

JAN 14 2019

NeighborWorks MT
 509 1st Avenue South
 Great Falls, MT 59401

January 11, 2019
 Invoice No: 45613

Project 18106 C&C Mobile Home Park PCA/PCR

- Generally the work included on this invoice supported:
- Property Condition Assessment field work
 - Interview process, sewer video, environmental work
 - Final Property Condition Report preparation
 - Project coordination and management

Professional Services through December 28, 2018



Fee

Total Fee	25,120.00		
Percent Complete	90.00	Total Earned	22,608.00
		Previous Fee Billing	0.00
		Current Fee Billing	22,608.00
		Total Fee	22,608.00
		Total this Invoice	<u>\$22,608.00</u>

TERMS: Payment is due on receipt of invoice. All accounts not paid in 30 days will be assessed a finance charge of 1.5% per month (18% per annum). All work on past due projects will be suspended until payment is received.

Approved for Payment:
 02-20-2019

C & C Community, Inc.



Please remit to:
 1300 North Transtech Way
 Billings, Montana 59102
 Phone 406.656.5255
 Fax 406.656.0967

SANDERSON STEWART

NeighborWorks MT
509 1st Avenue South
Great Falls, MT 59401

February 15, 2019
Invoice No: 45776

Project 18106 C&C Mobile Home Park PCA/PCR

Generally the work included on this invoice supported:

- Client coordination on the final report; addressing questions and providing supporting information

Professional Services through February 1, 2019

Fee

Total Fee	25,120.00		
Percent Complete	100.00	Total Earned	25,120.00
		Previous Fee Billing	22,608.00
		Current Fee Billing	2,512.00
		Total Fee	2,512.00
		Total this Invoice	<u><u>\$2,512.00</u></u>

Outstanding Invoices

Number	Date	Balance
45613	1/11/2019	22,608.00
Total		22,608.00

TERMS: Payment is due on receipt of invoice. All accounts not paid in 30 days will be assessed a finance charge of 1.5% per month (18% per annum). All work on past due projects will be suspended until payment is received.

Approved for Payment:
02-20-2019

C & C Community, Inc.

Richard Schmitt

Wendy



Please remit to:
1300 North Transtech Way
Billings, Montana 59102
Phone 406.656.5255
Fax 406.656.0967

www.sandersonstewart.com

Please remit to:
1300 North Transtech Way
Billings, Montana 59102
Phone 406.656.5255

Mary Lou Affleck
NeighborWorks MT
509 1st Avenue South
Great Falls, MT 59401

April 9, 2021
Invoice No: 49784

Project 18106.01 C&C Manufactured Home Community Infrastructure Project
Email invoices to maffleck@nwmt.org

Generally the work included on this invoice supported:

- Created, discussed, reviewed, edited, and updated project specifications for bidding
- Finalized project specifications for bidding
- Created plan set document for bidding
- Sent project out to bid
- Responded to bidder questions including an addendum
- Prepared permit items and sent project out for permitting
- Misc administrative work

Professional Services through March 26, 2021

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Boundary/Topo Survey	3,500.00	100.00	3,500.00	3,500.00	0.00
Site Design/Permitting	30,500.00	66.50	20,282.50	18,910.00	1,372.50
Bid Assistance	5,100.00	35.50	1,810.50	448.80	1,361.70
Limited Construction Assist	11,500.00	0.00	0.00	0.00	0.00
Project Administration	5,480.00	13.00	712.40	630.20	82.20
Total Fee	56,080.00		26,305.40	23,489.00	2,816.40
Total Fee					2,816.40
Total this Invoice					<u><u>\$2,816.40</u></u>

TERMS: Payment is due on receipt of invoice. All accounts not paid in 30 days will be assessed a finance charge of 1.5% per month (18% per annum). All work on past due projects will be suspended until payment is received.

File No./Escrow No.: 304141
Officer/Escrow Officer: Cynthia H. Stowell

Stewart Title Company
2044 Broadwater Ave
Ste A
Billings, MT 59102
(406) 656-7200

Property Address: 307 S BILLINGS BLVD
BILLINGS, MT 59101 (YELLOWSTONE)
(D01558)

Borrower: C & C COMMUNITY, INC

Settlement Date: 3/28/2019

Description	Borrower	
	Debit	Credit
Deposits, Credits, Debits		
2nd mortgage proceeds		\$296,840.00
3rd mortgage proceeds		\$148,369.00
April Rents (22) (54) (33) (51)		\$1,200.00
Sale Price of Property	\$2,100,000.00	
Deposit		\$5,000.00
Prorations		
March Lot Rents 3/29/2019 to 4/1/2019 @ \$17,350.00/Month		\$1,679.03
County Taxes 1/1/2019 to 3/29/2019 @ \$27,227.30/Year		\$6,489.79
New Loans		
Loan Amount		\$1,895,000.00
Our origination charge \$14,212.50	\$14,212.50	
Appraisal Fee to Colliers International Valuation & Advisory Services	\$3,500.00	
Debt Service Reserve to Resident Ownership Capital, LLC	\$13,485.00	
Capitalize Reserve for Replacements/Improvements to Resident Ownership Capital, LLC	\$37,000.00	
NeighborWorks Montana (CTAP Closing Fee) to NeighborWorks Montana	\$63,000.00	
Property Tax Escrow to Resident Ownership Capital, LLC	\$54,454.00	
Capital Pre-Dev. Loan #1825 Repayment (Prin. & Int) to Resident Ownership Capital, LLC	\$30,185.20	
Borrower for Working Capital Acct to Resident Ownership Capital, LLC	\$9,060.00	
Property Tax Proration to Resident Ownership Capital, LLC	-\$6,489.79	
Prepaid Interest (326.3600 per day from 3/28/2019 to 4/14/2019)	\$5,548.14	
Homeowner's Insurance Premium (12 mo.) to (NA) Haylor, Freyer & Coon, Inc.	\$3,288.00	
Title Charges		
Title - Lender's Title Insurance to Stewart Title Company	\$1,247.00	
Title - ALTA 18-06 Single Tax Parcel 6-17-06 Endorsement(s) to Stewart Title Company	\$50.00	
Title - ALTA 22-06 Location 6-17-06 Endorsement(s) to Stewart Title Company	\$20.00	
Title - ALTA 8.2-06 Commercial Environmental Protections Lien 10-16-08 Endorsement(s) to Stewart Title Company	\$50.00	
Title - ALTA 9-06 Restrictions, Encroachments, Minerals-Loan Policy 4-2-12 Endorsement(s) to Stewart Title Company	\$202.00	
Title - ALTA 3.1-06 Zoning-Completed Structure 10-22-09 Endorsement(s) to Stewart Title Company	\$805.00	
Title - Settlement or closing fee to Stewart Title Company	\$600.00	
Title - Attorney's fees to (NA) Christensen Fulton & Filz PLLC	\$2,491.00	
Title - Attorney's fees to (NA) Sheehan, Phinney, Bass and Green	\$5,507.00	
Government Recording and Transfer Charges		
Recording fees: Deed to Stewart Title Company \$14.00	\$14.00	
Recording Fees: Mortgage to Stewart Title Company \$175.00	\$175.00	
Additional Settlement Charges		
to Terracon Consultants, Inc.	\$7,065.00	
	Debit	Credit
Subtotals	\$2,345,469.05	\$2,354,577.82
Due To Borrower	\$9,108.77	
Totals	\$2,354,577.82	\$2,354,577.82

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Stewart Title Company to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

C & C Community, Inc

Wendy Herman, President

Richard Schave, Secretary

SETTLEMENT COORDINATOR

Cynthia H. Stowell

0008991354
 DPHHS-BFSD FISCAL OPER BUREAU
 111 N SANDERS
 P O BOX 4210
 HELENA MT 59620-4210

RETURN SERVICE REQUESTED

C & C COMMUNITY INC
 C & C COMMUNITY INC
 307 S BILLINGS BLVD TRLR 58
 BILLINGS MT 59101-4720



STATE OF MONTANA
 DEPARTMENT OF ADMINISTRATION
 NOTICE OF DIRECT DEPOSIT

DATE	REFERENCE NUMBER
2020-08-31	0008991354

C & C COMMUNITY INC
 C & C COMMUNITY INC
 307 S BILLINGS BLVD TRLR 58
 BILLINGS MT 59101-4720

AGENCY	AGENCY NAME			
6901F	DPHHS-BFSD FISCAL OPER BUREAU			
BANK ID	BANK ACCOUNT	VENDOR ID	SETTLEMENT DATE	TOTAL PAID AMOUNT
292970854	*****4854	0001362979	2020-09-01	\$10,000.00

INVOICE NUMBER	INVOICE DATE	VOUCHER ID	VOUCHER PAID AMOUNT
16862705	2020-08-27	00307413	\$10,000.00

ALL PURPOSE
 406/444-3130

COVID-19 relief. Emergency grants funded through the federal CARES Act.

0009088567
DPHHS-BFSD FISCAL OPER BUREAU
111 N SANDERS
P O BOX 4210
HELENA MT 59620-4210

RETURN SERVICE REQUESTED

C & C COMMUNITY INC
C & C COMMUNITY INC
307 S BILLINGS BLVD TRLR 58
BILLINGS MT 59101-4720



STATE OF MONTANA

DEPARTMENT OF ADMINISTRATION

NOTICE OF DIRECT DEPOSIT

DATE	REFERENCE NUMBER
2020-10-27	0009088567

C & C COMMUNITY INC
C & C COMMUNITY INC
307 S BILLINGS BLVD TRLR 58
BILLINGS MT 59101-4720

AGENCY	AGENCY NAME			
6901F	DPHHS-BFSD FISCAL OPER BUREAU			
BANK ID	BANK ACCOUNT	VENDOR ID	SETTLEMENT DATE	TOTAL PAID AMOUNT
292970854	*****4854	0001362979	2020-10-28	\$3,764.00

INVOICE NUMBER	INVOICE DATE	VOUCHER ID	VOUCHER PAID AMOUNT
16862705Z	2020-10-21	00310059	\$3,764.00

ALL PURPOSE
406/444-3130

COVID-19 relief. Emergency grants funded through the federal CARES Act.

**C&C COMMUNITY, INC.
STATEMENT OF ACTIVITIES**

YEAR ENDED JUNE 30, 2020

	Without Donor Restrictions	With Donor Restrictions	Total
INCOME			
Rental income	\$ 245,495	\$ -	\$ 245,495
Grant revenue	2,000	500	2,500
Interest income	537	-	537
Other income	1,899	-	1,899
	<u>249,931</u>	<u>500</u>	<u>250,431</u>
TOTAL REVENUE			
EXPENSES			
Bad debt	1,505	-	1,505
Interest expense	145,268	-	145,268
Insurance	3,014	-	3,014
Maintenance	17,720	-	17,720
Office expenses	633	-	633
Other expenses	1,142	-	1,142
Professional fees	10,915	-	10,915
Property taxes	22,568	-	22,568
Utilities	30,740	-	30,740
TOTAL EXPENSES	<u>233,505</u>	<u>-</u>	<u>233,505</u>
CHANGE IN NET ASSETS	16,426	500	16,926
NET ASSETS, BEGINNING OF YEAR	<u>25,092</u>	<u>-</u>	<u>25,092</u>
NET ASSETS, END OF YEAR	<u>\$ 41,518</u>	<u>\$ 500</u>	<u>\$ 42,018</u>

See Independent Accountants' Review Report

NeighborWorks Montana

Summary of Staff Time and Cost Investment in C & C Community to Date:

Estimate by Position:

	<u>Per Hour Rate</u>	<u># Hours</u>	<u>Total</u>
Executive Director	\$57.69	20	\$ 1,153.80
Chief Financial Officer	\$51.66	30	\$ 1,549.80
Compliance and Credit Analyst	\$28.01	30	\$ 840.30
ROC Program Manager	\$33.98	100	\$ 3,398.00
ROC Program Specialist	\$23.00	200	\$ 4,600.00
Coordinator for Project Development	\$29.19	620	<u>\$18,097.80</u>
Total:			\$29,638.90

Note: Includes both Pre-Purchase and Post-Purchase activities and on-going Technical Assistance since September 2018.