



HOUSING AUTHORITY AGENDA

Thursday, September 18, 2025 at 8:30 AM

MEETING LOCATION

1101 Broad Street, Meeting House, Milliken, CO 80543

Zoom Meeting Details

To Join via Zoom

<https://us02web.zoom.us/j/87125237589?pwd=c0pRcHM4cTNWcEZpMUZCbFRMTUIDdz09>

Meeting ID: 871 2523 7589

Passcode: 054513

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- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Agenda Approval**
 - a. Consideration and Approval of the Meeting Agenda for September 18, 2025**
- 5. Citizen Comments**
- 6. Minutes of Previous Meetings**
 - a. For Consideration and Approval of the Meeting Minutes for August 21, 2025**
- 7. Loveland Housing Authority Updates**
 - a. Written Report from Loveland Housing Authority (LHA)**
 - i) Solar Panel Discussion and Questions**
 - ii) Hail Damage Discussion and Questions**
 - iii) Tree Trimming Update**
 - iv) Concrete Repairs Update**
 - v) Maintenance Update - Painting**
 - vi) June Financials Discussion and Update**
- 8. Action Agenda**

- a. **Reimbursement for Commissioner Matthews for 9/11 event w/ MYCL**
Sloane Hawes, Housing Authority Chair
- b. **Reimbursement for Commissioner Bauer for 9/11 event w/ MYCL**
Sloane Hawes, Housing Authority Chair

9. Discussion Agenda

- a. **Bob's Rules of Order**
- b. **Graphic Designer for MHA Website**
- c. **Town Board Budget Requests**
- d. **Recap of September Events**
 - i) September 11th MYCL/MHA BBQ
- e. **Upcoming Events**
 - i) MYCL-MHA She Painting Project
 - ii) Fall Workshop
- f. **Strategic Plan - Ayers and Associates**

10. Informational Agenda

11. Officer Reports

12. Future Business

13. Adjournment



Town Of Milliken
Milliken Housing Authority
Milliken Meeting House
1201 Broad Street

Meeting Minutes for August 21, 2025

1. Call to Order

Chair Hawes called the meeting of the Milliken Housing Authority to order at 8:34 am.

2. Pledge of Allegiance

Chair Hawes led the Pledge of Allegiance.

3. Roll Call

Those present: Chair Sloane Hawes, Vice Chair Chad Wilson (Zoom), Commissioners Lori VanDiveer (Zoom), Kellie Matthews, Michelle Bauer, and Administrative Assistant II Tami Burns. Loveland Housing Authority Staff present on Zoom, Maintenance Manager Ray Grimaldi, Regional Property Manager Ashley Wade, and Dove Valley Property Manager, Maira Vasquez. In person, Loveland Housing Authority Finance Director Misty Hudson

Those not present: There were none

4. Agenda Approval

a. Consideration and Approval of the Meeting Agenda for August 21, 2025

Commissioner Matthews motioned to approve the Agenda as presented. Commissioner Bauer seconded.

All in Favor. None Opposed. Motion Carries.

5. Citizen Comments

There are none.

6. Minutes of Previous Meetings

a. Consideration and Approval of the July 17, 2025, Meeting Minutes.

Commissioner Matthews motioned to approve the minutes from July 17, 2025, as presented. Commissioner Bauer seconded the motion.

All in Favor. None Opposed. Motion Carries.

7. Loveland Housing Authority Updates

a. Written Reports from Loveland Housing Authority

A written report from LHA was sent to Chair Hawes on August 13th via email. Please see attached Exhibit A for a copy of the report.

1. Financial and Administrative Updates

- LHA is working with the Greeley/Weld Housing Authority to reconcile tenant accounts. Additionally, a resident who saw their rent double has had their portion corrected. Any other tenants who have experienced a rate increase should first contact the Greeley/Weld Housing Authority. If the issue is not resolved, they should contact LHA for assistance. There are no current vacancies at Dove Valley.
- Financial Manager Misty Hudson presented the June 2025 financials. She will be looking closer at the "Vacant Units" line item, as well as the "Inventory and Prepaid Accounts." She noted a significant and unusual drop in the water bill, which Maintenance Manager Grimaldi attributed to the water being shut off for a period. Ms. Hudson also plans to investigate a \$10,000 decrease in the energy panel asset value, as only one panel is currently not working. She noted that while some general maintenance expenses are low, she expects them to catch up by the end of the year.
- Chair Hawes followed up with Regional Property Manager Wade, who confirmed that board members are welcome to shadow the Maintenance Team during annual inspections and the next unit turnover. Arrangements will be made for this.
- The Dove Valley Pet Policy is still in development and is intended to be a standard for all eligible LHA properties. The new policy will reduce the pet deposit from \$600 to \$300 to comply with HB23-1068, a statewide law that went into effect on January 1, 2024. The draft has been submitted to the LHA attorney for review.

2. Property Management and Maintenance

- The conflict between two neighboring tenants continues, with both parties having restraining orders against one another. A court date is scheduled for the third full week in August. Regional Property Manager Wade explained that because past issues were not documented by previous managers, LHA is starting over with corrective action. The tenants will receive a written warning with a 10-to-30-day window to comply. Failure to do so will result in a second notice, potentially leading to a written request to vacate. Both tenants have retained legal counsel. Commissioner Matthews asked if MHA sharing previous minutes would be helpful, but it was agreed that the lack of prior documentation made it unlikely to be useful. The two tenants were previously offered mediation but declined to participate.
- On August 13, Maintenance Manager Grimaldi met with an insurance agent at Dove Valley to assess hail damage from the June 17, 2025 storm. The roof was determined to have hail damage. The board previously received estimates for hail and roofing repairs. Mr. Grimaldi stated that they have signed a contract with Gold Roofing to replace the roof and solar panels on several units. Vice Chair Wilson asked if other bids were obtained, and Mr. Grimaldi confirmed that only one estimate was requested. Commissioner Matthews inquired about insurance coverage for the solar panels. Mr. Grimaldi stated that the panels are not currently covered but that he will look into options for obtaining insurance for them. He will also seek an estimate for netting to deter squirrels and speak with Gold Roofing about repairing a single damaged panel, which

was estimated to cost between \$6,000 and \$8,000 to replace. Gold Roofing plans to stage the panels in the grass, and Administrative Assistant II Burns noted that a Town of Milliken Right-of-Way (ROW) permit might be required.

- Maintenance Manager Grimaldi also obtained a tree-trimming quote for \$7,200. This is within budget, and he will schedule the work as soon as possible.
- Regarding the concrete work, Vice Chair Wilson asked for a timeline. Maintenance Manager Grimaldi explained that Benny's Concrete has begun the project but requires a half-down payment to continue. Once LHA sends the check, the work will be completed. Vice Chair Wilson requested "before and after" photos to ensure the contractor uses proper dowels to connect the new concrete to the existing sidewalks.

8. Action Agenda

a. Consideration and Approval to Renew the Milliken Housing Authority Web Host

Commissioner Matthews explained the history of MHA's website. A previous MHA Commissioner oversaw the original website moved out of the area. Commissioner Matthews recently learned that our website is no longer accessible because the three-year contract ended in January. However, the domain name www.millikenhousingauthority.org was purchased for ten(10) years before it requires to be renewed.

She presented the Authority with two options regarding the website. The first option was to remain with the WIX platform and renew the domain annually at a cost of \$174, or to extend the domain for three or more years at a discounted rate. The second option was to hire a professional to create a new website using the same domain name. Commissioner Matthews noted the importance of ensuring the website is ADA compliant under new laws and expressed that a professionally designed website would better highlight future projects.

Chair Hawes asked what the cost would be to have a new website built. Commissioner Matthews has not investigated the cost yet but will do so before the next meeting. Chair Hawes would like to discuss this with Ayers too. Chair Hawes suggested that this action item be tabled until our next meeting so that bids could be presented.

Commissioner Bauer motioned to table the website until more information was provided. Vice Chair Wilson seconded the motion.

All in favor. None Opposed. Motion carried.

9. Discussion Agenda

a. Recap of Dove Valley On-Site Meeting (August 1, 2025)

The recap of Dove Valley's on-site meeting held August 1st was discussed during the Dove Valley Report. No additional information was provided.

b. Recap of August Events

i) National Night Out (August 5, 2025)

At this year's National Night Out, MHA received four (4) Community Surveys.

ii) Beef 'N Bean Day (August 9, 2025)

At Beef and Bean Day, MHA received nine (9) Community Surveys.

iii) Community Survey Results

The Community Survey results provided data that MHA will use in discussions regarding future projects. The results indicated the following:

52% of those surveyed have not heard of Milliken Housing Authority.

39% of those surveyed have heard of Milliken Housing Authority.

61% of those surveyed are not aware of Dove Valley (*a MHA project*)

39% of those surveyed are aware of Dove Valley (*a MHA project*)

In response to the question, 'What projects should MHA focus on?' the data indicated that the most important priorities for MHA are as follows:

46.51% 55+ Housing

20.93% Critical Repair Programs

20.93% Apartments

32.56% Home Ownership Workshops

9.30% Essential Workers Housing

Chair Hawes reported on the potential interest in MHA membership. Of the individuals surveyed, five (5) indicated they were interested and eight (8) were a "maybe."

Chair Hawes personally reached out to all interested parties. Of those who responded, two (2) individuals declined the invitation to apply to be a Commissioner, citing a lack of time.

c. Bob's Rules of Order Discussion

Chair Hawes apologized to the Authority for not having more information on the Bobs Rule of Order.

Commissioner Matthews offered to provide a summary through ChatGBT and have it ready for the next meeting.

d. Hiring of a Web Professional Discussion

This item was discussed during the Action Agenda. For additional information, please refer to Item A in the Action Agenda.

e. MHA-MYCL Shed Painting Project Discussion

Chair Hawes spoke about getting with Resource Manager Silvia Martinez and the Milliken Young Community Leaders (MYCL) group to paint the shed at Dove Valley. Date and time is still to be determined.

f. Upcoming Events

i) MHA Strategic Planning Session - Wednesday, August 27th

MHA will meet with the Ayers Group for a three-hour Strategic Planning Session on Wednesday, August 27, from 12:00 p.m. to 3:00 p.m. Chair Hawes reported that she and Commissioner Matthews have a call scheduled with the Ayers Group later today to discuss the upcoming session. She also requested that all members of the Authority complete the short survey prior to the August 27 meeting.

ii) MYCL-MHA BBQ - Thursday, September 11th at 5:30pm at Dove Valley

There will be a Fall BBQ at Dove Valley with Resource Manager Silvia Martinez and the MYCL group on September 11th at 5:30 pm.

10. Informational Agenda

a. Ayers and Associates Strategic Plan Session

No additional information provided.

b. Town of Milliken Housing Needs Assessment Updates

Chair Hawes asked the Authority to encourage as many individuals as possible to complete the Housing Needs Assessment survey. The LHA attorney advised that MHA may not solicit Dove Valley residents. However, Authority members may speak with business owners, friends, and family to promote participation in the survey.

11. Officer Reports

There was none.

12. Future Business

a. Process for Developers/Investors with Town Staff

b. Get Professional Website Designer estimates to recreate MHA's website

13. Adjournment

Chair Hawes asked for a motion to adjourn at 9:41 am. Commissioner Bauer motioned to adjourn. Commissioner Matthews seconded.

All in favor. None Opposed. Motion Carried.

Prepared By:

Approved By:

Tami Burns, Admin. Assistant II

Housing Authority Chair



MHA Monthly Report-

1. **General Updates:** (Greeley/Weld, policy/staffing changes)

2. **Dove Valley Residents:** (vacancies, resident complaints)

3. **Maintenance & Facilities Updates:** (WO requests, routine maintenance)

4. **Finance:** (Quarterly financials, variance notes)

5. **Other Updates:**

FW: Dove Valley

Ray Grimaldo <RGrimaldo@lovelandhousing.org>

Wed, Sep 3, 2025 at 9:50 AM

To: Sloane Hawes <sloane.hawes@gmail.com>

Cc: Ashley Wade <awade@lovelandhousing.org>, Jessica Hinze <jhinze@lovelandhousing.org>

Sloane,

Your board asked about cost to screen around solar panels to keep rodents from damaging the electrical, see below and advise please.

Ray Grimaldo

**Ray Grimaldo**
Maintenance Manager375 W 37th St. Ste 200
Loveland, CO 80538

P: 970-5674707

O: 970-635-5928

E: rgrimaldo@lovelandhousing.org

www.Love|andHousing.org

From: Lane <Lane@goldroofing.com>
Sent: Wednesday, September 3, 2025 9:10 AM
To: Ray Grimaldo <RGrimaldo@lovelandhousing.org>
Subject: Dove Valley

Ray,

The price on the solar panel edge screening is \$8,154.76

Please let me know ASAP if you would like to move forward with this.

Thank You,

Lane Berndt

Project Coordinator



Gold Roofing Inc.

[1424 E Eisenhower Blvd.](#)

[Loveland CO, 80537](#)

[Office \(970\) 593-3080](#)

Cell (970) 889-8905



**DOVE VALLEY SENIOR HOUSING
BALANCE SHEET - UNAUDITED**

June, 2025

Cumulative

Balance Sheet Full Detail
Fiscal Year - December
Section 42 Tax Credit Limited P/S

ASSETS	
Cash	
62-0-000-1120.000 Oper INDB x1716	153,447.63
62-0-000-1120.001 Owner's Reserve-INDB x6806	9,064.29
Total Cash	162,511.92
Accounts & Notes Receivable	
62-0-000-1130.000 A/R-Tenants	964.00
62-0-000-1130.001 A/R-Vacant Units	2,217.52
62-0-000-1140.001 A/R-Mortgage Int Subsidy	18,447.30
Total Accounts & Notes Receivable	21,628.82
Restricted Deposits	
62-0-000-1170.010 Operating Reserve INDB x5158	34,990.00
62-0-000-1191.000 Tenant Deposits INDB x1958	17,285.81
62-0-000-1310.000 Escrow	16,048.68
62-0-000-1310.010 Escrow-USDA Guar Ins	4,474.48
62-0-000-1310.030 Escrow USDA Interest Subsidy	7.03
62-0-000-1320.000 Reserve for Replacement	70,900.18
Total Restricted Deposits	143,706.18
Inventory and Prepaids	
62-0-000-1200.030 Prepaid Insurance-Property (10 policies; pd by Lument)	4,352.28
62-0-000-1200.032 Prepaid Insurance-Comm Liab Umb	1,459.00
62-0-000-1200.040 Prepaid Mortgage Insurance	1,854.18
Total Inventory and Prepaids	7,665.46
 Total Current Assets	 335,512.38
Property Plant & Equipment	
62-0-000-1410.000 Land	585,656.00
62-0-000-1410.010 Land Improvements	506,894.00
62-0-000-1420.000 Buildings	2,981,138.46
62-0-000-1450.000 Furniture & Equipment	111,176.00
Total Property Plant & Equip	4,184,864.46
Intangible Assets	
62-0-000-1520.000 Intangible Assets	13,600.00
Total Intangible Assets	13,600.00

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**DOVE VALLEY SENIOR HOUSING
BALANCE SHEET - UNAUDITED**

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	June, 2025	Cumulative
Accum Depreciation & Amortization		
62-0-000-1495.010 Accum Depr-Land Improvements		-506,893.99
62-0-000-1495.020 Accum Depr-Bldg		-1,839,205.03
62-0-000-1495.050 Accum Depr-Furn & Fixtures Off		-111,176.00
62-0-000-1495.080 Accumulated Amortization		-13,599.98
Total Accumulated Depr & Amort		-2,470,875.00
 Net Fixed Assets		 1,727,589.46
 TOTAL ASSETS		 2,063,101.84

**DOVE VALLEY SENIOR HOUSING
BALANCE SHEET - UNAUDITED**

June, 2025

Cumulative

LIABILITIES

Accounts Payable

62-0-000-2110.000 A/P-Operations	11,898.06
62-0-000-2110.010 A/P-In house Maint Fees, Invt, Mgt fee	1,263.83
62-0-000-2170.000 Mortgage Payable-Current	6,902.97
Total Accounts Payable	20,064.86

Accrued Liabilities

62-0-000-2120.000 Accrued Payroll Due LHA	1,119.26
62-0-000-2126.000 Accrued Asset Mgmt Fee	0.04
62-0-000-2127.000 Accrued Partnership Mgmt Fee	101,011.00
62-0-000-2150.000 Accrued Audit Fee	-3,035.96
Total Accrued Liabilities	99,094.34

Prepays, Escrows and Deposits

62-0-000-2191.000 Tenant Deposits Held in Trust	15,939.00
62-0-000-2191.010 Security Deposit Liab Interest	1,498.79
62-0-000-2210.000 Prepaid Revenue	58,468.35
62-0-000-2215.000 Prepaid Interest Credit Subsidy	14,519.40
Total Prepays, Escrows and Deposits	90,425.54

Long Term Liabilities

62-0-000-2310.000 Note Payable-Land Purchase	39,042.65
62-0-000-2310.010 Note Payable-MHA (Dola)	400,000.00
62-0-000-2310.011 Note Payable-MHA (DOH)	201,000.00
62-0-000-2310.013 Note Payable-MHA (Town of Milliken)	746,192.49
62-0-000-2310.014 Notes Payable-MHA (FHLB)	140,000.00
62-0-000-2310.015 Notes Payable-MHA-Dev Fee	118,080.64
62-0-000-2310.040 Accrued Int-Notes	203,616.84
62-0-000-2310.041 Contra to Debt- Debt Issuance cost ASU 2015-03	-81,896.00
62-0-000-2310.042 Accumulated Amortization/Interest - Perm Financing	81,896.04
62-0-000-2320.000 Mortgage - Lument	592,032.66
Total Long Term Liabilities	2,439,965.32

TOTAL LIABILITIES

2,649,550.06

SURPLUS

Net Income	31,697.24
62-0-000-3130.000 Limited Partner Equity	-578,331.88
62-0-000-3130.013 Limited Ptnr Withdrawals	-39,493.81
62-0-000-3130.015 GP Capital Housing Quest	-163.00
62-0-000-3130.018 GP Capital MHA	-156.77

DOVE VALLEY SENIOR HOUSING
BALANCE SHEET - UNAUDITED

	June, 2025	Cumulative
Total Surplus		-586,448.22
TOTAL LIABILITIES & SURPLUS		2,063,101.84

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DOVE VALLEY SENIOR HOUSING
OPERATING STATEMENT-UNAUDITED
Tax Credit (Sec 42) -Limited P/S
June, 2025

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	Current Period Actuals	Current Period Budget	Current Year Actuals	Year To Date Budget	Full Year Budget	Budget - YTD Variance %
Fiscal Year December						
OPERATING INCOME						
Rental Income						
62-1-000-5120.000 Rental Income	12,461.00	22,034.00	67,256.00	132,204.00	264,408.00	-49.13%
62-1-000-5120.010 Rental Income-Sec 8/HAP	10,743.00	0.00	63,224.00	0.00	0.00	0.00%
62-1-000-5220.000 Vacancy Loss	0.00	-206.58	0.00	-1,239.48	-2,479.00	-100.00%
Total Rental Income	23,204.00	21,827.42	130,480.00	130,964.52	261,929.00	-0.37%
Other Income						
62-1-000-5410.000 Interest Income	9.61	8.33	88.49	49.98	100.00	77.05%
62-1-000-5410.007 Interest on Owner's Res	1.19	0.00	5.96	0.00	0.00	0.00%
62-1-000-5920.000 Late Charges	0.00	2.08	25.00	12.48	25.00	100.32%
62-1-000-5980.001 Grant Mortgage Int Subsidy	0.00	1,246.75	3,767.25	7,480.50	14,961.00	-49.64%
62-1-000-5990.034 Xcel REC Credit	1,089.76	0.00	4,404.95	0.00	0.00	0.00%
62-1-000-5990.037 Misc Income-PDC Energy	145.91	1,500.00	376.50	9,000.00	18,000.00	-95.82%
Total Other Income	1,246.47	2,757.16	8,668.15	16,542.96	33,086.00	-47.60%
TOTAL OPERATING INCOME	24,450.47	24,584.58	139,148.15	147,507.48	295,015.00	-5.67%

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DOVE VALLEY SENIOR HOUSING
OPERATING STATEMENT-UNAUDITED
Tax Credit (Sec 42) -Limited P/S
June, 2025

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	Current Period Actuals	Current Period Budget	Current Year Actuals	Year To Date Budget	Full Year Budget	Budget - YTD Variance %
OPERATING EXPENSE						
Administration						
62-1-000-6310.010 Housing Staff	501.49	750.00	2,222.40	4,500.00	9,000.00	-50.61%
62-1-000-6310.040 Accounting Staff	1,343.11	591.25	5,282.58	3,547.50	7,095.00	48.91%
62-1-000-6310.060 Casual Labor	98.70	83.33	415.05	499.98	1,000.00	-16.99%
62-1-000-6311.000 Office Expense	0.00	10.42	0.00	62.52	125.00	-100.00%
62-1-000-6320.000 Management Fees	0.00	1,498.33	8,752.22	8,989.98	17,980.00	-2.64%
62-1-000-6340.000 Legal Expense	0.00	83.33	0.00	499.98	1,000.00	-100.00%
62-1-000-6350.000 Audit Fees	0.00	375.00	0.00	2,250.00	4,500.00	-100.00%
62-1-000-6390.010 Pub, Dues & Sub	0.00	8.33	577.40	49.98	100.00	1,055.26%
62-1-000-6390.020 ADP Service Fee	115.00	115.00	690.00	690.00	1,380.00	0.00%
62-1-000-6390.028 Contract Services-Accounting	0.00	0.00	538.57	0.00	0.00	0.00%
62-1-000-6390.030 Contract Services-file audits/credit and background cks	9.34	19.17	52.89	115.02	230.00	-54.02%
62-1-000-6390.040 Travel & Training-Staff	0.42	66.67	123.96	400.02	800.00	-69.01%
62-1-000-6390.080 Bank Charges/Costs	0.00	12.50	0.00	75.00	150.00	-100.00%
Total Administration	2,068.06	3,613.33	18,655.07	21,679.98	43,360.00	-13.95%
Tenant Services						
62-1-000-6210.000 Advertising & Marketing	0.00	20.83	0.00	124.98	250.00	-100.00%
62-1-000-6250.010 Tenant Renting Expenses	0.00	45.83	0.00	274.98	550.00	-100.00%
Total Tenant Services	0.00	66.66	0.00	399.96	800.00	-100.00%
Utilities						
62-1-000-6450.000 Electricity	1,730.52	1,375.00	8,661.12	8,250.00	16,500.00	4.98%
62-1-000-6451.000 Water	1,298.59	2,083.33	6,803.39	12,499.98	25,000.00	-45.57%
62-1-000-6452.001 Natural gas - vacant	0.00	0.00	12.63	0.00	0.00	0.00%
62-1-000-6453.000 Sewer	770.76	775.00	4,532.20	4,650.00	9,300.00	-2.53%
62-1-000-6455.000 Utilities-Other	154.84	141.67	936.32	850.02	1,700.00	10.15%
Total Utilities	3,954.71	4,375.00	20,945.66	26,250.00	52,500.00	-20.21%
General Maintenance						
62-1-000-6515.000 Supplies & Materials	53.23	79.17	118.44	475.02	950.00	-75.07%
62-1-000-6515.010 Appliance Parts	24.90	8.33	24.90	49.98	100.00	-50.18%
62-1-000-6515.020 Roads & Grounds Supplies	0.00	225.00	17.04	1,350.00	2,700.00	-98.74%
62-1-000-6515.040 Cleaning Supplies-Maint	0.00	12.50	79.10	75.00	150.00	5.47%
62-1-000-6520.000 Maintenance Fees	0.00	279.17	734.00	1,675.02	3,350.00	-56.18%
62-1-000-6520.010 Maint Fees-Casual Labor	0.00	309.00	84.00	1,854.00	3,708.00	-95.47%
62-1-000-6520.030 Maintenance Fees-Vacancy	0.00	120.17	425.00	721.02	1,442.00	-41.06%
62-1-000-6520.040 Painting Contract	0.00	125.00	0.00	750.00	1,500.00	-100.00%
62-1-000-6520.051 Cleaning Contract-Vacancy	0.00	100.00	0.00	600.00	1,200.00	-100.00%
62-1-000-6520.060 Exterminating	82.50	125.00	638.00	750.00	1,500.00	-14.93%
62-1-000-6520.070 Contract Repairs-HVAC	0.00	125.00	0.00	750.00	1,500.00	-100.00%
62-1-000-6520.080 Contract Repairs-Blinds and Screens	0.00	33.33	269.37	199.98	400.00	34.70%
62-1-000-6520.090 Contract Repairs-Sewer	0.00	83.33	148.50	499.98	1,000.00	-70.30%
62-1-000-6520.100 Contract Repairs-Electrical	0.00	25.00	0.00	150.00	300.00	-100.00%
62-1-000-6520.110 Contract Repairs-Cabinet/CT	0.00	100.00	0.00	600.00	1,200.00	-100.00%

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8/1/2025
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DOVE VALLEY SENIOR HOUSING
OPERATING STATEMENT-UNAUDITED
Tax Credit (Sec 42) -Limited P/S
June, 2025

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	Current Period Actuals	Current Period Budget	Current Year Actuals	Year To Date Budget	Full Year Budget	Budget - YTD Variance %
62-1-000-6520.130 Contract Repairs-Flooring	91.43	125.00	809.94	750.00	1,500.00	7.99%
62-1-000-6520.140 Contract Repairs-Plumbing	0.00	50.00	0.00	300.00	600.00	-100.00%
62-1-000-6520.150 Contract Repairs-Appliances	0.00	166.67	3,699.05	1,000.02	2,000.00	269.90%
62-1-000-6520.160 Contract Repairs-Grounds Systems	605.00	291.67	605.00	1,750.02	3,500.00	-65.43%
62-1-000-6520.200 Contract Repairs-Other	2,374.24	950.00	11,823.49	5,700.00	11,400.00	107.43%
62-1-000-6525.000 Rubbish Removal	286.80	416.67	1,803.48	2,500.02	5,000.00	-27.86%
62-1-000-6537.000 Grounds Contract-Lawn	727.55	916.67	2,182.65	5,500.02	11,000.00	-60.32%
62-1-000-6537.010 Grounds Contract-Snow Removal	0.00	750.00	3,850.00	4,500.00	9,000.00	-14.44%
62-1-000-6543.000 Site Maint & Repair	0.00	83.33	0.00	499.98	1,000.00	-100.00%
fire,spr,backflow,exting						
62-1-000-6590.010 Inspection Fees-can	1,000.00	191.67	1,000.00	1,150.02	2,300.00	-13.04%
Inc/alarm,fire,backflow,boilers						
Total General Maintenance	5,245.65	5,691.68	28,311.96	34,150.08	68,300.00	-17.10%
Taxes and Insurance						
62-1-000-6711.000 Adm Fee-Payroll Taxes	100.29	121.50	415.76	729.00	1,458.00	-42.97%
62-1-000-6720.000 Prop Insurance	1,450.76	1,709.75	8,704.56	10,258.50	20,517.00	-15.15%
62-1-000-6720.002 Commercial Liab Ins	0.00	79.17	223.31	475.02	950.00	-52.99%
62-1-000-6722.000 Workers Comp	13.67	17.17	47.90	103.02	206.00	-53.50%
62-1-000-6723.000 Employee Insurance-Admin	212.22	278.92	615.06	1,673.52	3,347.00	-63.25%
62-1-000-6723.020 Other Employee Benefits	33.19	69.08	106.16	414.48	829.00	-74.39%
Total Taxes and Insurance	1,810.13	2,275.59	10,112.75	13,653.54	27,307.00	-25.93%
Total Operating Expense	13,078.55	16,022.26	78,025.44	96,133.56	192,267.00	-18.84%
Financial Expense						
62-1-000-6820.000 Mortgage Interest Exp	3,563.70	3,560.58	17,890.95	21,363.48	42,727.00	-16.25%
62-1-000-6820.001 Mortgage Int Subsidy	0.00	1,246.75	0.00	7,480.50	14,961.00	-100.00%
Total Financial Expense	3,563.70	4,807.33	17,890.95	28,843.98	57,688.00	-37.97%
Capital Improvements						
62-1-000-6593.010 RR-Flooring	0.00	458.33	0.00	2,749.98	5,500.00	-100.00%
62-1-000-6593.030 RR-Appliances	0.00	291.67	896.61	1,750.02	3,500.00	-48.77%
62-1-000-6593.060 RR-Doors	0.00	25.00	0.00	150.00	300.00	-100.00%
62-1-000-6593.065 RR-Fire & Safety	976.01	125.00	1,952.02	750.00	1,500.00	160.27%
62-1-000-6593.080 RR-Plumbing/Hot Water Heaters	0.00	250.00	2,084.44	1,500.00	3,000.00	38.96%
62-1-000-6595.020 PI&M-504 HC Accom	181.78	83.33	1,267.13	499.98	1,000.00	153.44%
62-1-000-6595.030	0.00	583.33	0.00	3,499.98	7,000.00	-100.00%
PI&M-Landscaping-Materials/Contract						
62-1-000-6595.031 PI&M-Paint Exterior Bldg	0.00	916.67	0.00	5,500.02	11,000.00	-100.00%
Materials/Contract						
62-1-000-6595.035 PI&M-Concrete	0.00	666.67	0.00	4,000.02	8,000.00	-100.00%
Total Capital Improvements	1,157.79	3,400.00	6,200.20	20,400.00	40,800.00	-69.61%
TOTAL EXPENSE	17,800.04	24,229.59	102,116.59	145,377.54	290,755.00	-29.76%
Net Income (Loss) Before Non-Cash Items	6,650.43	354.99	37,031.56	2,129.94	4,260.00	1,638.62%

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DOVE VALLEY SENIOR HOUSING
OPERATING STATEMENT-UNAUDITED
Tax Credit (Sec 42) -Limited P/S
June, 2025

Page: 4

Rpt File: I:\HMS\REPORTS\ZI

	Current Period Actuals	Current Period Budget	Current Year Actuals	Year To Date Budget	Full Year Budget	Budget - YTD Variance %
Non-Cash Items						
62-1-000-6820.060 Int Expense on Soft Debt	1,066.86	0.00	5,334.32	0.00	0.00	0.00%
Total Non-Cash Items	1,066.86	0.00	5,334.32	0.00	0.00	0.00%
Net Income (Loss)	5,583.57	354.99	31,697.24	2,129.94	4,260.00	1,388.18%
						%
Cash Flow - Operations						
Principal Payments on Mortgage	-969.48	-972.58	-4,767.78	-5,835.48	-11,671.00	-18.30%
Reserve for Replacements Deposits	-416.67	-625.00	-2,083.35	-3,750.00	-7,500.00	-44.44%
Reserve for Replacement Withdraws	0.00	2,500.00	0.00	15,000.00	30,000.00	-100.00%
Owner Reserve Deposits	0.00	0.00	-3,125.00	0.00	0.00	0.00%
Add Back non-cash items	1,066.86	0.00	5,334.32	0.00	0.00	0.00%
Net Adjustments to Cash Flow-Operations	5,264.28	1,257.41	27,055.43	7,544.46	15,089.00	258.61%
Change in Cash						
Change in A/R - Tenants	-15,415.00	0.00	886.00	0.00	0.00	0.00%
Change in Prepaid Rents	15,665.00	0.00	22,113.00	0.00	0.00	0.00%
Change in Security Deposits	600.00	0.00	54.00	0.00	0.00	0.00%
Change in Accrued Expenses	-5,800.00	0.00	-5,800.00	0.00	0.00	0.00%
Deposits to Escrow	-1,860.53	0.00	-9,248.62	0.00	0.00	0.00%
Change in A/P - Outside Parties	9,536.72	0.00	-22,466.25	0.00	0.00	0.00%
Change in Prepaid Expenses	1,450.76	0.00	8,300.87	0.00	0.00	0.00%
Net Change in Cash Flow	9,441.23	1,257.41	20,894.43	7,544.46	15,089.00	176.95%

4900 THOMPSON PKWY
JOHNSTOWN, CO 80534
United States
970-541-6441

Customer: Kellie Matthews

WM Supercenter
970-669-4579 Mgr. SPENCER
1325 DENVER AVE
LOVELAND CO 80537

ITEMS SOLD 13

TC# 4133 1091 1203 9899 2264



Item	Qty	Price	Amount
22IN PUMPKIN PICK 197154042250	1	4.99	4.99
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22IN PUMPKIN PICK 197154042250	1	4.99	4.99
All Over Floral Spiral 840234638699	1	4.99	4.99

GRTVALUE NAB	078742233560	2.34 X
GV 1050PLT	078742349390	5.16 X
PARTY TRAY	732313001900 F	13.97 N
FALL COOKIES	078742041110 F	5.84 N
BARS MEAT FR	015900134010 F	1.00 N
BARS MEAT FR	015900134010 F	1.00 N
BARS MEAT FR	015900134010 F	1.00 N
YELLOW MSTD	078742091970 F	0.68 N
GV SQZ DL RL	194346121200 F	1.72 N
GV KETCHUP	194346114460 F	0.98 N
GV HD BUNS	078742097280 F	1.46 N
GV HD BUNS	078742097280 F	1.46 N
GV HD BUNS	078742097280 F	1.46 N

SUBTOTAL	38.07
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TAX1	6.7000 %	0.50
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TOTAL	38.57
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DEBIT	TEND	38.57
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CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

38.57 TOTAL PURCHASE

US DEBIT- 8418 1 0 REF # 525205792419

NETWORK ID. 000E APPR. CODE 001200

AID A00000000980840

TERMINAL # 57097798

*Pin Verified

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Get free delivery
from this store
with Walmart+

Scan for 20-day trial.

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PTF/CPTF (4.5%)	4.72
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Subtotal	109.51
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Tax	5.59
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Sloane Hawes <sloane.hawes@gmail.com>

Flag receipt (20 flags @ \$1.25 ea was \$1.75 ea

1 message

Michelle A. Bauer <michellebauer1958@gmail.com>

Thu, Sep 11, 2025 at 1:45 PM

To: "#RealKellie Kellie Matthews, Realtor" <realkellie42@gmail.com>, Sloane Hawes <sloane.hawes@gmail.com>, "Michelle A. Bauer" <michellebauer1958@gmail.com>

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[23rd Ave](#)

[Evans CO 80620-1733](#)

DESCRIPTION

QTY

US FLAG ON POLE

PRICE

[1.25](#)

Original Price:

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Original Price:
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Bag Fee
Bag Tax
Reason: Customer Brought Bag
0.04
0.06
0.00N
0.00N
Reason: Customer Brought Bag
Sub Total
\$25.00
SALES TAX
\$1.85
Total
\$26.85
VISA CREDIT
\$26.85
*****3393

Approved
Purchase
Chip
Auth/Trace Number: 05309A/047481
Chip Card AID: A0000000031010



Bob's Rules of Order – Quick Cheat Sheet

1. Agenda Runs the Show

- Follow the agenda in order.
- Chair keeps things moving.

2. Speaking

- One person speaks at a time.
- Raise your hand (or signal) to be recognized by the Chair.
- Keep it short and on topic.

3. Motions (How to Take Action)

- To propose something: say **“I move that...”**
- Needs a **second** from another member to move forward.
- Then the group discusses.
- Vote: majority rules (unless bylaws say otherwise).

4. Amendments

- If you want to change a motion, propose an amendment.
- Must also get a **second**.
- Group discusses and votes on the amendment *before* voting on the main motion.

5. Voting

- By voice (“aye” or “no”), show of hands, or roll call.
- Chair announces the result.

6. Minutes

- Secretary keeps minutes: what was decided, ***not a word-for-word transcript***.

7. Respect & Order

- Stay courteous (even if you disagree).
- No side conversations while someone has the floor.

8. Adjournment

- To end the meeting: **“I move to adjourn.”**
- Needs a second, and a vote.

Bob's Rules = Simple, Fair, Efficient

Less about procedure, more about getting things done.