u>	<u><u>6,403</u></u>

**OLD TOWN SQUARE
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	12,563	11,800	(763)
Less Vacancy	(251)	-	251
Interest	23	8	(15)
Other Income	333	200	(133)
Total Revenues	<u>12,669</u>	<u>12,008</u>	<u>(660)</u>
ADMINISTRATION-			
Salaries	828	274	(554)
Training	86	-	(86)
Auditing	133	800	667
Property Management Fee	946	473	(473)
Bookkeeping Fee	120	60	(60)
Asset Management Fee	160	80	(80)
Employee Benefits	306	114	(193)
Sundry-			
Postage	8	6	(2)
Collection Costs	208	-	(208)
Forms, Stationary	25	-	(25)
Total Administration	<u>2,821</u>	<u>1,806</u>	<u>(1,015)</u>
OCCUPANCY-			
Rent (Income) Expense	800	400	(400)
Eligibility Fee	179	90	(90)
Total Occupancy	<u>979</u>	<u>490</u>	<u>(490)</u>
SECURITY			
	<u>17</u>	<u>-</u>	<u>(17)</u>
UTILITIES-			
Water	833	807	(27)
Electricity	383	111	(272)
Gas	33	-	(33)
Total Utilities	<u>1,250</u>	<u>918</u>	<u>(332)</u>
MAINTENANCE-			
Maintenance Fee	1,099	19	(1,080)
Materials	2,650	70	(2,580)
Contract Costs-			
Landscaping	250	160	(90)
Carpet Cleaning	100	-	(100)
Sewer	58	-	(58)
Extermination	87	-	(87)
Heating & Cooling	350	-	(350)
Electrical	33	-	(33)
Plumbing	42	-	(42)
Flooring	1,000	-	(1,000)
Appliance Repair	83	-	(83)
Garbage & Trash Removal	200	194	(6)
Other Contract Costs	250	-	(250)
Total Maintenance	<u>6,202</u>	<u>443</u>	<u>(5,759)</u>
GENERAL EXPENSE-			
Insurance	1,333	2,374	1,041
PILT	2	-	(2)
Total General Expense	<u>1,335</u>	<u>2,374</u>	<u>1,039</u>
TOTAL EXPENSES	<u>12,603</u>	<u>6,031</u>	<u>(6,573)</u>
REVENUES OVER EXPENSES	<u>65</u>	<u>5,977</u>	<u>5,912</u>

HOUSING AUTHORITY OF BILLINGS-WESTCHESTER SQUARE
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	632	(804)	1,436
Receivables-			
Tenant Receivables	(1)	(1)	-
Allowance for Doubtful Accounts	-	-	-
Due From Other Programs	-	-	-
	<u>631</u>	<u>(805)</u>	<u>1,436</u>
Total Current Assets			
Property & Equipment-			
Land	32,016	32,016	-
Buildings and Improvements	629,162	629,162	-
Equipment	-	-	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>661,177</u>	<u>661,178</u>	<u>-</u>
Accumulated Depreciation	(200,908)	(200,908)	-
Net Property & Equipment	<u>460,270</u>	<u>460,270</u>	<u>-</u>
Deferred Outflow of Resources	<u>566</u>	<u>566</u>	<u>-</u>
	<u>461,467</u>	<u>460,031</u>	<u>1,436</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	(3,154)	(2,854)	(300)
Due to Other Programs	13,595	9,253	4,342
Accrued Wages	398	398	-
Tenant Security Deposits	1,650	1,650	-
Total Current Liabilities	<u>12,489</u>	<u>8,447</u>	<u>4,042</u>
Long-Term Liabilities			
Accrued Compensated Absences	677	677	-
Net Pension Liability	2,320	2,320	-
Total Long-Term Liabilities	<u>2,997</u>	<u>2,997</u>	<u>-</u>
Deferred Inflow of Resources	<u>1,017</u>	<u>1,017</u>	<u>-</u>
Net Position			
Capital Asset Investment	460,270	460,270	-
Fund Balance	(15,306)	(12,700)	(2,607)
Total Net Position	<u>444,964</u>	<u>447,570</u>	<u>(2,607)</u>
Total Liabilities, Deferred Inflows and Net Position	<u>461,467</u>	<u>460,031</u>	<u>1,436</u>

WESTCHESTER SQUARE
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	4,533	4,520	(13)
Less Vacancy	(91)	-	91
Interest	1	0	(1)
Other Income	17	-	(17)
Total Revenues	4,460	4,520	60
ADMINISTRATION-			
Salaries	95	42	(53)
Training	36	-	(36)
Auditing	50	300	250
Property Management Fee	355	177	(177)
Bookkeeping Fee	45	23	(23)
Employee Benefits	35	17	(19)
Sundry-			
Postage	3	9	6
Forms, Stationary	8	-	(8)
Total Administration	627	568	(60)
OCCUPANCY-			
Rent (Income) Expense	125	63	(63)
Eligibility Fee	67	34	(34)
Total Occupancy	192	96	(96)
SECURITY	8	-	(8)
UTILITIES-			
Water	617	277	(340)
Total Utilities	617	277	(340)
MAINTENANCE-			
Salaries	-	-	-
Maintenance Fee	942	4,283	3,341
Materials	275	455	180
Contract Costs-			
Inspection	25	-	(25)
Landscaping	267	188	(79)
Carpet Cleaning	50	-	(50)
Sewer	30	-	(30)
Extermination	42	-	(42)
Heating & Cooling	200	195	(6)
Electrical	25	-	(25)
Plumbing	33	-	(33)
Flooring	217	-	(217)
Appliance Repair	83	-	(83)
Garbage & Trash Removal	150	135	(15)
Other Contract Costs	17	-	(17)
Total Maintenance	2,355	5,255	2,901
GENERAL EXPENSE-			
Insurance	533	930	396
PILT	100	-	(100)
Total General Expense	633	930	296
TOTAL EXPENSES	4,433	7,126	2,693
REVENUES OVER EXPENSES	27	(2,606)	(2,633)

HOUSING AUTHORITY OF BILLINGS-WHITETAIL SQUARE
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	105,878	107,746	(1,868)
Due From Other Programs	286	794	(508)
Accounts Receivable	6,318	6,318	-
	<u>112,482</u>	<u>114,858</u>	<u>(2,376)</u>
Property & Equipment-			
Land	161,537	161,537	-
Infrastructure	860,791	860,791	-
Total Property & Equipment	1,022,327	1,022,328	-
Accumulated Depreciation	(215,198)	(215,198)	-
Net Property & Equipment	807,129	807,130	-
Deferred Outflow of Resources	69	69	-
	<u>919,680</u>	<u>922,056</u>	<u>(2,376)</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	30	976	(947)
Accrued Wages	207	207	-
Total Current Liabilities	236	1,183	(947)
Long-Term Liabilities			
Net Pension Liability	283	283	-
Total Long-Term Liabilities	283	283	-
Deferred Inflow of Resources	124	124	-
Net Position			
Capital Asset Investment	807,129	807,129	-
Fund Balance	111,907	113,336	(1,429)
Total Net Position	919,037	920,465	(1,429)
Total Liabilities, Deferred Inflows and Net Position	<u>919,680</u>	<u>922,056</u>	<u>(2,376)</u>

**WHITETAIL SQUARE
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Park Maintenance Fee	2,667	-	(2,667)
Interest Income	4	7	3
Total Revenues	2,671	7	(2,664)
ADMIN EXPENSES-			
Consulting	7	-	(7)
Book-Keeping Fee	30	15	(15)
Asset Management Fee	40	20	(20)
Postage	4	1	(3)
Forms, Stationery	4	-	(4)
Other Sundry Exp	46	-	(46)
Total Administration	131	36	(95)
OCCUPANCY-			
Utilities/Maintenance	167	-	(167)
Total Occupancy	167	-	(167)
MAINTENANCE-			
Maintenance Fee	502	561	59
Maintenance Materials	575	84	(491)
Landscaping	833	756	(78)
Total Occupancy	1,911	1,400	(510)
GENERAL EXPENSE-			
Insurance	33	-	(33)
Taxes	750	-	(750)
Depreciation Expense	-	-	-
Total General Expense	783	-	(783)
TOTAL EXPENSES	2,991	1,436	(1,555)
REVENUES OVER (UNDER) EXPENSES	(321)	(1,429)	(1,109)

HOUSING AUTHORITY OF BILLINGS-WHITETAIL RUN
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	213,558	187,540	26,018
Reserves	194,681	194,621	60
Receivables-			-
Tenant/Account Receivables	1,050	(697)	1,746
Allowance for Doubtful Accounts	-	-	-
Note Receivable	-	-	-
Total Current Assets	<u>409,289</u>	<u>381,464</u>	<u>27,824</u>
Property & Equipment-			
Land	58,033	58,033	-
Buildings and Improvements	4,231,304	4,231,304	-
Equipment	13,849	13,849	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>4,303,186</u>	<u>4,303,186</u>	<u>-</u>
Accumulated Depreciation	<u>(1,154,190)</u>	<u>(1,154,190)</u>	<u>-</u>
Net Property & Equipment	<u>3,148,996</u>	<u>3,148,996</u>	<u>-</u>
Deferred Outflow of Resources	<u>6,599</u>	<u>6,599</u>	<u>-</u>
Total Assets and Deferred Outflows	<u>3,564,883</u>	<u>3,537,059</u>	<u>27,824</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	7,317	1,654	5,663
Due to Other Programs	6,545	4,271	2,274
Accrued Wages	819	819	-
Accrued Interest Payable	7,726	7,726	-
Tenant Security Deposits	23,926	22,833	1,093
Current Portion of Long-Term Debt	19,401	19,401	-
Total Current Liabilities	<u>65,734</u>	<u>56,704</u>	<u>9,030</u>
Long-Term Liabilities			
Long Term Debt, Net of Current Portion	693,776	693,776	-
Deferred Development Fee Payable	28,106	28,106	-
Accrued Compensated Absences	2,142	2,142	-
Net Pension Liability	27,064	27,064	-
Total Long-Term Liabilities	<u>751,089</u>	<u>751,088</u>	<u>-</u>
Deferred Inflow of Resources	<u>11,862</u>	<u>11,862</u>	<u>-</u>
Net Position			
Capital Asset Investment	2,435,819	2,435,819	-
Fund Balance	<u>300,380</u>	<u>281,586</u>	<u>18,794</u>
Total Net Position	<u>2,736,199</u>	<u>2,717,405</u>	<u>18,794</u>
Total Liabilities, Deferred Inflows and Net Position	<u>3,564,883</u>	<u>3,537,059</u>	<u>27,824</u>

WHITETAIL RUN
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	53,256	50,956	(2,300)
Less Vacancy	(1,065)	-	1,065
Less Collection Loss	-	2,076	2,076
Interest	33	75	42
Other Income	333	1,471	1,138
Total Revenues	<u>52,558</u>	<u>54,578</u>	<u>2,020</u>
ADMINISTRATION-			
Salaries	3,971	1,533	(2,438)
Legal	17	-	(17)
Training	319	325	6
Auditing	1,000	6,000	5,000
Property Management Fee	3,784	1,892	(1,892)
Bookkeeping Fee	480	240	(240)
Asset Management Fee	640	320	(320)
Employee Benefits	1,469	616	(853)
Sundry-			
Membership, Dues	-	63	63
Postage	50	44	(6)
Collection Costs	833	519	(314)
Forms, Stationary	33	60	27
Other Sundry Exp	17	-	(17)
Total Administration	<u>12,612</u>	<u>11,611</u>	<u>(1,001)</u>
OCCUPANCY-			
Rent (Income) Expense	2,900	1,450	(1,450)
Eligibility Fee	717	358	(358)
Total Occupancy	<u>3,617</u>	<u>1,808</u>	<u>(1,808)</u>
SECURITY			
	<u>46</u>	<u>-</u>	<u>(46)</u>
TENANT SERVICES-			
Rec., Pub., Other	8	2,720	2,712
Park Fees	1,067	-	(1,067)
Community Room Rent	453	-	(453)
Total Tenant Services	<u>1,528</u>	<u>2,720</u>	<u>1,192</u>
UTILITIES-			
Water	2,333	2,159	(175)
Electricity	433	364	(69)
Gas	50	81	31
Total Utilities	<u>2,817</u>	<u>2,604</u>	<u>(213)</u>
MAINTENANCE-			
Maintenance Fee	4,394	2,580	(1,814)
Materials	3,617	514	(3,103)
Contract Costs-			
Inspection	633	-	(633)
Landscaping	967	508	(459)
Elevator	-	-	-
Carpet Cleaning	75	-	(75)
Sewer	75	144	69
Extermination	100	-	(100)
Heating & Cooling	917	328	(589)
Electrical	167	-	(167)
Plumbing	167	-	(167)
Flooring	1,333	-	(1,333)
Appliance Repair	83	-	(83)
Garbage & Trash Removal	467	463	(4)
Other Contract Costs	633	2,440	1,807
Total Maintenance	<u>13,628</u>	<u>6,976</u>	<u>(6,651)</u>
GENERAL EXPENSE-			
Insurance	5,833	10,064	4,231
PILT	667	-	(667)
Total General Expense	<u>6,500</u>	<u>10,064</u>	<u>3,564</u>
TOTAL EXPENSES	<u>40,747</u>	<u>35,784</u>	<u>(4,964)</u>
OPERATING REVENUE	11,810	18,794	6,984
LESS DEBT SERVICE	<u>7,950</u>	<u>-</u>	<u>(7,950)</u>
REVENUES OVER EXPENSES	<u>3,861</u>	<u>18,794</u>	<u>14,934</u>

HOUSING AUTHORITY OF BILLINGS-PHEASANT HOME
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	58,357	45,143	13,214
Reserves	88,859	88,838	21
Receivables-			
Tenant Receivables	2,422	(4,373)	6,795
Allowance for Doubtful Accounts	-	-	-
Due From Other Programs	-	2,155	(2,155)
	<u>149,638</u>	<u>131,763</u>	<u>17,875</u>
Property & Equipment-			
Land	34,051	34,051	-
Buildings and Improvements	3,184,959	3,184,959	-
Equipment	-	-	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>3,219,010</u>	<u>3,219,010</u>	<u>-</u>
Accumulated Depreciation	<u>(550,266)</u>	<u>(550,266)</u>	<u>-</u>
Net Property & Equipment	<u>2,668,744</u>	<u>2,668,744</u>	<u>-</u>
Deferred Outflow of Resources			
	<u>1,731</u>	<u>1,731</u>	<u>-</u>
Total Assets and Deferred Outflows	<u><u>2,820,113</u></u>	<u><u>2,802,238</u></u>	<u><u>17,875</u></u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	867	395	472
Due to Other Programs	1,215	-	1,215
Accrued Wages	405	405	-
Tenant Security Deposits	13,284	11,442	1,842
Current Portion of Long-Term Debt	34,290	34,290	-
Total Current Liabilities	<u>50,061</u>	<u>46,532</u>	<u>3,529</u>
Long-Term Liabilities			
Long Term Debt, Net of Current Portion	567,638	567,638	-
Accrued Compensated Absences	1,059	1,059	-
Net Pension Liability	7,097	7,097	-
Total Long-Term Liabilities	<u>575,794</u>	<u>575,794</u>	<u>-</u>
Deferred Inflow of Resources			
	<u>3,111</u>	<u>3,111</u>	<u>-</u>
Net Position			
Capital Asset Investment	2,066,816	2,066,816	-
Fund Balance	124,331	109,985	14,346
Total Net Position	<u>2,191,147</u>	<u>2,176,801</u>	<u>14,346</u>
Total Liabilities, Deferred Inflows and Net Position	<u><u>2,820,113</u></u>	<u><u>2,802,238</u></u>	<u><u>17,875</u></u>

PHEASANT HOME
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	28,891	33,064	4,173
Less Vacancy	(578)	-	578
Interest	167	25	(141)
Other Income	333	669	336
Total Revenues	28,813	33,758	4,945
ADMINISTRATION-			
Salaries	2,043	800	(1,243)
Training	86	-	(86)
Auditing	250	1,500	1,250
Property Management Fee	1,892	887	(1,005)
Bookkeeping Fee	240	113	(128)
Asset Management Fee	320	160	(160)
Employee Benefits	756	320	(435)
Sundry-			
Postage	20	1	(19)
Collection Costs	508	-	(508)
Forms, Stationary	25	-	(25)
Total Administration	6,140	3,781	(2,359)
OCCUPANCY-			
Rent (Income) Expense	1,250	625	(625)
Eligibility Fee	358	179	(179)
Total Occupancy	1,608	804	(804)
SECURITY			
	13	-	(13)
TENANT SERVICES-			
Rec., Pub., Other	-	1,360	1,360
Park Fees	533	-	(533)
Community Room Rent	227	-	(227)
Total Tenant Services	760	1,360	600
UTILITIES-			
Water	258	257	(1)
Electricity	267	198	(69)
Gas	17	14	(3)
Total Utilities	542	469	(73)
MAINTENANCE-			
Maintenance Fee	1,883	2,919	1,036
Materials	3,850	6	(3,844)
Contract Costs-			
Inspection	150	800	650
Landscaping	658	488	(170)
Carpet Cleaning	75	-	(75)
Sewer	75	-	(75)
Extermination	50	-	(50)
Heating & Cooling	433	-	(433)
Electrical	50	-	(50)
Plumbing	250	-	(250)
Flooring	1,333	-	(1,333)
Appliance Repair	58	-	(58)
Garbage & Trash Removal	500	409	(91)
Other Contract Costs	83	1,181	1,097
Total Maintenance	9,450	5,803	(3,647)
GENERAL EXPENSE-			
Insurance	4,333	7,195	2,862
PILT	433	-	(433)
Total General Expense	4,767	7,195	2,429
TOTAL EXPENSES	23,279	19,412	(3,867)
OPERATING REVENUE	5,534	14,346	8,812
LESS DEBT SERVICE	2,537	-	(2,537)
REVENUES OVER EXPENSES	2,997	14,346	11,349

HOUSING AUTHORITY OF BILLINGS-FALCON RUN
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	72,928	64,516	8,412
Receivables-			
Tenant Receivables	1,091	353	738
Allowance for Doubtful Accounts	-	-	-
Due From Other Programs	334	359	(25)
	<u>74,353</u>	<u>65,228</u>	<u>9,125</u>
Total Current Assets			
	<u>74,353</u>	<u>65,228</u>	<u>9,125</u>
Property & Equipment-			
Land	-	-	-
Buildings	992,773	992,773	-
Improvements	382,003	382,003	-
Equipment	87,677	87,677	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>1,462,453</u>	<u>1,462,453</u>	<u>-</u>
Accumulated Depreciation	<u>(132,760)</u>	<u>(132,760)</u>	<u>-</u>
Net Property & Equipment	<u>1,329,693</u>	<u>1,329,693</u>	<u>-</u>
Deferred Outflow of Resources			
	<u>87</u>	<u>87</u>	<u>-</u>
Total Assets and Deferred Outflows	<u>1,404,133</u>	<u>1,395,008</u>	<u>9,125</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	720	826	(105)
Accrued Wages	90	90	-
Tenant Security Deposits	2,540	2,540	-
Total Current Liabilities	<u>3,350</u>	<u>3,456</u>	<u>(105)</u>
Long-Term Liabilities			
Accrued Compensated Absences	190	190	-
Net Pension Liability	358	358	-
Total Long-Term Liabilities	<u>548</u>	<u>548</u>	<u>-</u>
Deferred Inflow of Resources			
	<u>157</u>	<u>157</u>	<u>-</u>
Net Position			
Capital Asset Investment	1,329,693	1,329,693	-
Fund Balance	70,384	61,154	9,230
Total Net Position	<u>1,400,077</u>	<u>1,390,847</u>	<u>9,230</u>
Total Liabilities, Deferred Inflows and Net Position	<u>1,404,133</u>	<u>1,395,008</u>	<u>9,125</u>

FALCON RUN
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	5,902	5,480	(422)
Less Vacancy	(53)	-	53
Interest	2	5	3
Laundry	-	-	-
Garage Rent	1,000	-	(1,000)
Community Room Rent	1,615	-	(1,615)
Other Income	17	7,270	7,253
Total Revenues	8,482	12,755	4,272
ADMINISTRATION-			
Salaries	95	42	(53)
Training	3	-	(3)
Auditing	54	325	271
Property Management Fee	236	118	(118)
Bookkeeping Fee	30	15	(15)
Asset Management Fee	40	20	(20)
Employee Benefits	35	17	(19)
Sundry-			
Publications	8	-	(8)
Membership, Dues	8	-	(8)
Telephone	233	240	7
Postage	3	-	(3)
Forms, Stationary	13	8	(5)
Total Administration	759	785	26
OCCUPANCY-			
Rent (Income) Expense	250	125	(125)
Eligibility Fee	45	22	(22)
Total Occupancy	295	147	(147)
SECURITY			
	83	-	(83)
TENANT SERVICES-			
Park Fees	67	-	(67)
Total Tenant Services	67	-	(67)
UTILITIES-			
Water	500	312	(188)
Electricity	917	547	(370)
Gas	83	35	(49)
Total Utilities	1,500	894	(606)
MAINTENANCE-			
Maintenance Fee	377	28	(348)
Materials	83	-	(83)
Contract Costs-			
Inspection	17	100	83
Landscaping	267	224	(43)
Elevator	-	-	-
Carpet Cleaning	83	-	(83)
Sewer	33	-	(33)
Extermination	42	-	(42)
Heating & Cooling	167	-	(167)
Electrical	33	-	(33)
Plumbing	33	-	(33)
Flooring	333	-	(333)
Garbage & Trash Removal	400	263	(137)
Other Contract Costs	25	-	(25)
Total Maintenance	1,893	615	(1,278)
GENERAL EXPENSE-			
Insurance	667	1,083	416
PILT	300	-	(300)
Total General Expense	967	1,083	116
TOTAL EXPENSES	5,564	3,524	(2,040)
REVENUES OVER EXPENSES	2,918	9,230	6,312

HOUSING AUTHORITY OF BILLINGS-LAUREL GARDENS
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	Current Month	Balance June 30 2022	Change
Assets and Deferred Outflows			
Current Assets			
Cash	28,517	9,286	19,231
Receivables-			
Interest Receivable	-	-	-
Tenant Receivables	2,352	2,004	348
Allowance for Doubtful Accounts	-	-	-
Total Current Assets	30,869	11,290	19,579
Property & Equipment-			
Land	274,378	274,378	-
Buildings and Improvements	910,077	910,077	-
Equipment	-	-	-
Construction In Progress	-	-	-
Total Property & Equipment	1,184,455	1,184,455	-
Accumulated Depreciation	(72,820)	(72,820)	-
Net Property & Equipment	1,111,635	1,111,635	-
Deferred Outflow of Resources	2,142	2,142	-
Total Assets and Deferred Outflows	1,144,645	1,125,067	19,579
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	6,435	5,433	1,002
Due to Other Programs	39,171	36,358	2,813
Accrued Wages	1,375	1,375	-
Tenant Security Deposits	12,808	10,763	2,045
Current Portion of Long-Term Debt	-	31,724	(31,724)
Total Current Liabilities	59,789	85,653	(25,864)
Long-Term Liabilities			
Long Term Debt, Net of Current Portion	-	(31,724)	31,724
Accrued Compensated Absences	4,288	4,288	-
Net Pension Liability	8,787	8,787	-
Total Long-Term Liabilities	13,075	(18,649)	31,724
Deferred Inflow of Resources	3,851	3,851	-
Net Position			
Capital Asset Investment	1,111,635	1,111,635	-
Fund Balance	(43,704)	(57,423)	13,719
Total Net Position	1,067,930	1,054,212	13,719
Total Liabilities, Deferred Inflows and Net Position	1,144,645	1,125,067	19,579

HOUSING AUTHORITY OF BILLINGS-LAUREL GARDENS
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	22,450	22,346	(104)
Less Vacancy	(449)	-	449
Interest	-	2	2
Laundry	333	263	(70)
Other Income	20	1,504	1,484
Tenant Assistance Payments	13,010	17,106	4,096
Total Revenues	<u>35,364</u>	<u>41,221</u>	<u>5,857</u>
ADMINISTRATION-			
Salaries	76	52	(24)
Legal	42	-	(42)
Auditing	108	650	542
Management Fee	2,760	1,288	(1,472)
Book-Keeping Fee	450	210	(240)
Employee Benefits	28	19	(9)
Sundry-			
Telephone	200	330	130
Postage	58	19	(39)
Forms, Stationary	50	29	(21)
Total Administration	<u>3,773</u>	<u>2,598</u>	<u>(1,175)</u>
OCCUPANCY-			
Rent (Income) Expense	250	125	(125)
Eligibility Fee	672	-	(672)
Hearings	8	-	(8)
Total Occupancy	<u>930</u>	<u>125</u>	<u>(805)</u>
SECURITY			
	<u>20</u>	<u>-</u>	<u>(20)</u>
TENANT SERVICES-			
Resident Managers Salaries	1,662	1,127	(535)
Rec., Pub., Other	417	-	(417)
Eligibility Expense	-	336	336
Employee Benefits	615	411	(204)
Total Tenant Services	<u>2,694</u>	<u>1,874</u>	<u>(820)</u>
UTILITIES-			
Water	1,283	1,084	(200)
Electricity	2,667	3,429	762
Gas	2,400	759	(1,641)
Total Utilities	<u>6,350</u>	<u>5,272</u>	<u>(1,078)</u>
MAINTENANCE-			
Maintenance Fee	4,394	6,204	1,810
Materials	917	196	(721)
Contract Costs-			
Inspection	328	-	(328)
Landscaping	1,071	880	(191)
Carpet Cleaning	75	-	(75)
Sewer	83	-	(83)
Extermination	200	-	(200)
Heating & Cooling	125	125	-
Plumbing	500	-	(500)
Flooring	167	3,075	2,908
Appliances	75	-	(75)
Garbage & Trash Removal	860	840	(20)
Total Maintenance	<u>8,795</u>	<u>11,320</u>	<u>2,525</u>
GENERAL EXPENSE-			
Insurance	3,067	6,314	3,248
Depreciation Expense	-	-	-
Total General Expense	<u>3,067</u>	<u>6,314</u>	<u>3,248</u>
TOTAL EXPENSES	<u>25,628</u>	<u>27,502</u>	<u>1,874</u>
OPERATING REVENUE	9,736	13,719	3,983
LESS DEBT SERVICE	<u>5,933</u>	<u>-</u>	<u>(5,933)</u>
REVENUES OVER (UNDER) EXPENSES	<u>3,803</u>	<u>13,719</u>	<u>9,916</u>

HOUSING AUTHORITY OF BILLINGS-HAB PROPERTY MANAGEMENT
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets			
Current Assets			
Cash	12,983	9,562	3,421
Accounts Receivable	-	-	-
Due From Other Programs	43,378	46,430	(3,052)
Total Current Assets	<u>56,360</u>	<u>55,992</u>	<u>368</u>
Deferred Outflow of Resources	<u>8,031</u>	<u>8,031</u>	<u>-</u>
Total Assets and Deferred Outflows	<u><u>64,391</u></u>	<u><u>64,023</u></u>	<u><u>368</u></u>
Liabilities and Net Position			
Current Liabilities			
Accounts Payable	6,318	6,318	-
Accrued Wages	767	767	-
Due to Other Programs	-	-	-
Total Current Liabilities	<u>7,085</u>	<u>7,085</u>	<u>-</u>
Long-Term Liabilities			
Accrued Compensated Absences	2,409	2,409	-
Net Pension Liability	32,937	32,937	-
Total Long-Term Liabilities	<u>35,346</u>	<u>35,346</u>	<u>-</u>
Deferred Inflow of Resources	<u>14,436</u>	<u>14,436</u>	<u>-</u>
Net Position			
Capital Asset Investment	-	-	-
Fund Balance	7,525	7,156	368
Total Net Position	<u>7,525</u>	<u>7,156</u>	<u>368</u>
Total Liabilities and Net Position	<u><u>64,391</u></u>	<u><u>64,023</u></u>	<u><u>368</u></u>

**HAB PROPERTY MANAGEMENT
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Management Fee Income	11,658	5,138	(6,520)
Maintenance Reimbursement	-	-	-
Other Reimbursements	-	-	-
Other Income	17	-	(17)
State Pension Subsidy	-	-	-
Interest Income	-	1	1
Total Revenues	11,675	5,139	(6,536)
ADMIN EXPENSES-			
Salaries	4,606	2,059	(2,547)
Employee Benefits	1,704	724	(979)
Management Fee	-	1,774	1,774
Bookkeeping Fee	-	225	225
Asset Management Fee	-	300	300
Postage	-	-	-
Forms	-	0	0
Other Sundry Exp	-	-	-
Total Administration	6,310	5,082	(1,228)
TENANT SERVICES-			
Garden Manager	-	-	-
Park Fees	1,050	(1,050)	(2,100)
Employee Benefits	-	-	-
Total Tenant Services	1,050	(1,050)	(2,100)
MAINTENANCE-			
Maintenance Salaries	-	-	-
Maintenance Fee	2,750	738	(2,012)
Inspections	-	-	-
Maintenance Materials	-	-	-
Maintenance Benefits	1,017	-	(1,017)
Total Maintenance	3,767	738	(3,029)
GENERAL EXPENSE-			
Insurance	-	-	-
Other Costs	-	-	-
Total General Expense	-	-	-
TOTAL EXPENSES	11,126	4,770	(6,357)
REVENUES OVER (UNDER) EXPENSES	548	369	(179)

HOUSING AUTHORITY OF BILLINGS-PUBLIC HOUSING (AMP 1)
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	Current Month	Balance June 30 2022	Change
Assets and Deferred Outflows			
Current Assets			
Cash	1,099,506	990,845	108,661
Receivables-			
Due From HUD	-	4,795	(4,795)
Tenant Receivables	10,857	4,831	6,026
Allowance for Doubtful Accounts	(236)	(236)	-
Certificates of Deposit	668,081	668,081	-
Total Current Assets	1,778,209	1,668,316	109,892
Property & Equipment-			
Land	1,006,257	1,006,257	-
Buildings and Improvements	17,356,380	17,356,380	-
Equipment	432,232	432,232	-
Construction In Progress	170,684	4,660	166,024
Total Property & Equipment	18,965,553	18,799,529	166,024
Accumulated Depreciation	(12,892,041)	(12,892,041)	-
Net Property & Equipment	6,073,512	5,907,488	166,024
Deferred Outflow of Resources	71,616	71,616	-
Total Assets and Deferred Outflows	7,923,337	7,647,420	275,916
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	35,278	35,493	(215)
Due to Other Programs	109,055	57,733	51,322
Accrued Wages	18,057	18,057	-
Accrued Interest Payable	2,433	2,433	-
Tenant Security Deposits	71,268	70,368	900
Current Portion of Long-Term Debt	66,515	66,515	-
Total Current Liabilities	302,606	250,599	52,007
Long-Term Liabilities			
Long Term Debt, Net of Current Portion	1,159,262	1,169,929	(10,667)
Accrued Compensated Absences	43,133	43,133	-
Net Pension Liability	293,708	293,708	-
Total Long-Term Liabilities	1,496,103	1,506,770	(10,667)
Deferred Inflow of Resources	128,731	128,731	-
Net Position			
Capital Asset Investment	4,847,735	4,671,044	176,691
Fund Balance	1,148,162	1,090,276	57,886
Total Net Position	5,995,897	5,761,320	234,577
Total Liabilities, Deferred Inflows and Net Position	7,923,337	7,647,420	275,916

**HOUSING AUTHORITY OF BILLINGS-PUBLIC HOUSING (AMP 1)
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	120,000	120,096	96
Less Vacancy	(2,400)	-	2,400
Less Collection Loss	-	(2,800)	(2,800)
Interest	83	71	(12)
Laundry	1,000	792	(208)
Other Income	10,000	18,875	8,875
Subsidy	146,337	173,800	27,463
Total Revenues	275,020	310,834	35,813
ADMINISTRATION-			
Salaries	49,857	33,197	(16,661)
Legal	333	-	(333)
Training	366	-	(366)
Auditing	2,000	12,000	10,000
Management Fee	25,540	12,179	(13,361)
Bookkeeping Fee	3,240	1,545	(1,695)
Asset Management Fee	4,320	2,160	(2,160)
Employee Benefits	18,440	12,964	(5,476)
Sundry-			
Publications	75	239	164
Telephone	600	638	38
Postage	1,000	231	(769)
Collection Costs	2,500	592	(1,908)
Computer Service	17	-	(17)
Forms, Stationary	1,167	1,262	96
Other Sundry Exp	33	-	(33)
Total Administration	109,489	77,007	(32,482)
OCCUPANCY-			
Rent (Income) Expense	22,510	1,100	(21,410)
Eligibility Fee	4,838	2,419	(2,419)
Hearings	83	45	(38)
Total Occupancy	27,432	3,564	(23,868)
SECURITY			
	950	896	(54)
TENANT SERVICES-			
Rec., Pub., Other	933	3,194	2,260
FSS Participant Increases HAP	500	276	(224)
Total Tenant Services	1,433	3,470	2,036
UTILITIES-			
Water	17,500	14,984	(2,516)
Electricity	4,800	4,513	(287)
Gas	5,000	1,046	(3,954)
Total Utilities	27,300	20,543	(6,757)
MAINTENANCE-			
Salaries	5,791	3,980	(1,810)
Maintenance Fee	44,326	26,909	(17,417)
Materials	13,000	9,529	(3,471)
Contract Costs-			
Inspection	2,180	-	(2,180)
Landscaping	7,500	4,436	(3,064)
Elevator	333	1,763	1,430
Carpet Cleaning	333	365	32
Sewer	-	166	166
Extermination	250	1,225	975
Heating & Cooling	833	3,075	2,242
Electrical	100	-	(100)
Plumbing	1,167	838	(328)
Garbage & Trash Removal	4,400	4,473	73
Flooring	3,500	2,514	(986)
Appliance Repair	50	110	60
Esco Contract Services	3,517	5,274	1,758
Other Contract Costs	1,667	6,346	4,679
Employee Benefits	2,142	1,426	(716)
Total Maintenance	91,088	72,430	(18,658)
GENERAL EXPENSE-			
Insurance	34,333	54,033	19,699
PILT	8,333	-	(8,333)
Other General Expenses	-	403	403
Total General Expense	42,667	54,435	11,366
NONROUTINE-			
Esco Interest Expense	7,730	8,041	311
Operating Transfer (In) Out	-	203,386	203,386
Net Nonroutine Expense	7,730	211,427	203,697
TOTAL EXPENSES	308,089	443,772	135,281
REVENUES OVER EXPENSES	(33,068)	(132,939)	(99,468)

HOUSING AUTHORITY OF BILLINGS-PUBLIC HOUSING COCC
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	746,879	746,196	683
Tenant Receivables	429	1,961	(1,532)
Due From Other Programs	402,876	167,929	234,946
Prepaid Expenses	3,318	1,669	1,649
Total Current Assets	<u>1,153,503</u>	<u>917,755</u>	<u>235,747</u>
Property & Equipment-			
Land	-	-	-
Buildings and Improvements	-	-	-
Infrastructure	-	-	-
Equipment	-	-	-
Construction In Progress	14,998	14,998	-
Total Property & Equipment	<u>14,998</u>	<u>14,998</u>	<u>-</u>
Accumulated Depreciation	-	-	-
Net Property & Equipment	<u>14,998</u>	<u>14,998</u>	<u>-</u>
Deferred Outflow of Resources	<u>114,947</u>	<u>114,947</u>	<u>-</u>
Total Assets and Deferred Outflows	<u>1,283,447</u>	<u>1,047,700</u>	<u>235,747</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	12,939	101,322	(88,383)
Tenant Security Deposits	150	-	150
Accrued Wages	26,932	26,932	-
Total Current Liabilities	<u>40,021</u>	<u>128,254</u>	<u>(88,233)</u>
Long-Term Liabilities			
Accrued Compensated Absences	46,171	46,171	-
Net Pension Liability	471,420	471,420	-
Total Long-Term Liabilities	<u>517,591</u>	<u>517,591</u>	<u>-</u>
Deferred Inflow of Resources	<u>206,622</u>	<u>206,622</u>	<u>-</u>
Net Position			
Capital Asset Investment	14,998	14,998	-
Fund Balance	504,215	180,235	323,980
Total Net Position	<u>519,213</u>	<u>195,233</u>	<u>323,980</u>
Total Liabilities, Deferred Inflows and Net Position	<u>1,283,447</u>	<u>1,047,700</u>	<u>235,747</u>

HOUSING AUTHORITY OF BILLINGS-PUBLIC HOUSING COCC
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Rents	50,000	15,092	(34,908)
Property Management Fee	46,788	24,333	(22,455)
HCV Management Fee	29,448	12,722	(16,727)
BookKeeping Fee	19,015	8,068	(10,948)
Asset Management Fee	7,880	4,240	(3,640)
Capital Fund Management Fee	73,503	-	(73,503)
Eligibility Fee	10,192	5,096	(5,096)
Front Line Service Fee-Maintenance	74,764	49,707	(25,057)
Interest Income	17	58	42
Copy Revenue	3,333	3,099	(235)
Other Income	4,833	164,380	159,547
NFF Operating Transfer	-	367,516	367,516
Total Revenues	319,774	654,311	334,536
ADMINISTRATION-			
Salaries	74,714	49,111	(25,603)
Legal	3,333	-	(3,333)
Training	7,928	1,655	(6,273)
Consulting	1,667	1,470	(197)
Accounting	1,667	5,005	3,338
Auditing	2,083	2,625	542
Employee Incentives	4,167	-	(4,167)
Employee Benefits	55,268	26,744	(28,524)
Sundry-			
Publications	2,000	1,165	(835)
Membership, Dues	833	1,854	1,021
Telephone	6,667	5,243	(1,424)
Postage	833	173	(661)
Equipment Svc	667	360	(307)
Computer Equipment	3,433	1,294	(2,140)
Computer Service	14,833	625	(14,209)
Forms, Stationary	4,111	1,335	(2,776)
Other Sundry Exp	833	300	(533)
Total Administration	185,039	98,958	(86,080)
RENT EXPENSE	17,483	-	(17,483)
SECURITY	417	-	(417)
TENANT SERVICES-			
Rec., Pub., Other	2,500	-	(2,500)
Total Tenant Services	2,500	-	(2,500)
UTILITIES-			
Water	333	248	(85)
Electricity	2,167	2,628	461
Gas	1,417	300	(1,117)
Total Utilities	3,917	3,175	(741)
MAINTENANCE-			
Salaries	57,636	33,009	(24,628)
Garage Rent	1,000	-	(1,000)
Materials	5,167	3,883	(1,283)
Heating & Cooling	333	155	(178)
Plumbing	83	-	(83)
Garbage & Trash Removal	500	387	(113)
Other Contract Costs	1,250	562	(688)
Employee Benefits	21,318	16,502	(4,816)
Total Maintenance	87,287	54,498	(32,789)
GENERAL EXPENSE-			
Insurance	2,167	9,569	7,402
Total General Expense	2,167	9,569	7,402
NONROUTINE-			
Operating Transfer (In) Out	-	164,130	164,130
Net Nonroutine Expense	-	164,130	164,130
TOTAL EXPENSES	298,809	330,331	31,522
REVENUES OVER EXPENSES	20,965	323,980	303,015

HOUSING AUTHORITY OF BILLINGS-DEVELOPMENT FUND
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	1,441,477	1,259,626	181,850
Receivables-			-
Advances Receivable	88,094	92,006	(3,912)
Accounts Receivable	11,396	6,446	4,950
Notes Receivable-Current	68,439	68,439	-
Interest Receivable	13,190	13,190	-
Total Current Assets	<u>1,622,596</u>	<u>1,439,707</u>	<u>182,888</u>
Property & Equipment-			
Land	566,570	566,570	-
Buildings and Improvements	1,527,645	1,527,601	44
Equipment	20,865	20,865	-
Construction In Progress	5,479	5,479	-
Total Property & Equipment	<u>2,120,559</u>	<u>2,120,515</u>	<u>44</u>
Accumulated Depreciation	(774,084)	(774,084)	-
Net Property & Equipment	<u>1,346,475</u>	<u>1,346,431</u>	<u>44</u>
Other Assets-			
Development Fee Receivable	77,450	154,371	(76,922)
Notes Receivable-Noncurrent	2,584,965	2,584,965	-
Total Other Assets	<u>2,662,414</u>	<u>2,739,336</u>	<u>(76,922)</u>
Deferred Outflow of Resources	<u>6,261</u>	<u>6,261</u>	<u>-</u>
Total Assets and Deferred Outflows	<u>5,637,745</u>	<u>5,531,735</u>	<u>106,010</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	1,500	1,100	400
Insurance Reserve	(480)	(240)	(240)
Accrued Wages	1,312	1,312	-
Note Payable	-	-	-
Due to Other Programs	106,445	283	106,163
Total Current Liabilities	<u>108,777</u>	<u>2,455</u>	<u>106,323</u>
Long-Term Liabilities			
Accrued Compensated Absences	-	-	-
Net Pension Liability	25,679	25,679	-
Total Long-Term Liabilities	<u>25,679</u>	<u>25,679</u>	<u>-</u>
Deferred Inflow of Resources	<u>11,255</u>	<u>11,255</u>	<u>-</u>
Net Position			
Capital Asset Investment	1,346,475	1,346,431	44
Fund Balance	4,145,559	4,145,915	(356)
Total Net Position	<u>5,492,033</u>	<u>5,492,346</u>	<u>(313)</u>
Total Liabilities, Deferred Inflows and Net Position	<u>5,637,745</u>	<u>5,531,735</u>	<u>106,010</u>

HOUSING AUTHORITY OF BILLINGS-DEVELOPMENT FUND
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Interest Income	17	89	73
Interest Income-Development Notes	11,257	-	(11,257)
Grant Income	-	7,095	7,095
Other Income	9,167	7,265	(1,902)
Rent Income	19,883	1,400	(18,483)
Total Revenues	<u>40,324</u>	<u>15,850</u>	<u>(24,474)</u>
ADMIN EXPENSES-			
Salaries	13,007	4,200	(8,807)
Consulting	853	-	(853)
Audit	250	1,500	1,250
Employee Benefits	4,811	1,478	(3,333)
Dues and Memberships	217	-	(217)
Computer Equipment	-	371	371
Forms, Stationery	-	58	58
Other Sundry Exp	1,000	-	(1,000)
Total Administration	<u>20,137</u>	<u>7,607</u>	<u>(12,530)</u>
TENANT SERVICES-			
Veteran Assistance	2,821	50	(2,771)
TSS Grant	-	4,296	4,296
Employee Benefits	-	2,195	2,195
Total Tenant Services	<u>2,821</u>	<u>6,541</u>	<u>(576)</u>
MAINTENANCE-			
Maintenance Materials	1,667	376	(1,290)
Utility Costs	-	1,459	1,459
Other Contract Costs	1,000	(240)	(1,240)
Total Maintenance	<u>2,667</u>	<u>1,595</u>	<u>(1,072)</u>
GENERAL EXPENSE-			
Insurance	833	419	(415)
Utility Costs	1,203	-	(1,203)
PILT	750	-	(750)
Total General Expense	<u>2,786</u>	<u>419</u>	<u>(2,368)</u>
TOTAL EXPENSES	<u>28,411</u>	<u>16,162</u>	<u>(16,545)</u>
REVENUES OVER (UNDER) EXPENSES	<u>11,912</u>	<u>(312)</u>	<u>(7,929)</u>

HOUSING AUTHORITY OF BILLINGS-HAB EDUCATION & WELLNESS
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets			
Current Assets			
Cash	11,397	11,411	(14)
Due From Other Programs	-	-	-
Total Current Assets	<u>11,397</u>	<u>11,411</u>	<u>(14)</u>
Deferred Outflow of Resources	-	-	-
Total Assets and Deferred Outflows	<u>11,397</u>	<u>11,411</u>	<u>(14)</u>
Liabilities and Net Position			
Current Liabilities			
Accounts Payable	400	-	400
Accrued Wages	-	-	-
Due to Other Programs	-	-	-
Total Current Liabilities	<u>400</u>	<u>-</u>	<u>400</u>
Long-Term Liabilities			
Accrued Compensated Absences	-	-	-
Net Pension Liability	-	-	-
Total Long-Term Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflow of Resources	-	-	-
Net Position			
Capital Asset Investment	-	-	-
Fund Balance	10,997	11,411	(414)
Total Net Position	<u>10,997</u>	<u>11,411</u>	<u>(414)</u>
Total Liabilities and Net Position	<u>11,397</u>	<u>11,411</u>	<u>(14)</u>

HOUSING AUTHORITY OF BILLINGS-HAB EDUCATION & WELLNESS
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	12 Month Budget	YTD Actuals	Over (Under) Budget
REVENUES-			
Interest Income	1	1	-
Other Income	-	-	-
Development Fund Transfers	-	-	-
Total Revenues	<u>1</u>	<u>1</u>	<u>-</u>
ADMIN EXPENSES-			
Salaries	-	-	-
Consulting	7	-	(7)
Legal	-	-	-
Accounting	67	-	(67)
Audit	67	400	333
Property Management Fee	-	-	-
Book-Keeping Fee	-	15	15
Asset Management Fee	-	-	-
Training	-	-	-
Publications	-	-	-
Memberships, Dues	-	-	-
Telephone	-	-	-
Postage	-	-	-
Equipment Svc	-	-	-
Computer Software	-	-	-
Computer Service	-	-	-
Forms, Stationary	-	-	-
Sundry Costs	167	-	(167)
Benefits	-	-	-
Rent	-	-	-
Total Administration	<u>307</u>	<u>415</u>	<u>108</u>
TENANT SERVICES-			
Rec., Pub., Other	33	-	(33)
Summer Vista	-	-	-
Employee Benefits	-	-	-
Total Tenant Services	<u>33</u>	<u>-</u>	<u>(33)</u>
GENERAL EXPENSE-			
Insurance	-	-	-
Other General Expenses	-	-	-
Maintenance Salaries	-	-	-
Maintenance Materials	-	-	-
Extraordinary Maintenance	-	-	-
Total General Expense	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENSES	<u>340</u>	<u>415</u>	<u>75</u>
REVENUES OVER (UNDER) EXPENSES	<u>(339)</u>	<u>(414)</u>	<u>(75)</u>

**HOUSING AUTHORITY OF BILLINGS-FSS FORFEITURES
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022**

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	6,200	-	6,200
FSS Escrow	-	-	-
Receivables-			
Tenant Receivables	-	-	-
Allowance for Doubtful Accounts	-	-	-
Total Current Assets	<u>6,200</u>	<u>-</u>	<u>6,200</u>
Deferred Outflow of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows	<u><u>6,200</u></u>	<u><u>-</u></u>	<u><u>6,200</u></u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	-	-	-
Due to Other Programs	60	-	60
Accrued Wages	-	-	-
FSS Escrow Obligations	-	-	-
Total Current Liabilities	<u>60</u>	<u>-</u>	<u>60</u>
Long-Term Liabilities			
Accrued Compensated Absences	-	-	-
Net Pension Liability	-	-	-
Total Long-Term Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflow of Resources	<u>-</u>	<u>-</u>	<u>-</u>
Net Position			
Capital Asset Investment	-	-	-
Fund Balance	6,140	-	6,140
Total Net Position	<u>6,140</u>	<u>-</u>	<u>6,140</u>
Total Liabilities, Deferred Inflows and Net Position	<u><u>6,200</u></u>	<u><u>-</u></u>	<u><u>6,200</u></u>

**HOUSING AUTHORITY OF BILLINGS-FSS FORFEITURES
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	12 Month Budget	YTD Actuals	Over (Under) Budget
<u>ADMIN REVENUES & EXPENSES</u>			
Other Income	-	6,206	6,206
Total Revenues	-	6,206	6,206
ADMINISTRATION-			
Forms, Stationary	-	60	60
Other Sundry Exp	-	6	6
Total Administration	-	66	66
TOTAL ADMIN EXPENSES	-	66	66
ADMIN REVENUES OVER EXPENSES	-	6,140	6,140
TOTAL REVENUES OVER EXPENSES	-	6,140	6,140

**HOUSING AUTHORITY OF BILLINGS-SECTION 8 VOUCHER
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022**

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	1,006,885	904,586	102,299
FSS Escrow	76,309	69,963	6,346
Receivables-			
Tenant Receivables	8,972	6,197	2,775
Allowance for Doubtful Accounts	(112)	(112)	-
Due from HUD	13,078	13,078	-
Due From Other Programs	-	-	-
Total Current Assets	<u>1,105,131</u>	<u>993,712</u>	<u>111,419</u>
Property & Equipment-			
Land	-	-	-
Buildings and Improvements	-	-	-
Infrastructure	-	-	-
Equipment	27,636	27,636	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>27,636</u>	<u>27,636</u>	<u>-</u>
Accumulated Depreciation	(27,636)	(27,636)	-
Net Property & Equipment	<u>0</u>	<u>-</u>	<u>-</u>
Deferred Outflow of Resources	56,631	56,631	-
Total Assets and Deferred Outflows	<u>1,161,762</u>	<u>1,050,343</u>	<u>111,419</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	(25,021)	5,961	(30,981)
Due to Other Programs	81,983	51,592	30,391
Accrued Wages	4,730	4,730	-
FSS Escrow Obligations	75,617	69,271	6,346
Total Current Liabilities	<u>137,310</u>	<u>131,554</u>	<u>5,757</u>
Long-Term Liabilities			
Net Pension Liability	232,255	232,255	-
Total Long-Term Liabilities	<u>232,255</u>	<u>232,255</u>	<u>-</u>
Deferred Inflow of Resources	101,797	101,797	-
Net Position			
Capital Asset Investment	0	-	-
Fund Balance	690,400	584,737	105,663
Total Net Position	<u>690,400</u>	<u>584,737</u>	<u>105,663</u>
Total Liabilities, Deferred Inflows and Net Position	<u>1,161,762</u>	<u>1,050,343</u>	<u>111,419</u>

**HOUSING AUTHORITY OF BILLINGS-SECTION 8 VOUCHER
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	12 Month Budget	YTD Actuals	Over (Under) Budget		
<u>ADMIN REVENUES & EXPENSES</u>					
ADMIN REVENUES-					
FSS Coordinator	11,899	12,145	246		
Interest Income	17	71	55		
Admin Share of Fraud Recovery Income	8	2,452	2,443		
Admin Fees	107,308	95,092	(12,216)		
Admin Share of Other Income	83	-	(83)		
Port Out Admin Fees	-	(458)	(458)		
Total Revenues	119,315	109,302	(10,013)		
ADMINISTRATION-					
Salaries	32,542	22,195	(10,347)		
Training	346	1,593	1,247		
HCV Management Fee	21,982	9,509	(12,473)		
Book-Keeping Fee	11,730	4,313	(7,418)		
Employee Benefits	15,957	10,235	(5,722)		
Sundry-					
Postage	1,083	752	(331)		
Collection Costs	1,042	-	(1,042)		
Computer Software	50	-	(50)		
Forms, Stationary	2,809	2,214	(595)		
Other Sundry Exp	167	-	(167)		
Total Administration	87,707	50,810	(36,897)		
OCCUPANCY-					
Rent (Income) Expense	11,925	5,963	(5,963)		
Hearings	125	45	(80)		
Total Occupancy	12,050	6,008	(6,043)		
SECURITY					
	-	-	-		
TENANT SERVICES-					
FSS Coordinator	7,739	5,568	(2,170)		
FSS Management Fee	-	-	-		
Rec., Pub., Other	-	2,962	2,962		
FSS Participant Increases	6,750	8,433	1,683		
Ross Program Expense	-	-	-		
Employee Benefits	2,862	2,277	(585)		
Total Tenant Services	17,351	19,241	1,890		
OTHER EXPENSE-					
Inspection Fee	4,167	-	(4,167)		
Contract Inspection	-	3,385	3,385		
Insurance	567	1,724	1,157		
Other General Expense	-	-	-		
Total General Expense	4,733	5,109	376		
TOTAL ADMIN EXPENSES	121,841	81,167	(40,674)		
ADMIN REVENUES OVER EXPENSES	(2,526)	28,135	30,661	Year End Reserve	EOM Reserve
				512,298.00	540,432.63
<u>HAP INCOME AND EXPENSES</u>					
INCOME-					
Section 8 Income	730,542	718,394	(12,148)		
HUD Share of Fraud Income	8	2,452	2,443		
Other Income	83	-	(83)		
Interest Income	-	-	-		
Total Income	730,634	720,846	(9,788)	Year End Reserve	EOM Reserve
				-	77,528.23
HAP PAYMENTS	726,780	643,317	(83,463)		
HAP INCOME LESS PAYMENTS	3,854	77,528	73,675	Total Reserve	
				512,298.00	
TOTAL REVENUES OVER EXPENSES	1,327	105,663	104,335		

HOUSING AUTHORITY OF BILLINGS-MAINSTREAM VOUCHERS
BALANCE SHEETS
PERIOD ENDING JUNE 30, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	1,195	24	1,171
Receivables-			
Tenant Receivables	-	-	-
Allowance for Doubtful Accounts	-	-	-
Due from HUD	1,087	1,087	-
	<u>2,282</u>	<u>1,111</u>	<u>1,171</u>
Total Current Assets	<u>2,282</u>	<u>1,111</u>	<u>1,171</u>
Deferred Outflow of Resources			
	<u>1,983</u>	<u>1,983</u>	<u>-</u>
Total Assets and Deferred Outflows	<u><u>4,266</u></u>	<u><u>3,094</u></u>	<u><u>1,171</u></u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	2,383	1,460	923
Due to Other Programs	24,398	23,252	1,146
Accrued Wages	804	804	-
FSS Escrow Obligations	-	-	-
Total Current Liabilities	<u>27,585</u>	<u>25,516</u>	<u>2,070</u>
Long-Term Liabilities			
Accrued Compensated Absences	976	976	-
Net Pension Liability	8,132	8,132	-
Total Long-Term Liabilities	<u>9,109</u>	<u>9,108</u>	<u>-</u>
Deferred Inflow of Resources	<u>3,564</u>	<u>3,564</u>	<u>-</u>
Net Position			
Capital Asset Investment	-	-	-
Fund Balance	(35,993)	(35,094)	(899)
Total Net Position	<u>(35,993)</u>	<u>(35,094)</u>	<u>(899)</u>
Total Liabilities, Deferred Inflows and Net Position	<u><u>4,266</u></u>	<u><u>3,094</u></u>	<u><u>1,171</u></u>

**HOUSING AUTHORITY OF BILLINGS-MAINSTREAM VOUCHERS
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022**

	<u>12 Month Budget</u>	<u>YTD Actuals</u>	<u>Over (Under) Budget</u>
<u>ADMIN REVENUES & EXPENSES</u>			
ADMIN REVENUES-			
Admin Fees	4,897	511	(4,386)
Port Out Admin Fees	-	-	-
Total Revenues	<u>4,897</u>	<u>511</u>	<u>(4,385)</u>
ADMINISTRATION-			
Salaries	1,177	799	(378)
Auditing	167	-	(167)
Book-Keeping Fee	-	225	225
Employee Benefits	435	347	(88)
Sundry-			
Telephone	-	-	-
Postage	13	4	(9)
Total Administration	<u>1,791</u>	<u>1,375</u>	<u>(417)</u>
OCCUPANCY-			
Rent (Income) Expense	500	250	(250)
Hearings	-	-	-
Total Occupancy	<u>500</u>	<u>250</u>	<u>(250)</u>
OTHER EXPENSE-			
Inspection Fee	333	-	(333)
Total General Expense	<u>333</u>	<u>-</u>	<u>(333)</u>
TOTAL ADMIN EXPENSES	<u>2,625</u>	<u>1,625</u>	<u>(1,000)</u>
ADMIN REVENUES OVER EXPENSES	<u>2,272</u>	<u>(1,114)</u>	<u>(3,385)</u>
<u>HAP INCOME AND EXPENSES</u>			
INCOME-			
Section 8 Income	43,360	29,104	(14,256)
HUD Share of Fraud Income	-	-	-
Other Income	-	-	-
Interest Income	-	-	-
Total Income	<u>43,360</u>	<u>29,104</u>	<u>(14,256)</u>
HAP PAYMENTS	<u>43,360</u>	<u>28,889</u>	<u>(14,471)</u>
HAP INCOME LESS PAYMENTS	<u>-</u>	<u>215</u>	<u>215</u>
TOTAL REVENUES OVER EXPENSES	<u>2,272</u>	<u>(899)</u>	<u>(3,170)</u>

HOUSING AUTHORITY OF BILLINGS-SECTION 8 DOC
BALANCE SHEETS
PERIOD ENDING AUGUST 31, 2022

	<u>Current Month</u>	<u>Balance June 30 2022</u>	<u>Change</u>
Assets and Deferred Outflows			
Current Assets			
Cash	23,659	4,498	19,161
Certificates of Deposit	-	-	-
Prepaid Expenses	-	-	-
	<u>23,659</u>	<u>4,498</u>	<u>19,161</u>
Total Current Assets	<u>23,659</u>	<u>4,498</u>	<u>19,161</u>
Property & Equipment-			
Land	-	-	-
Buildings and Improvements	-	-	-
Infrastructure	-	-	-
Equipment	-	-	-
Construction In Progress	-	-	-
Total Property & Equipment	<u>-</u>	<u>-</u>	<u>-</u>
Accumulated Depreciation	-	-	-
Net Property & Equipment	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Outflow of Resources	<u>26,074</u>	<u>26,074</u>	<u>-</u>
Total Assets and Deferred Outflows	<u>49,733</u>	<u>30,572</u>	<u>19,161</u>
Liabilities, Deferred Inflows, Net Position			
Current Liabilities			
Accounts Payable	2,000	591	1,409
Due to Other Programs	22,157	14,386	7,771
Accrued Wages	4,029	4,029	-
Total Current Liabilities	<u>28,186</u>	<u>19,006</u>	<u>9,180</u>
Long-Term Liabilities			
Net Pension Liability	106,932	106,932	-
Total Long-Term Liabilities	<u>106,932</u>	<u>106,932</u>	<u>-</u>
Deferred Inflow of Resources	<u>46,868</u>	<u>46,868</u>	<u>-</u>
Net Position			
Fund Balance	(132,253)	(142,234)	9,981
Total Net Position	<u>(132,253)</u>	<u>(142,234)</u>	<u>9,981</u>
Total Liabilities, Deferred Inflows and Net Position	<u>49,733</u>	<u>30,572</u>	<u>19,161</u>

HOUSING AUTHORITY OF BILLINGS-SECTION 8 DOC
COMPARISON OF BUDGET TO ACTUALS
PERIOD ENDING AUGUST 31, 2022

	<u>12 Month Budget</u>	<u>YTD Actuals</u>	<u>Over (Under) Budget</u>
REVENUES-			
DCA Fees	35,880	33,910	(1,970)
Interest Income	2	1	(1)
Total Revenues	<u>35,882</u>	<u>33,911</u>	<u>(1,970)</u>
ADMINISTRATION-			
Salaries	14,254	9,752	(4,502)
Auditing	100	600	500
HCV Management Fee	7,467	3,213	(4,254)
Book-Keeping Fee	400	200	(200)
Employee Benefits	5,272	4,498	(774)
Sundry-			
Postage	167	76	(91)
Forms, Stationary	367	385	18
Other Sundry Exp	117	373	256
Total Administration	<u>28,143</u>	<u>19,096</u>	<u>(9,046)</u>
OCCUPANCY-			
Rent (Income) Expense	1,500	750	(750)
Utilities/Maintenance	-	-	-
Total Occupancy	<u>1,500</u>	<u>750</u>	<u>(750)</u>
GENERAL EXPENSE-			
Inspection Fee	3,500	2,360	(1,140)
Maintenance Benefits	-	-	-
Insurance	567	1,724	1,157
Total General Expense	<u>4,067</u>	<u>4,084</u>	<u>17</u>
TOTAL EXPENSES	<u>33,710</u>	<u>23,930</u>	<u>(9,779)</u>
REVENUES OVER EXPENSES	<u>2,172</u>	<u>9,981</u>	<u>7,809</u>