



MEXICO HOUSING AUTHORITY



PO Box 484 – 828 Garfield Avenue – Mexico, Missouri 65265 Phone: (573) 581-2294 – Fax: (573) 581-6636 – www.mexicoha.com

Board of Commissioners
Housing Authority of the City of Mexico, Missouri

AGENDA REGULAR MEETING
MHA Community Center
828 Garfield Avenue, Mexico, MO 65265
Scheduled for
Thursday, August 20, 2026, at 8:00am

1. **Call to order** by Chairperson, Rita Jackson.
2. **Roll Call** by Dawn Mahaney, Executive Director.
3. **Adoption of Agenda.**
4. **Comments from the Public** (limit 3 minutes per person).
5. **Approval of Regular Meeting Minutes.**
Approval of Board Meeting Minutes June 16, 2026
Approval of Board Meeting Minutes July 28, 2026
6. **Executive Director's Report:**
 - a. Public Housing/Section 8 Report
 - b. Semap Scores
 - c. NSPIRE HUD Inspection Scores
7. **Finance Director's Report:**
 - a. Finance Report-April-June 2026
8. **Unfinished Business.**
 - a. Bank RFP
 - b. Holt Street Property
 - c. Insurance Coverage for Board Members
 - d. Bank of America CD
 - e. Bank Corporate Resolutions
9. **New Business.**
 - a. 2026 Donation to the Homeless Shelter
10. **Other Business.**
11. **Adjournment into Executive Session pursuant to the Revised Statutes of Missouri § 610.021 (3) personnel matters and § 610.021 (2) Real Estate.**
12. **Adjournment.**

A complete agenda packet is available for review at the MHA office during regular business hours and posted on the MHA website at: www.mexicoha.com

If you wish to participate in the meeting and require a specific accommodation or service related to disability, please contact MHA at (573) 581-2294 at least one working day prior to the meeting.

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO**

HELD ON Tuesday, June 16, 2026

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, June 16, 2026, at 2:00 pm at the MHA Community Center Building. Commissioner Barb Wilson presided.

1. **Call to Order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on June 16, 2026. Commissioner B Wilson called the meeting to order at 2:00 pm.

2. **Roll Call** by Executive Director Dawn Mahaney:

The following Commissioners were present:

Commissioner Sterling Oliver
Commissioner Bob Fenlon
Commissioner Barb Wilson

The following Commissioners were absent:

Commissioner Rita Jackson

Others present:

Executive Director/Secretary
Finance

Dawn Mahaney
Amy Rowe

3. **Adoption of Agenda:**

B Wilson requested a motion to adopt the agenda. Commissioner S Oliver made a motion and B Fenlon seconded. All commissioners present voted "aye", and Commissioner B Wilson declared the motion approved.

Yes: S Oliver, B Fenlon, B Wilson
No: None
Absent: R Jackson

4. **Comments from the Public:**

None

5. **Approval of Meeting Minutes:**

B Wilson requested a motion to approve the minutes from the May 19, 2026 meeting. Commissioner B Fenlon made a motion and S Oliver seconded. All commissioners present voted "aye", and Commissioner R Jackson declared the motion approved.

Yes: S Oliver, B Fenlon, B Wilson
No: None
Absent: R Jackson

6. Executive Director's Report

D Mahaney started off the Executive Directors report by stating that Public Housing has still been steadily busy with move ins and move outs. She stated that Section 8 is still at a standstill with maxed funding but MHA is thankfully not in shortfall at this time. D Mahaney spoke about the NSPIRE HUD inspections that happened on June 12th. MHA has not at this time received a score but we did receive a listing of items that failed during the inspection and have made the repairs and reported the information back to HUD. She hopes that we should have the exact scoring information to us by the next BOC meeting.

Finance Director's Report

Finance Director A Rowe went over the EOFY March financials we have received and stated that we were only off budget for the FY by around \$1000.00. Amy stated that GAAP holds up fiscal year begin financials due to the rollover of bills from fiscal year end into April but is hoping to see the catch up by the July BOC meeting. Amy shared the requested bank statements and commissioner B Wilson questioned some of the check transactions and what certain Vendor names were and what the purchases were for. Commission B Wilson questioned why MHA uses Vendors outside of Mexico and would like for us to shop locally instead and provide the BOC each month with vendor purchases in detail. D Mahaney explained that we do shop locally as we can but due to the bulk availability of some of the items we order and the high costs sometimes that is a issue for MHA as we must follow the HUD procurement policy on supplies with lower pricing. Amy followed up with the banking reports and spoke on CD interest. Amy stated that the CD for Bank of Missouri was about to mature. BOC thought it was best to remove the CD from Bank of Missouri and look into the best interest rates elsewhere.

B Wilson requested a motion to receive and file for audit the Executive Director and Financial Report. Commissioner B Fenlon made a motion and S Oliver seconded. All commissioners present voted "aye" and Commissioner B Wilson declared the motion approved.

Yes:	S Oliver, B Fenlon, B Wilson
No:	None
Absent:	R Jackson

7. Unfinished Business

A Rowe distributed a rough draft for the banking RFP. BOC members decided that they would look over the draft and table the discussion for the July meeting.

A Rowe shared that she had reached out to Audrain Title for the ownership paperwork and paid the required fee. Audrain Title stated that they will be sending the paperwork over to MHA in the next few weeks. BOC members decided to table this discussion to the next meeting once we have the paperwork.

8. New Business:

Insurance Coverage of Board Members with MHAPCI was given to all BOC members. BOC members also wanted to see the declaration page from MHAPCI. A Rowe stated she would reach out to MHAPCI and bring the information to the next meeting.

9. Other Business:

The Senior Center Building lease expires in July 2026. A Rowe and D Mahaney brought to attention the rent fee for the center has been \$150.00 for quite a few years and showed the amount of extensive repairs

for the center in the past year as well as the large amount of workorders. BOC discussion included removing the rental fee totally and renting it to them for free or keeping the rental fee the same. It was overall decided that the rental fee would remain at the \$150.00 for the next year.

B Wilson requested a motion to renew the Senior Center lease and rental fee at \$150.00 per month. Commissioner B Fenlon made a motion and S Oliver seconded. All commissioners present voted "aye" and Commissioner B Wilson declared the motion approved.

Yes: S Oliver, B Fenlon, B Wilson
No: None
Absent: R Jackson

10. Adjournment into Executive Session:

Commissioner B Wilson requested a motion to adjourn into Executive Session pursuant to the Revised Statutes of Missouri § 610.021 (3) personnel matters. Commissioner B Fenlon made a motion and Commissioner S Oliver seconded.

11. Adjournment of Open Meeting:

Commissioner B Wilson requested a motion to adjourn the open meeting on June 16, 2026, B Fenlon made a motion and Commissioner S Oliver seconded the motion. The open session meeting was adjourned at 4:15pm.

Barb Wilson, Board Vice Chairperson

Dawn Mahaney, Executive Director

Certification of Public Notice

I, Dawn Mahaney, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on June 11, 2026, I posted public notice of the June 16, 2026 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Dawn Mahaney, Executive Director

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO
HELD ON Tuesday, July 28, 2026

The Board of Commissioners of the Housing Authority of the City of Mexico
convened in an Special Open Meeting on Tuesday,
July 28, 2026, at 10:00am at the Mexico Housing Authority Office Building.
Commissioner Rita Jackson presided.

1. Call to order: The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on July 28, 2026. Commissioner R Jackson called the meeting to order at 10:07am.

2. Roll Call by Executive Director Dawn Mahaney:

The following Commissioners were present:

Commissioner Rita Jackson
Commissioner Sterling Oliver
Commissioner Barb Wilson (By Phone)

Commissioners absent:

None

Others present:

Executive Director/Secretary Dawn Mahaney
Finance Director Amy Rowe
CMCA Advocate Mary Rohrbach

3. Adoption of Agenda

R Jackson requested a motion to adopt the agenda. Commissioner B Fenlon made a motion and B Wilson seconded motion. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: R Jackson, Barb Wilson, S Oliver, B Fenlon
No: None

4. Comments from the public:

None

5. Other Business

CMCA advocate, Mary Rohrbach, presented information concerning another grant proposal through Missouri Housing Development Commission that CMCA is working on to possibly obtain the ability to build more affordable housing in the Teal Lake II area. Since MHA is the only entity that has jurisdiction in Audrain County to distribute vouchers CMCA asked the Mexico Housing Authority give jurisdictional rights for the use of 7 PBV vouchers at the Teal Lake II area if approved for the grant.

R Jackson requested a motion to approve the letter of approval to allow CMCA (MMPHA) jurisdictional rights to use their PBV vouchers for the proposed new Teal Lake build.

B Wilson made a motion to approve and it was seconded by B Fenlon. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: R Jackson, B Fenlon, B Wilson
No: None
Abstain: S Oliver

6. Adjournment of Open Meeting:

Commissioner R Jackson requested a motion to adjourn the Open meeting on July 28, 2026, Commissioner S Oliver made a motion and Commissioner B Fenlon seconded. The open session meeting was adjourned at 10:12am.

Rita Jackson, Board Chairperson

Dawn Mahaney, Executive Director

Certification of Public Notice

I, Dawn Mahaney, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on July 27, 2026, I posted public notice of the July 28, 2026 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Dawn Mahaney

Section 8 Funding vs Expenses FY 2026/2027												
PH/S8 waitlist												
	April	May	June	July	August	September	October	November	December	January	February	March
HAP Received	\$44,326.00	\$44,075.00	\$12,344.00	\$45,816.00	\$46,562.00							
HAP Spent	\$43,786.97	\$43,724.97	\$44,796.97	\$45,433.97	\$47,114.97							
Difference	\$539.03	\$350.03	(\$32,452.97)	\$382.03	(\$552.97)							
Vouchers EOM	98	98	98	96	95							
Vouchers issued/searching	0	0	0	0	0							
Waitlist	93	96	99	105	117							
PH units leased EOM (203 total units)	203	203	203	202	202							
Waitlist												
1 bedroom	57	61	59	63	69							
2 bedroom	29	36	37	39	38							
3 bedroom	9	6	7	9	12							
4 bedroom	3	3	3	3	3							
Operating Funds Received for month	\$61,991.00	\$55,217.10	\$55,217.10	\$59,556.00	\$59,556.00							
Capital Fund balance remaining 2024 (\$663,130.00)		\$663,130.00	\$662,910.01	\$605,093.83	\$605,093.83							
Capital Fund balance remaining 2025 (\$678,597.00)		\$678,597.00	\$678,597.00	\$678,597.00	\$678,597.00							
Capital Fund of balance remaining 2026 (\$698,216.00)		\$698,216.00	\$698,216.00	\$698,216.00	\$698,216.00							



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

REGION VII

Gateway Tower II, Room 200
400 State Avenue
Kansas City, KS 66101-2406
HUD Home Page: www.hud.gov

July 13, 2026

VIA ELECTRONIC MAIL

Dawn Mahney
Executive Director
Mexico Housing Authority
828 Garfield
Mexico, MO 65265-2513
Dmahney@mexicoha.com

Dear Dawn Mahney:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Mexico Housing Authority (Housing Authority). HUD appreciates your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 Housing Choice Voucher program by identifying a public housing agency's (PHA) capabilities and deficiencies related to the administration of the Section 8 Program. As a result, HUD will be able to provide more effective program assistance to housing authorities.

The Housing Authority's final SEMAP score for the Fiscal Year Ended March 31, 2026, is 100 percent. The following are your scores on each indicator:

Indicator #	Indicator	Points
1	Selection from Waiting List	15
2	Reasonable Rent	20
3	Determination of Adjusted Income	20
4	Utility Allowance Schedule	5
5	HQS Quality Control	5
6	HQS Enforcement	10
7	Expanding Housing Opportunities	N/A
8	Payment Standards	5
9	Annual Reexaminations	10
10	Correct Tenant Rent Calculations	5
11	Pre-Contract HQS Inspections	5
12	Annual HQS Inspections	10
13	Lease-Up	20
14	Family Self-Sufficiency	N/A
15	Deconcentration Bonus*	0
	TOTAL	130

Your overall performance rating is **High**

In accordance with 24 CFR 985.104, a Housing Authority may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions, please contact Gina Bryant, Portfolio Management Specialist, at 314-418-5227 or via email at Gina.M.Bryant@HUD.gov. Thank you for your cooperation with the SEMAP process.

Sincerely,

TANYA PRICE BURGIN	Digitally signed by TANYA PRICE BURGIN DN: cn = TANYA PRICE BURGIN, o = U.S. O = U.S. Government OU = Department of Housing and Urban Development, Office of Administration Date: 2006.07.13 10:51:52 -05'00'
--------------------------	--

Tanya Burgin
Director
Office of Public Housing
Office of Field Operations

cc:
Board of Commissioners
c/o Rita Jackson, Board Chairperson



Inspection No: INSP-61661
Inspection Type: General NSPIRE Inspection

Property: (MO010000001) - 828 GARFIELD AVE, MEXICO, **Inspection Date:** 6/12/2026
 MO, 65265, US
Inspector: ,

Escort Name: Dawn Mahaney
Property Type: SD
Inspection Start Date/Time: 6/12/2026 9:04 AM

Escort Email: dmahaney@mexicoha.com
Scattered Site: Yes
Inspection End Date/Time: 6/12/2026 5:23 PM

Present During Inspection: Yes

Preliminary Scores

Preliminary Inspection Score: 85
Preliminary Calculated Score: 85
Preliminary Units Threshold: 14.88
Preliminary Property Threshold: 15
Preliminary Projected Inspection Score: 85
Preliminary Non-Scored Symbols: *

Final Scores

Final Inspection Score:
Final Calculated Score:
Final Units Threshold:
Final Property Threshold:
Final Projected Inspection Score:
Final Non-Scored Symbols:
Final Review: Accept

Building/Unit Inspection Data

Type			Inspection
	Property Total	Sample Size	Total Units Inspected
Buildings	105	27	27
Units	203	28	28

Occupancy Information

Occupancy Rate(%)
98

Deficiency Summary

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside	0	0	1	0
Outside	0	0	1	0
Units	9	1	15	8

Scoring Summary

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				
Total				
			Overall	

Inspection Summary Report - INSP-61661

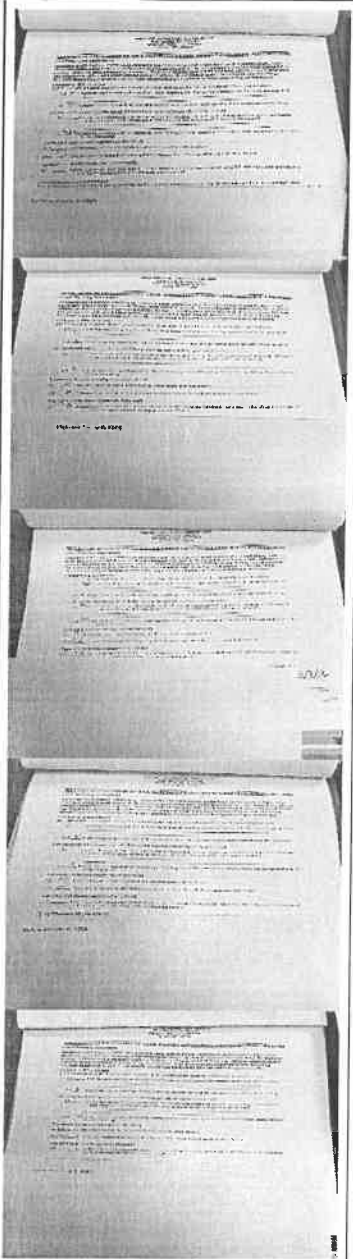
Buildings/Units:

Building/Unit Name	Address	Comments
CALHOUN 2	806-A S. Calhoun, Mexico, MO, 65265, US	No Inspectable Units Sampled -
230		Resident refusal -
FIELDCREST 1	1001 FIELDCREST, MEXICO, MO, 65265, US	-
001		-
GARFIELD 3	921 GARFIELD, MEXICO, MO, 65265, US	-
143		-
GARFIELD 5	933 GARFIELD, MEXICO, MO, 65265, US	-
139		-
HOLT 3	1304 E. HOLT, MEXICO, MO, 65265, US	-
039		-
HOLT 4	1314 E. HOLT, MEXICO, MO, 65265, US	-
037		-
HASSEN 2	923-B Hassen, Mexico, MO, 65265, US	-
234		-
HASSEN 3	915-B Hassen, Mexico, MO, 65265, US	-
236		-
HASSEN 6	902-A Hassen, Mexico, MO, 65265, US	-
242		-
HASSEN 8	914-B Hassen, Mexico, MO, 65265, US	-
245		-
HASSEN 12	1010-A Hassen, Mexico, MO, 65265, US	-
253		-
LIBERTY 2	930 W. LIBERTY, MEXICO, MO, 65265, US	-
216		-
LAFAYETTE 6	804 E. Lafayette, Mexico, MO, 65265, US	-
176		-
MACFARLANE 2	1007 MACFARLANE, MEXICO, MO, 65265, US	-
019		-
MACFARLANE 6	1010 MACFARLANE, MEXICO, MO, 65265, US	-
030		-
029		-
SINGLETON 1	709 Singleton, Mexico, MO, 65265, US	-
211		-
SEMINARY 2	610 SEMINARY, MEXICO, MO, 65265, US	-
083		-
SEMINARY 5	522 SEMINARY, MEXICO, MO, 65256, US	-
090		-
SEMINARY 6	514 SEMINARY, MEXICO, MO, 65265, US	-

092		-
TRINITY 1	1011 S. TRINITY, MEXICO, MO, 65265, US	-
095		-
TRINITY 2	1005 S. TRINITY, MEXICO, MO, 65265, US	-
097		-
TRINITY 4	927 S. TRINITY, MEXICO, MO, 65265, US	-
102		-
TRINITY 5	921 S. TRINITY, MEXICO, MO, 65265, US	-
103		-
TRINITY 11	926 S. TRINITY, MEXICO, MO, 65265, US	-
155		-
WADE 2	1116-B N. Wade, Mexico, MO, 65265, US	-
220		-
WADE 4	1112-B N. Wade, Mexico, MO, 65265, US	-
224		-
WALNUT 1	817 Tyronn Lue Boulevard, MEXICO, MO, 65265, US	-
129		-
WALNUT 4	923 Tyronn Lue Boulevard, MEXICO, MO, 65265, US	-
078		-

Inspection Summary Report - INSP-61661

Certificates	Status	Comment	Certificate Picture
--------------	--------	---------	---------------------

Lead-Based Paint Disclosure Form	Yes - This certificate is provided.		
Boiler Certificate	NA - This certificate is not applicable for this property.		
Fire Alarm Inspection Report	NA - This certificate is not applicable for this property.		
Elevator Certificate	NA - This certificate is not applicable for this property.		
Lead-Based Paint Inspection Report	No - This certificate cannot be provided or is expired.		
Sprinkler System Certificate	NA - This certificate is not applicable for this property.		

Inspectable Areas Deficiencies:

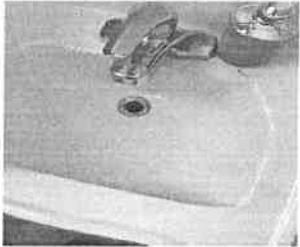
Outside							
Deficiency Details	Deficiency Name	Location	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity

Trip hazard on walking surface.	QR-35459086	Sidewalks/Walkways/Stoops	Trip hazard in front of building 610 seminary		0.2	Not Repeat	Moderate
---------------------------------	-------------	---------------------------	---	--	-----	------------	----------

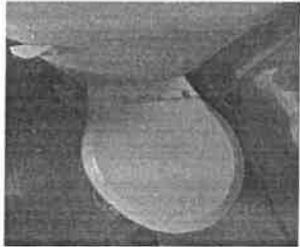
Units (Unit - 143 / Building - GARFIELD 3)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Sink component is damaged or missing and the sink is functionally adequate.	QR-35460869	Missing water stopper		0.1	Not Repeat	Low

Units (Unit - 039 / Building - HOLT 3)

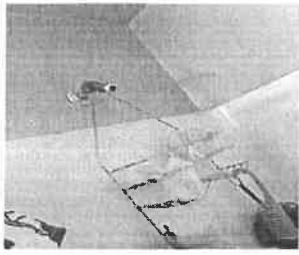
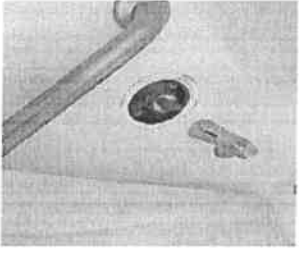
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A required smoke alarm does not produce an audio or visual alarm when tested.	QR-35460804	The smoke detector is inoperable.		0	Not Repeat	Life-Threatening
Sink component is damaged or missing and the sink is functionally adequate.	QR-35460800	Missing Water stopper		0.1	Not Repeat	Low

Units (Unit - 037 / Building - HOLT 4)

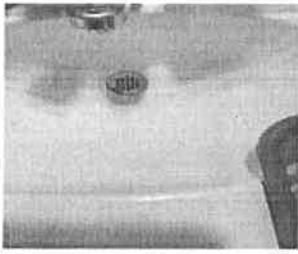
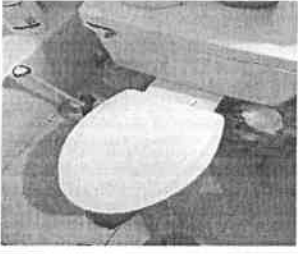
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Toilet is not secured at the base.	QR-35460767	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

Units (Unit - 234 / Building - HASSEN 2)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
--------------------	-----------------	----------	--------------------	----------------	------------------	----------

Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	QR-35460733	Missing shower head		0.1	Not Repeat	Low
Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.	QR-35460729	Missing control knob		0.2	Not Repeat	Moderate
Toilet is not secured at the base.	QR-35460725	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

Units (Unit - 236 / Building - HASSEN 3)

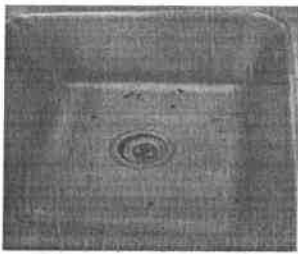
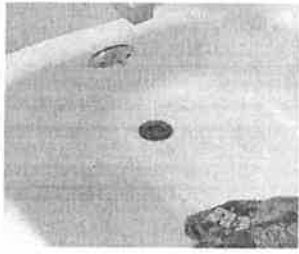
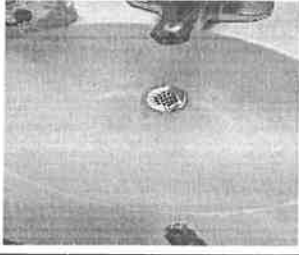
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Sink component is damaged or missing and the sink is functionally adequate.	QR-35460167	Sink water stopper		0.1	Not Repeat	Low
Toilet is not secured at the base.	QR-35460163	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.	QR-35460159	Combustible items within 3 feet of furnace.		2.1	Not Repeat	Life-Threatening
---	-------------	---	--	-----	------------	------------------

Units (Unit - 242 / Building - HASSEN 6)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Toilet is not secured at the base.	QR-35460660	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

Units (Unit - 245 / Building - HASSEN 8)

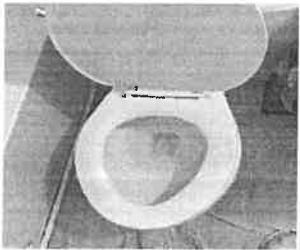
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Extensive cockroach infestation.	QR-35460090	Multiple live roaches observed.		0.5	Not Repeat	Severe
Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	QR-35460086	Missing tub water stopper		0.1	Not Repeat	Low
Sink component is damaged or missing and the sink is functionally adequate.	QR-35460082	Missing water stopper on sink		0.1	Not Repeat	Low

Toilet is not secured at the base.	QR-35460078	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate
------------------------------------	-------------	--	--	-----	------------	----------

Building - LIBERTY 2

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.	QR-35459572	Hole in wall behind water heater		0.2	Not Repeat	Moderate

Units (Unit - 216 / Building - LIBERTY 2)

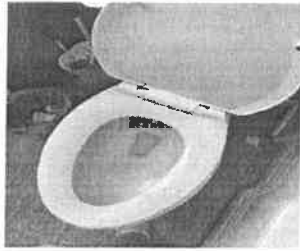
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Toilet is not secured at the base.	QR-35460564	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

Units (Unit - 176 / Building - LAFAYETTE 6)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Exposed electrical conductor.	QR-35460493	Missing electrical panel on back of dryer, causing exposed electrical		2.1	Not Repeat	Life-Threatening

Units (Unit - 029 / Building - MACFARLANE 6)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
--------------------	-----------------	----------	--------------------	----------------	------------------	----------

Toilet is not secured at the base.	QR-35460422	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate
Evidence of cockroaches.	QR-35460418	There is visible evidence of roaches.		0.2	Not Repeat	Moderate

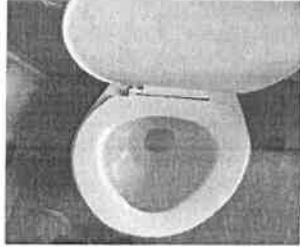
Units (Unit - 083 / Building - SEMINARY 2)

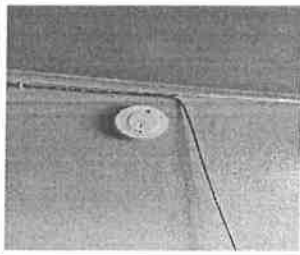
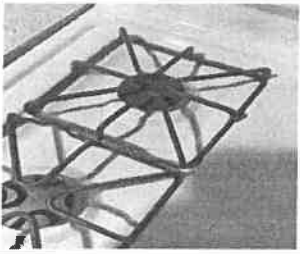
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Exposed electrical conductor.	QR-35460124	there are exposed conductors on the furnace		2.1	Not Repeat	Life-Threatening

Units (Unit - 095 / Building - TRINITY 1)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Sink component is damaged or missing and the sink is functionally adequate.	QR-35461836	This is faucet aerator		0.1	Not Repeat	Low

Units (Unit - 102 / Building - TRINITY 4)

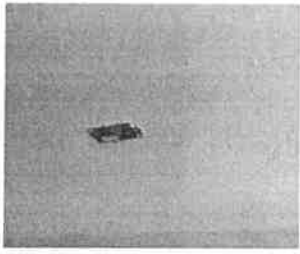
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Toilet is not secured at the base.	QR-35461737	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

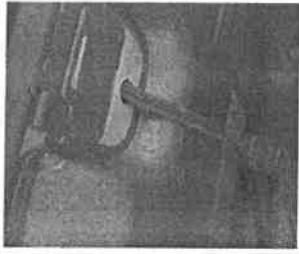
A required smoke alarm does not produce an audio or visual alarm when tested.	QR-35461702	The smoke detector is inoperable.		0	Not Repeat	Life-Threatening
A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.	QR-35461698	Left rear burner not working		0.2	Not Repeat	Moderate

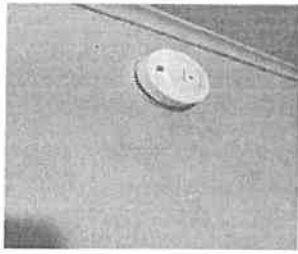
Units (Unit - 103 / Building - TRINTIY 5)

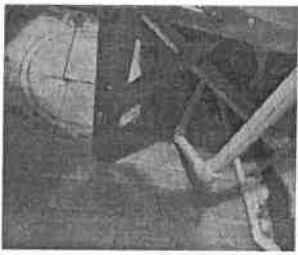
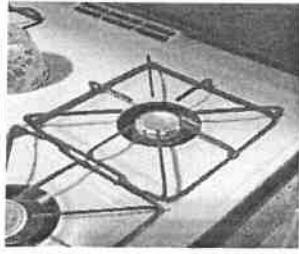
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Toilet is not secured at the base.	QR-35461600	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

Units (Unit - 155 / Building - TRINITY 11)

Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	QR-35461474	The closet door is missing.		0.1	Not Repeat	Low
Exposed electrical conductor.	QR-35461470	There is a missing smoke detector, resulting in exposed wires.		2.1	Not Repeat	Life-Threatening
Smoke alarm is not installed where required.	QR-35461466	There is no detector in a required location.		0	Not Repeat	Life-Threatening

Units (Unit - 220 / Building - WADE 2)						
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Exposed electrical conductor.	QR-35461338	Missing knockout on dryer, causing exposed electric		2.1	Not Repeat	Life-Threatening

Units (Unit - 129 / Building - WALNUT 1)						
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A required smoke alarm does not produce an audio or visual alarm when tested.	QR-35461139	The smoke detector is inoperable.		0	Not Repeat	Life-Threatening

Units (Unit - 078 / Building - WALNUT 4)						
Deficiency Details	Deficiency Name	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood level.	QR-35461036	The TPR terminates less than 2 inches off the ground		0.2	Not Repeat	Moderate
A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.	QR-35461033	Rear right burner not working		0.2	Not Repeat	Moderate
Toilet is not secured at the base.	QR-35461071	The base of the toilet is not secured to the floor properly.		0.2	Not Repeat	Moderate

1. Asterisk (*) - Smoke Detector
2. Plus (+) - Carbon Monoxide
3. Caret (^) - Not Scored for 12 Months

6/30/2026

Account	Beginning of Month	End of Month	Interest earned	Rate	Bank
General Fund	\$838,615.53	\$875,309.05	\$1,337.99	1.80%	Central Bank/Checking
Section 8	\$276,061.90	\$285,302.68	\$460.53	1.80%	Central Bank/Checking
Non-Federal	\$362,504.81	\$362,534.61	\$30.79	0.10%	Central Bank/Checking
Savings (quarterly)	\$47,587.50	\$47,617.16	\$29.66	0.25%	United Credit Union/Savings
Savings (quarterly)	\$104.26	\$104.32	\$0.06	23.00%	Show-Me CU

Totals

\$1,524,874.00

\$1,859.03

Next Maturity Date	Certificate Number	Current APY % Rate	Interest Pymt Frequency	Current Value	Account
--------------------	--------------------	--------------------	-------------------------	---------------	---------

7/31/2026	4051	1.250%	monthly	\$117,547.29	UCU
9/4/2026	CD000029033	1.250%	6 months	\$67,280.65	CB/GF
9/14/2026	CD000029758	1.050%	90 days	\$44,111.62	CB/GF
10/9/2026	CD000040503	3.450%	11 month	\$75,758.52	CB/GF
2/19/2027	CD000028774	1.050%	180 days	\$35,257.01	CB/GF
6/7/2027	CD000031576	1.100%	6 months	\$116,505.35	CB/GF
8/23/2027	4200	1.760%	monthly	\$41,585.33	UCU
11/29/2027	CD000028789	1.250%	6 months	\$55,869.99	CB/GF
12/2/2027	Sho-Me-2008	1.500%	18 month	\$111,508.97	Show-Me
12/31/2027	352396128535	0.050%	19 month	\$104,021.86	US Bank
1/30/2029	CD000036415	1.250%	6 months	\$29,244.80	CB/S8
12/2/2030	4400	2.500%	monthly	\$43,375.05	UCU
12/2/2030	4401	2.500%	monthly	\$8,929.79	UCU

Totals

\$123,342.62

\$974,338.85

\$ taken out of Bank of Missouri CD

CD taken out of Bank of Missouri on 7/1/26 in the amount of \$123,342.62.

Current CD Interest Rates

Central Bank – 18-month CD 1.25%

United Credit Union – special rate on 7-month CD – 3.71%

Show Me Credit Union - special rate on 9-month CD – 3.85%

**Mexico Housing Authority
Balance Sheet - Low Rent
As of April 30, 2026**

Assets

Current Assets

Cash-unrestricted	\$ 887,768.29
Accounts receivable - HUD other projects	(11,808.80)
Accounts receivable - tenants (net)	10,807.42
Accrued interest receivable	3,998.34
Investments - unrestricted	942,767.37
Prepaid expenses and other assets	135,056.42
Inventories (net)	13,815.40
Inter program - due from	<u>2,558.51</u>

Total Current Assets 1,984,962.95

Property and Equipment

Land	296,135.76
Buildings	17,924,647.79
Furniture, equipment and machinery - administration	523,764.00
Leasehold improvements	12,900.00
Accumulated depreciation	(14,260,842.86)
Construction in progress	<u>22,012.76</u>

Net Property and Equipment 4,518,617.45

Total Assets \$ 6,503,580.40

Liabilities and Net Position

Current Liabilities

Accounts payable	\$ 114.00
Accrued compensated absences - current portion	12,149.35
Accounts payable - HUD PHA programs	38,551.54
Accounts payable - other government	35,808.84
Tenant security deposits	31,131.63
Unearned revenue	10,277.42
Current portion of long-term debt - capital projects	<u>2,692.07</u>

Total Current Liabilities 130,724.85

Long-Term Liabilities

Long-term debt	4,228.96
Accrued compensated absences - non-current	<u>16,478.66</u>

Total Long-Term Liabilities 20,707.62

Total Liabilities 151,432.47

Net Position

Investment in capital assets	4,509,935.66
Unrestricted	1,765,574.89
Capital expenditures-contra	1,760.76
Net income (loss)	<u>74,876.62</u>

Total Net Position 6,352,147.93

Total Liabilities and Net Position \$ 6,503,580.40

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 1 Month Ended 4/30/2026

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Budget
Operating Revenues							
Net tenant rental revenue	\$ 61,341.75	\$ 54,725.00	\$ (6,616.75)	\$ 61,341.75	\$ 54,725.00	\$ (6,616.75)	112.09%
Tenant revenue - other	2,388.45	1,816.74	(571.71)	2,388.45	1,816.74	(571.71)	131.47%
HUD PHA operating grants	59,039.00	59,163.99	124.99	59,039.00	59,163.99	124.99	99.79%
Investment income - unrestricted	500.00	41.74	(458.26)	500.00	41.74	(458.26)	1197.89%
Other revenue	1,678.00	525.11	(1,152.89)	1,678.00	525.11	(1,152.89)	319.55%
Total Operating Revenues	124,947.20	116,272.58	(8,674.62)	124,947.20	116,272.58	(8,674.62)	107.46%
Operating Expenses							
Administrative salaries	9,310.66	23,410.37	14,099.71	9,310.66	23,410.37	14,099.71	39.77%
Auditing fees	0.00	651.74	651.74	0.00	651.74	651.74	0.00%
Advertising and marketing	0.00	383.37	383.37	0.00	383.37	383.37	0.00%
Employee benefits - administrative	2,371.43	7,377.74	5,006.31	2,371.43	7,377.74	5,006.31	32.14%
Office expenses	1,149.49	3,450.00	2,300.51	1,149.49	3,450.00	2,300.51	33.32%
Legal expenses	0.00	230.00	230.00	0.00	230.00	230.00	0.00%
Travel	0.00	383.37	383.37	0.00	383.37	383.37	0.00%
Other admin.	(643.29)	2,913.48	3,556.77	(643.29)	2,913.48	3,556.77	(22.08%)
Total Administrative	12,188.29	38,800.07	26,611.78	12,188.29	38,800.07	26,611.78	31.41%
Tenant services - other	0.00	423.37	423.37	0.00	423.37	423.37	0.00%
Total Tenant Services	0.00	423.37	423.37	0.00	423.37	423.37	0.00%
Water	0.00	11,383.37	11,383.37	0.00	11,383.37	11,383.37	0.00%
Electricity	0.00	1,979.24	1,979.24	0.00	1,979.24	1,979.24	0.00%
Gas	0.00	291.74	291.74	0.00	291.74	291.74	0.00%
Sewer	0.00	8,858.37	8,858.37	0.00	8,858.37	8,858.37	0.00%
Total Utilities	0.00	22,512.72	22,512.72	0.00	22,512.72	22,512.72	0.00%
Maintenance labor	15,415.87	22,013.37	6,597.50	15,415.87	22,013.37	6,597.50	70.03%
Maintenance materials	5,315.42	12,500.00	7,184.58	5,315.42	12,500.00	7,184.58	42.52%
Maintenance contracts	1,477.10	13,958.37	12,481.27	1,477.10	13,958.37	12,481.27	10.58%
Employee benefits - maintenance	4,297.50	7,653.37	3,355.87	4,297.50	7,653.37	3,355.87	56.15%
Total Maintenance	26,505.89	56,125.11	29,619.22	26,505.89	56,125.11	29,619.22	47.23%
Property insurance	14,765.76	13,469.24	(1,296.52)	14,765.76	13,469.24	(1,296.52)	109.63%
Liability insurance	1,067.35	982.50	(84.85)	1,067.35	982.50	(84.85)	108.64%
Workmen's compensation	475.57	626.74	151.17	475.57	626.74	151.17	75.88%
All other insurance	1,206.10	1,108.37	(97.73)	1,206.10	1,108.37	(97.73)	108.82%
Total Insurance	17,514.78	16,186.85	(1,327.93)	17,514.78	16,186.85	(1,327.93)	108.20%

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 1 Month Ended 4/30/2026

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Budget
Protective services - other	81.00	150.00	69.00	81.00	150.00	69.00	54.00%
Total Protective Services	<u>81.00</u>	<u>150.00</u>	<u>69.00</u>	<u>81.00</u>	<u>150.00</u>	<u>69.00</u>	<u>54.00%</u>
Compensated absences	0.00	2,620.87	2,620.87	0.00	2,620.87	2,620.87	0.00%
Payments in lieu of taxes	0.00	3,221.74	3,221.74	0.00	3,221.74	3,221.74	0.00%
Bad debt - tenant rents	0.00	833.37	833.37	0.00	833.37	833.37	0.00%
Total General Expenses	<u>0.00</u>	<u>6,675.98</u>	<u>6,675.98</u>	<u>0.00</u>	<u>6,675.98</u>	<u>6,675.98</u>	<u>0.00%</u>
Total Operating Expenses	<u>56,289.96</u>	<u>140,874.10</u>	<u>84,584.14</u>	<u>56,289.96</u>	<u>140,874.10</u>	<u>84,584.14</u>	<u>39.96%</u>
Operating Income (Loss)	<u>68,657.24</u>	<u>(24,601.52)</u>	<u>(93,258.76)</u>	<u>68,657.24</u>	<u>(24,601.52)</u>	<u>(93,258.76)</u>	<u>(279.08%)</u>
Other Financial Items							
Prior period adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Replacement of equipment	1,125.62	6,666.74	5,541.12	1,125.62	6,666.74	5,541.12	16.88%
Property betterments & additions	0.00	12,750.00	12,750.00	0.00	12,750.00	12,750.00	0.00%
Total Other Financial Items	<u>1,125.62</u>	<u>19,416.74</u>	<u>18,291.12</u>	<u>1,125.62</u>	<u>19,416.74</u>	<u>18,291.12</u>	<u>5.80%</u>
Net Income (Loss)	<u>\$ 67,531.62</u>	<u>\$ (44,018.26)</u>	<u>\$ (111,549.88)</u>	<u>\$ 67,531.62</u>	<u>\$ (44,018.26)</u>	<u>\$ (111,549.88)</u>	<u>(153.42%)</u>

**Mexico Housing Authority
Balance Sheet - Section 8
As of April 30, 2026**

Assets and Deferred Outflow of Resources

Current Assets	
Cash-unrestricted	\$ 285,302.68
Accrued interest receivable	60.90
Investments - unrestricted	29,244.80
Prepaid expenses and other assets	<u>1,932.37</u>
Total Current Assets	<u>316,540.75</u>
Property and Equipment	
Buildings	27,883.88
Furniture, equipment and machinery - administration	15,649.96
Leasehold improvements	2,100.00
Accumulated depreciation	<u>(41,084.56)</u>
Net Property and Equipment	<u>4,549.28</u>
Total Assets and Deferred Outflow of Resources	<u>\$ 321,090.03</u>

Liabilities, Deferred Inflows, and Net Position

Current Liabilities	
Accrued compensated absences - current portion	\$ 1,760.61
Unearned revenue	5,694.00
Current portion of long-term debt - capital projects	438.24
Inter program - due to	<u>2,558.51</u>
Total Current Liabilities	<u>10,451.36</u>
Long-Term Liabilities	
Long-term debt	688.43
Accrued compensated absences - non-current	<u>2,412.19</u>
Total Long-Term Liabilities	<u>3,100.62</u>
Total Liabilities	<u>13,551.98</u>
Net Position	
Investment in capital assets	3,324.73
Unrestricted	259,359.78
Restricted	38,528.29
Capital expenditures-contra	97.88
Net income (loss)	<u>6,227.37</u>
Total Net Position	<u>307,538.05</u>
Total Liabilities, Deferred Inflows, and Net Position	<u>\$ 321,090.03</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher

1 Month and 1 Month Ended 4/30/2026

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
HUD PHA operating grants	\$ 52,603.00	\$ 52,603.00	\$ 85,430.00	\$ 32,827.00
Investment income - unrestricted	424.75	424.75	4,500.00	4,075.25
Total Operating Revenues	<u>53,027.75</u>	<u>53,027.75</u>	<u>89,930.00</u>	<u>36,902.25</u>
Operating Expenses				
Administrative salaries	1,848.06	1,848.06	49,716.00	47,867.94
Auditing fees	0.00	0.00	680.00	680.00
Advertising and marketing	0.00	0.00	400.00	400.00
Employee benefits - administrative	840.78	840.78	15,623.00	14,782.22
Office expenses	95.94	95.94	3,600.00	3,504.06
Legal expenses	0.00	0.00	240.00	240.00
Travel	0.00	0.00	400.00	400.00
Other admin.	(145.21)	(145.21)	3,040.00	3,185.21
Total Administrative	<u>2,639.57</u>	<u>2,639.57</u>	<u>73,699.00</u>	<u>71,059.43</u>
Liability insurance	13.72	13.72	3,500.00	3,486.28
Workmen's compensation	64.85	64.85	0.00	(64.85)
All other insurance	197.39	197.39	0.00	(197.39)
Total Insurance	<u>275.96</u>	<u>275.96</u>	<u>3,500.00</u>	<u>3,224.04</u>
Housing assistance payments	43,732.00	43,732.00	0.00	(43,732.00)
Total Housing Assistance Payments	<u>43,732.00</u>	<u>43,732.00</u>	<u>0.00</u>	<u>(43,732.00)</u>
Other general expenses	54.97	54.97	0.00	(54.97)
Compensated absences	0.00	0.00	3,010.00	3,010.00
Total General Expenses	<u>54.97</u>	<u>54.97</u>	<u>3,010.00</u>	<u>2,955.03</u>
Total Operating Expenses	<u>46,702.50</u>	<u>46,702.50</u>	<u>80,209.00</u>	<u>33,506.50</u>
Operating Income (Loss)	<u>6,325.25</u>	<u>6,325.25</u>	<u>9,721.00</u>	<u>3,395.75</u>
Other Financial Items				
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	97.88	97.88	0.00	(97.88)
Property betterments & additions	0.00	0.00	0.00	0.00
Total Other Financial Items	<u>97.88</u>	<u>97.88</u>	<u>0.00</u>	<u>(97.88)</u>
Net Income (Loss)	<u>\$ 6,227.37</u>	<u>\$ 6,227.37</u>	<u>\$ 9,721.00</u>	<u>\$ 3,493.63</u>

**Mexico Housing Authority
Balance Sheet - Local Fund
As of April 30, 2026**

Assets

Current Assets	
Cash-unrestricted	\$ <u>362,534.61</u>
Total Current Assets	<u>362,534.61</u>
Property and Equipment	<u> </u>
Net Property and Equipment	<u>0.00</u>
Total Assets	\$ <u><u>362,534.61</u></u>

Liabilities and Net Position

Current Liabilities	
Total Current Liabilities	<u>0.00</u>
Total Liabilities	<u>0.00</u>
Net Position	
Unrestricted	362,504.81
Net income (loss)	<u>29.80</u>
Total Net Position	<u>362,534.61</u>
Total Liabilities and Net Position	\$ <u><u>362,534.61</u></u>

Mexico Housing Authority
Income Statement - Local Fund
1 Month and 1 Month Ended 4/30/2026

	Current Month	Year to Date
Operating Revenues		
Investment income - unrestricted	\$ 29.80	\$ 29.80
Total Operating Revenues	<u>29.80</u>	<u>29.80</u>
Operating Expenses	<u> </u>	<u> </u>
 Total Operating Expenses	 <u>0.00</u>	 <u>0.00</u>
Operating Income (Loss)	<u>29.80</u>	<u>29.80</u>
 Other Financial Items		
Prior period adjustments	0.00	0.00
Replacement of equipment	0.00	0.00
Property betterments & additions	<u>0.00</u>	<u>0.00</u>
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>
 Net Income (Loss)	 <u><u>\$ 29.80</u></u>	 <u><u>\$ 29.80</u></u>

**Mexico Housing Authority
Balance Sheet - Low Rent
As of May 31, 2026**

Assets

Current Assets

Cash-unrestricted	\$ 837,044.01
Accounts receivable - HUD other projects	(7,986.90)
Accounts receivable - tenants (net)	11,120.42
Accrued interest receivable	3,998.34
Investments - unrestricted	943,215.44
Prepaid expenses and other assets	127,691.49
Inventories (net)	13,815.40
Inter program - due from	<u>7,292.96</u>

Total Current Assets 1,936,191.16

Property and Equipment

Land	296,135.76
Buildings	17,924,647.79
Furniture, equipment and machinery - administration	523,764.00
Leasehold improvements	12,900.00
Accumulated depreciation	(14,260,842.86)
Construction in progress	<u>35,474.34</u>

Net Property and Equipment 4,532,079.03

Total Assets \$ 6,468,270.19

Liabilities and Net Position

Current Liabilities

Accrued compensated absences - current portion	\$ 12,149.35
Accounts payable - HUD PHA programs	40,326.26
Accounts payable - other government	35,808.84
Tenant security deposits	31,326.63
Unearned revenue	9,076.42
Current portion of long-term debt - capital projects	<u>2,692.07</u>

Total Current Liabilities 131,379.57

Long-Term Liabilities

Long-term debt	4,228.96
Accrued compensated absences - non-current	<u>16,478.66</u>

Total Long-Term Liabilities 20,707.62

Total Liabilities 152,087.19

Net Position

Investment in capital assets	4,509,935.66
Unrestricted	1,765,574.89
Capital expenditures-contra	15,222.34
Net income (loss)	<u>25,450.11</u>

Total Net Position 6,316,183.00

Total Liabilities and Net Position \$ 6,468,270.19

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 2 Months Ended 5/31/2026

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Budget
Operating Revenues							
Net tenant rental revenue	\$ 56,188.00	\$ 54,725.00	\$ (1,463.00)	\$ 117,529.75	\$ 109,450.00	\$ (8,079.75)	107.38%
Tenant revenue - other	3,755.46	1,816.66	(1,938.80)	6,143.91	3,633.40	(2,510.51)	169.10%
HUD PHA operating grants	59,039.00	59,163.91	124.91	118,078.00	118,327.90	249.90	99.80%
Investment income - unrestricted	0.00	41.66	41.66	500.00	83.40	(416.60)	599.52%
Other revenue	275.00	524.99	249.99	1,953.00	1,050.10	(902.90)	185.98%
Total Operating Revenues	<u>119,257.46</u>	<u>116,272.22</u>	<u>(2,985.24)</u>	<u>244,204.66</u>	<u>232,544.80</u>	<u>(11,659.86)</u>	<u>105.01%</u>
Operating Expenses							
Administrative salaries	16,030.69	23,410.33	7,379.64	25,341.35	46,820.70	21,479.35	54.12%
Auditing fees	0.00	651.66	651.66	0.00	1,303.40	1,303.40	0.00%
Advertising and marketing	0.00	383.33	383.33	0.00	766.70	766.70	0.00%
Employee benefits - administrative	3,345.99	7,377.66	4,031.67	5,717.42	14,755.40	9,037.98	38.75%
Office expenses	1,906.77	3,450.00	1,543.23	3,056.26	6,900.00	3,843.74	44.29%
Legal expenses	1,494.30	230.00	(1,264.30)	1,494.30	460.00	(1,034.30)	324.85%
Travel	(142.15)	383.33	525.48	(142.15)	766.70	908.85	(18.54%)
Other admin.	2,320.01	2,913.32	593.31	1,676.72	5,826.80	4,150.08	28.78%
Total Administrative	<u>24,955.61</u>	<u>38,799.63</u>	<u>13,844.02</u>	<u>37,143.90</u>	<u>77,599.70</u>	<u>40,455.80</u>	<u>47.87%</u>
Tenant services - other	554.21	423.33	(130.88)	554.21	846.70	292.49	65.46%
Total Tenant Services	<u>554.21</u>	<u>423.33</u>	<u>(130.88)</u>	<u>554.21</u>	<u>846.70</u>	<u>292.49</u>	<u>65.46%</u>
Utilities							
Water	11,361.59	11,383.33	21.74	11,361.59	22,766.70	11,405.11	49.90%
Electricity	1,723.07	1,979.16	256.09	1,723.07	3,958.40	2,235.33	43.53%
Gas	298.37	291.66	(6.71)	298.37	583.40	285.03	51.14%
Sewer	9,385.17	8,858.33	(526.84)	9,385.17	17,716.70	8,331.53	52.97%
Total Utilities	<u>22,768.20</u>	<u>22,512.48</u>	<u>(255.72)</u>	<u>22,768.20</u>	<u>45,025.20</u>	<u>22,257.00</u>	<u>50.57%</u>
Maintenance labor	21,644.17	22,013.33	369.16	37,060.04	44,026.70	6,966.66	84.18%
Maintenance materials	26,684.45	12,500.00	(14,184.45)	31,999.87	25,000.00	(6,999.87)	128.00%
Maintenance contracts	24,533.95	13,958.33	(10,575.62)	26,011.05	27,916.70	1,905.65	93.17%
Employee benefits - maintenance	8,714.06	7,653.33	(1,060.73)	13,011.56	15,306.70	2,295.14	85.01%
Total Maintenance	<u>81,576.63</u>	<u>56,124.99</u>	<u>(25,451.64)</u>	<u>108,082.52</u>	<u>112,250.10</u>	<u>4,167.58</u>	<u>96.29%</u>
Property insurance	14,765.76	13,469.16	(1,296.60)	29,531.52	26,938.40	(2,593.12)	109.63%
Liability insurance	1,067.35	982.50	(84.85)	2,134.70	1,965.00	(169.70)	108.64%
Workmen's compensation	475.57	626.66	151.09	951.14	1,253.40	302.26	75.88%
All other insurance	1,206.10	1,108.33	(97.77)	2,412.20	2,216.70	(195.50)	108.82%
Total Insurance	<u>17,514.78</u>	<u>16,186.65</u>	<u>(1,328.13)</u>	<u>35,029.56</u>	<u>32,373.50</u>	<u>(2,656.06)</u>	<u>108.20%</u>

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 2 Months Ended 5/31/2026

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Budget
Protective services - other	476.00	150.00	(326.00)	557.00	300.00	(257.00)	185.67%
Total Protective Services	<u>476.00</u>	<u>150.00</u>	<u>(326.00)</u>	<u>557.00</u>	<u>300.00</u>	<u>(257.00)</u>	<u>185.67%</u>
Other general expenses	31.96	0.00	(31.96)	31.96	0.00	(31.96)	0.00%
Compensated absences	0.00	2,620.83	2,620.83	0.00	5,241.70	5,241.70	0.00%
Payments in lieu of taxes	0.00	3,221.66	3,221.66	0.00	6,443.40	6,443.40	0.00%
Bad debt - tenant rents	0.00	833.33	833.33	0.00	1,666.70	1,666.70	0.00%
Total General Expenses	<u>31.96</u>	<u>6,675.82</u>	<u>6,643.86</u>	<u>31.96</u>	<u>13,351.80</u>	<u>13,319.84</u>	<u>0.24%</u>
Total Operating Expenses	<u>147,877.39</u>	<u>140,872.90</u>	<u>(7,004.49)</u>	<u>204,167.35</u>	<u>281,747.00</u>	<u>77,579.65</u>	<u>72.46%</u>
Operating Income (Loss)	<u>(28,619.93)</u>	<u>(24,600.68)</u>	<u>4,019.25</u>	<u>40,037.31</u>	<u>(49,202.20)</u>	<u>(89,239.51)</u>	<u>(81.37%)</u>
Other Financial Items							
Prior period adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Replacement of equipment	0.00	6,666.66	6,666.66	1,125.62	13,333.40	12,207.78	8.44%
Property betterments & additions	13,461.58	12,750.00	(711.58)	13,461.58	25,500.00	12,038.42	52.79%
Total Other Financial Items	<u>13,461.58</u>	<u>19,416.66</u>	<u>5,955.08</u>	<u>14,587.20</u>	<u>38,833.40</u>	<u>24,246.20</u>	<u>37.56%</u>
Net Income (Loss)	<u>\$ (42,081.51)</u>	<u>\$ (44,017.34)</u>	<u>\$ (1,935.83)</u>	<u>\$ 25,450.11</u>	<u>\$ (88,035.60)</u>	<u>\$ (113,485.71)</u>	<u>(28.91%)</u>

**Mexico Housing Authority
Balance Sheet - Section 8
As of May 31, 2026**

Assets and Deferred Outflow of Resources

Current Assets	
Cash-unrestricted	\$ 294,382.81
Accrued interest receivable	60.90
Investments - unrestricted	29,244.80
Prepaid expenses and other assets	<u>1,656.41</u>
Total Current Assets	<u>325,344.92</u>
Property and Equipment	
Buildings	27,883.88
Furniture, equipment and machinery - administration	15,649.96
Leasehold Improvements	2,100.00
Accumulated depreciation	<u>(41,084.56)</u>
Net Property and Equipment	<u>4,549.28</u>
Total Assets and Deferred Outflow of Resources	<u>\$ 329,894.20</u>

Liabilities, Deferred Inflows, and Net Position

Current Liabilities	
Accrued compensated absences - current portion	\$ 1,760.61
Unearned revenue	5,694.00
Current portion of long-term debt - capital projects	438.24
Inter program - due to	<u>7,292.96</u>
Total Current Liabilities	<u>15,185.81</u>
Long-Term Liabilities	
Long-term debt	688.43
Accrued compensated absences - non-current	<u>2,412.19</u>
Total Long-Term Liabilities	<u>3,100.62</u>
Total Liabilities	<u>18,286.43</u>
Net Position	
Investment in capital assets	3,324.73
Unrestricted	259,359.78
Restricted	38,528.29
Capital expenditures-contr	97.88
Net income (loss)	<u>10,297.09</u>
Total Net Position	<u>311,607.77</u>
Total Liabilities, Deferred Inflows, and Net Position	<u>\$ 329,894.20</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher

1 Month and 2 Months Ended 5/31/2026

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
HUD PHA operating grants	\$ 52,353.00	\$ 104,956.00	\$ 85,430.00	\$ (19,526.00)
Investment income - unrestricted	452.10	876.85	4,500.00	3,623.15
Total Operating Revenues	<u>52,805.10</u>	<u>105,832.85</u>	<u>89,930.00</u>	<u>(15,902.85)</u>
Operating Expenses				
Administrative salaries	3,325.13	5,173.19	49,716.00	44,542.81
Auditing fees	0.00	0.00	680.00	680.00
Advertising and marketing	0.00	0.00	400.00	400.00
Employee benefits - administrative	1,055.34	1,896.12	15,623.00	13,726.88
Office expenses	161.63	257.57	3,600.00	3,342.43
Legal expenses	0.00	0.00	240.00	240.00
Travel	(12.36)	(12.36)	400.00	412.36
Other admin.	201.93	56.72	3,040.00	2,983.28
Total Administrative	<u>4,731.67</u>	<u>7,371.24</u>	<u>73,699.00</u>	<u>66,327.76</u>
Liability insurance	13.72	27.44	3,500.00	3,472.56
Workmen's compensation	64.85	129.70	0.00	(129.70)
All other insurance	197.39	394.78	0.00	(394.78)
Total Insurance	<u>275.96</u>	<u>551.92</u>	<u>3,500.00</u>	<u>2,948.08</u>
Housing assistance payments	43,670.00	87,402.00	0.00	(87,402.00)
Total Housing Assistance Payments	<u>43,670.00</u>	<u>87,402.00</u>	<u>0.00</u>	<u>(87,402.00)</u>
Other general expenses	57.75	112.72	0.00	(112.72)
Compensated absences	0.00	0.00	3,010.00	3,010.00
Total General Expenses	<u>57.75</u>	<u>112.72</u>	<u>3,010.00</u>	<u>2,897.28</u>
Total Operating Expenses	<u>48,735.38</u>	<u>95,437.88</u>	<u>80,209.00</u>	<u>(15,228.88)</u>
Operating Income (Loss)	<u>4,069.72</u>	<u>10,394.97</u>	<u>9,721.00</u>	<u>(673.97)</u>
Other Financial Items				
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	97.88	0.00	(97.88)
Property betterments & additions	0.00	0.00	0.00	0.00
Total Other Financial Items	<u>0.00</u>	<u>97.88</u>	<u>0.00</u>	<u>(97.88)</u>
Net Income (Loss)	<u>\$ 4,069.72</u>	<u>\$ 10,297.09</u>	<u>\$ 9,721.00</u>	<u>\$ (576.09)</u>

Urlaub & Co., PLLC
See Accountant's Compilation Report

**Mexico Housing Authority
Balance Sheet - Local Fund
As of May 31, 2026**

Assets

Current Assets	
Cash-unrestricted	\$ 362,565.40
Total Current Assets	<u>362,565.40</u>
Property and Equipment	
Net Property and Equipment	<u>0.00</u>
Total Assets	<u>\$ 362,565.40</u>

Liabilities and Net Position

Current Liabilities	
Total Current Liabilities	<u>0.00</u>
Total Liabilities	<u>0.00</u>
Net Position	
Unrestricted	362,504.81
Net income (loss)	<u>60.59</u>
Total Net Position	<u>362,565.40</u>
Total Liabilities and Net Position	<u>\$ 362,565.40</u>

Mexico Housing Authority
Income Statement - Local Fund
1 Month and 2 Months Ended 5/31/2026

	Current Month	Year to Date
Operating Revenues		
Investment Income - unrestricted	\$ 30.79	\$ 60.59
Total Operating Revenues	<u>30.79</u>	<u>60.59</u>
Operating Expenses	<u> </u>	<u> </u>
Total Operating Expenses	<u>0.00</u>	<u>0.00</u>
Operating Income (Loss)	<u>30.79</u>	<u>60.59</u>
Other Financial Items		
Prior period adjustments	0.00	0.00
Replacement of equipment	0.00	0.00
Property betterments & additions	<u>0.00</u>	<u>0.00</u>
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ 30.79</u>	<u>\$ 60.59</u>

**Mexico Housing Authority
Balance Sheet - Low Rent
As of June 30, 2026**

Assets

Current Assets

Cash-unrestricted	\$ 821,620.41
Accounts receivable - tenants (net)	13,765.62
Accrued interest receivable	3,998.34
Investments - unrestricted	943,330.15
Prepaid expenses and other assets	102,012.02
Inventories (net)	13,815.40
Inter program - due from	12,694.11

Total Current Assets 1,911,236.05

Property and Equipment

Land	296,135.76
Buildings	17,924,647.79
Furniture, equipment and machinery - administration	523,764.00
Leasehold improvements	12,900.00
Accumulated depreciation	(14,260,842.86)
Construction in progress	36,707.27

Net Property and Equipment 4,533,311.96

Total Assets \$ 6,444,548.01

Liabilities and Net Position

Current Liabilities

Accrued compensated absences - current portion	\$ 12,149.35
Accounts payable - HUD PHA programs	41,640.74
Accounts payable - other government	35,808.84
Tenant security deposits	31,131.63
Unearned revenue	9,825.77
Current portion of long-term debt - capital projects	2,692.07

Total Current Liabilities 133,248.40

Long-Term Liabilities

Long-term debt	4,228.96
Accrued compensated absences - non-current	16,478.66

Total Long-Term Liabilities 20,707.62

Total Liabilities 153,956.02

Net Position

Investment in capital assets	4,509,935.66
Unrestricted	1,765,574.89
Capital expenditures-contr	16,455.27
Net income (loss)	(1,373.83)

Total Net Position 6,290,591.99

Total Liabilities and Net Position \$ 6,444,548.01

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 3 Months Ended 6/30/2026

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Budget
Operating Revenues							
Net tenant rental revenue	\$ 56,307.00	\$ 54,725.00	\$ (1,582.00)	\$ 173,836.75	\$ 164,175.00	\$ (9,661.75)	105.89%
Tenant revenue - other	3,321.65	1,816.66	(1,504.99)	9,465.56	5,450.06	(4,015.50)	173.68%
HUD PHA operating grants	63,204.00	59,163.91	(4,040.09)	181,282.00	177,491.81	(3,790.19)	102.14%
Investment income - unrestricted	0.00	41.66	41.66	500.00	125.06	(374.94)	395.81%
Other revenue	176.00	524.99	348.99	2,129.00	1,575.09	(553.91)	135.17%
Total Operating Revenues	123,008.65	116,272.22	(6,736.43)	367,213.31	348,817.02	(18,396.29)	105.27%
Operating Expenses							
Administrative salaries	16,510.17	23,410.33	6,900.16	41,851.52	70,231.03	28,379.51	59.59%
Auditing fees	0.00	651.66	651.66	0.00	1,955.06	1,955.06	0.00%
Advertising and marketing	70.00	383.33	313.33	70.00	1,150.03	1,080.03	6.09%
Employee benefits - administrative	4,217.95	7,377.66	3,159.71	9,935.37	22,133.06	12,197.69	44.89%
Office expenses	3,095.07	3,450.00	354.93	6,151.33	10,350.00	4,198.67	59.43%
Legal expenses	115.00	230.00	115.00	1,609.30	690.00	(919.30)	233.23%
Travel	0.00	383.33	383.33	(142.15)	1,150.03	1,292.18	(12.36%)
Other admin.	4,600.03	2,913.32	(1,686.71)	6,276.75	8,740.12	2,463.37	71.82%
Total Administrative	28,608.22	38,799.63	10,191.41	65,752.12	116,399.33	50,647.21	56.49%
Relocation costs	212.52	0.00	(212.52)	212.52	0.00	(212.52)	0.00%
Tenant services - other	0.00	423.33	423.33	554.21	1,270.03	715.82	43.64%
Total Tenant Services	212.52	423.33	210.81	766.73	1,270.03	503.30	60.37%
Water	10,350.37	11,383.33	1,032.96	21,711.96	34,150.03	12,438.07	63.58%
Electricity	1,508.06	1,979.16	471.10	3,231.13	5,937.56	2,706.43	54.42%
Gas	348.85	291.66	(57.19)	647.22	875.06	227.84	73.96%
Sewer	9,386.80	8,858.33	(528.47)	18,771.97	26,575.03	7,803.06	70.64%
Total Utilities	21,594.08	22,512.48	918.40	44,362.28	67,537.68	23,175.40	65.69%
Maintenance labor	22,217.04	22,013.33	(203.71)	59,277.08	66,040.03	6,762.95	89.76%
Maintenance materials	23,068.52	12,500.00	(10,568.52)	55,068.39	37,500.00	(17,568.39)	146.85%
Maintenance contracts	28,786.64	13,958.33	(14,828.31)	54,797.69	41,875.03	(12,922.66)	130.86%
Employee benefits - maintenance	7,749.79	7,653.33	(96.46)	20,761.35	22,960.03	2,198.68	90.42%
Total Maintenance	81,821.99	56,124.99	(25,697.00)	189,904.51	168,375.09	(21,529.42)	112.79%
Property insurance	14,765.76	13,469.16	(1,296.60)	44,297.28	40,407.56	(3,889.72)	109.63%
Liability insurance	1,067.35	982.50	(84.85)	3,202.05	2,947.50	(254.55)	108.64%
Workmen's compensation	475.57	626.66	151.09	1,426.71	1,880.06	453.35	75.89%
All other insurance	1,206.10	1,108.33	(97.77)	3,618.30	3,325.03	(293.27)	108.82%
Total Insurance	17,514.78	16,186.65	(1,328.13)	52,544.34	48,560.15	(3,984.19)	108.20%

Urhaub & Co., PLLC

See Accountant's Compilation Report

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 3 Months Ended 6/30/2026

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Budget
Protective services - other	81.00	150.00	69.00	638.00	450.00	(188.00)	141.78%
Total Protective Services	<u>81.00</u>	<u>150.00</u>	<u>69.00</u>	<u>638.00</u>	<u>450.00</u>	<u>(188.00)</u>	<u>141.78%</u>
Other general expenses	0.00	0.00	0.00	31.96	0.00	(31.96)	0.00%
Compensated absences	0.00	2,620.83	2,620.83	0.00	7,862.53	7,862.53	0.00%
Payments in lieu of taxes	0.00	3,221.66	3,221.66	0.00	9,665.06	9,665.06	0.00%
Bad debt - tenant rents	0.00	833.33	833.33	0.00	2,500.03	2,500.03	0.00%
Total General Expenses	<u>0.00</u>	<u>6,675.82</u>	<u>6,675.82</u>	<u>31.96</u>	<u>20,027.62</u>	<u>19,995.66</u>	<u>0.16%</u>
Total Operating Expenses	<u>149,832.59</u>	<u>140,872.90</u>	<u>(8,959.69)</u>	<u>353,999.94</u>	<u>422,619.90</u>	<u>68,619.96</u>	<u>83.76%</u>
Operating Income (Loss)	<u>(26,823.94)</u>	<u>(24,600.68)</u>	<u>2,223.26</u>	<u>13,213.37</u>	<u>(73,802.88)</u>	<u>(87,016.25)</u>	<u>(17.90%)</u>
Other Financial Items							
Prior period adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Replacement of equipment	0.00	6,666.66	6,666.66	1,125.62	20,000.06	18,874.44	5.63%
Property betterments & additions	0.00	12,750.00	12,750.00	13,461.58	38,250.00	24,788.42	35.19%
Total Other Financial Items	<u>0.00</u>	<u>19,416.66</u>	<u>19,416.66</u>	<u>14,587.20</u>	<u>58,250.06</u>	<u>43,662.86</u>	<u>25.04%</u>
Net Income (Loss)	<u>\$ (26,823.94)</u>	<u>\$ (44,017.34)</u>	<u>\$ (17,193.40)</u>	<u>\$ (1,373.83)</u>	<u>\$ (132,052.94)</u>	<u>\$ (130,679.11)</u>	<u>1.04%</u>

Mexico Housing Authority
Balance Sheet - Section 8
As of June 30, 2026

Assets and Deferred Outflow of Resources

Current Assets	
Cash-unrestricted	\$ 269,730.67
Accrued interest receivable	60.90
Investments - unrestricted	29,244.80
Prepaid expenses and other assets	<u>1,380.45</u>
Total Current Assets	<u>300,416.82</u>
Property and Equipment	
Buildings	27,883.88
Furniture, equipment and machinery - administration	15,649.96
Leasehold improvements	2,100.00
Accumulated depreciation	<u>(41,084.56)</u>
Net Property and Equipment	<u>4,549.28</u>
Total Assets and Deferred Outflow of Resources	<u>\$ 304,966.10</u>

Liabilities, Deferred Inflows, and Net Position

Current Liabilities	
Accrued compensated absences - current portion	\$ 1,760.61
Unearned revenue	5,694.00
Current portion of long-term debt - capital projects	438.24
Inter program - due to	<u>12,564.75</u>
Total Current Liabilities	<u>20,457.60</u>
Long-Term Liabilities	
Long-term debt	688.43
Accrued compensated absences - non-current	<u>2,412.19</u>
Total Long-Term Liabilities	<u>3,100.62</u>
Total Liabilities	<u>23,558.22</u>
Net Position	
Investment in capital assets	3,324.73
Unrestricted	259,359.78
Restricted	38,528.29
Capital expenditures-contr	97.88
Net income (loss)	<u>(19,902.80)</u>
Total Net Position	<u>281,407.88</u>
Total Liabilities, Deferred Inflows, and Net Position	<u>\$ 304,966.10</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher

1 Month and 3 Months Ended 6/30/2026

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
HUD PHA operating grants	\$ 19,745.00	\$ 124,701.00	\$ 85,430.00	\$ (39,271.00)
Investment income - unrestricted	399.83	1,276.68	4,500.00	3,223.32
Total Operating Revenues	<u>20,144.83</u>	<u>125,977.68</u>	<u>89,930.00</u>	<u>(36,047.68)</u>
Operating Expenses				
Administrative salaries	3,325.13	8,498.32	49,716.00	41,217.68
Auditing fees	.00	0.00	680.00	680.00
Advertising and marketing	0.00	0.00	400.00	400.00
Employee benefits - administrative	1,234.42	3,130.54	15,623.00	12,492.46
Office expenses	264.61	522.18	3,600.00	3,077.82
Legal expenses	0.00	0.00	240.00	240.00
Travel	0.00	(12.36)	400.00	412.36
Other admin.	447.63	504.35	3,040.00	2,535.65
Total Administrative	<u>5,271.79</u>	<u>12,643.03</u>	<u>73,699.00</u>	<u>61,055.97</u>
Liability insurance	13.72	41.16	3,500.00	3,458.84
Workmen's compensation	64.85	194.55	0.00	(194.55)
All other insurance	197.39	592.17	0.00	(592.17)
Total Insurance	<u>275.96</u>	<u>827.88</u>	<u>3,500.00</u>	<u>2,672.12</u>
Housing assistance payments	44,742.00	132,144.00	0.00	(132,144.00)
Total Housing Assistance Payments	<u>44,742.00</u>	<u>132,144.00</u>	<u>0.00</u>	<u>(132,144.00)</u>
Other general expenses	54.97	167.69	0.00	(167.69)
Compensated absences	0.00	0.00	3,010.00	3,010.00
Total General Expenses	<u>54.97</u>	<u>167.69</u>	<u>3,010.00</u>	<u>2,842.31</u>
Total Operating Expenses	<u>50,344.72</u>	<u>145,782.60</u>	<u>80,209.00</u>	<u>(65,573.60)</u>
Operating Income (Loss)	<u>(30,199.89)</u>	<u>(19,804.92)</u>	<u>9,721.00</u>	<u>29,525.92</u>
Other Financial Items				
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	97.88	0.00	(97.88)
Property betterments & additions	0.00	0.00	0.00	0.00
Total Other Financial Items	<u>0.00</u>	<u>97.88</u>	<u>0.00</u>	<u>(97.88)</u>
Net Income (Loss)	<u>\$ (30,199.89)</u>	<u>\$ (19,902.80)</u>	<u>\$ 9,721.00</u>	<u>\$ 29,623.80</u>

**Mexico Housing Authority
Balance Sheet - Local Fund
As of June 30, 2026**

Assets

Current Assets	
Cash-unrestricted	\$ 362,595.20
Total Current Assets	<u>362,595.20</u>
Property and Equipment	
Net Property and Equipment	<u>0.00</u>
Total Assets	<u>\$ 362,595.20</u>

Liabilities and Net Position

Current Liabilities	
Inter program - due to	\$ 129.36
Total Current Liabilities	<u>129.36</u>
Total Liabilities	<u>129.36</u>
Net Position	
Unrestricted	362,504.81
Net income (loss)	<u>(38.97)</u>
Total Net Position	<u>362,465.84</u>
Total Liabilities and Net Position	<u>\$ 362,595.20</u>

Mexico Housing Authority
Income Statement - Local Fund
1 Month and 3 Months Ended 6/30/2026

	Current Month	Year to Date
Operating Revenues		
Investment income - unrestricted	\$ 29.80	\$ 90.39
Total Operating Revenues	<u>29.80</u>	<u>90.39</u>
Operating Expenses		
Other admin.	<u>129.36</u>	<u>129.36</u>
Total Administrative	<u>129.36</u>	<u>129.36</u>
 Total Operating Expenses	 <u>129.36</u>	 <u>129.36</u>
 Operating Income (Loss)	 <u>(99.56)</u>	 <u>(38.97)</u>
 Other Financial Items		
Prior period adjustments	0.00	0.00
Replacement of equipment	0.00	0.00
Property betterments & additions	<u>0.00</u>	<u>0.00</u>
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>
 Net Income (Loss)	 <u>\$ (99.56)</u>	 <u>\$ (38.97)</u>

Mexico Housing Authority

2026 Operating Fund - Cash Management Analysis

Year-to-Date	Program Income	HUD Operating Grant	CFP Grant	Existing Reserves	Interest Income	Security Deposit	"Other" Insurance Proceeds & 1406	HCV Program	SV/Local Program	Component Unit	Total Cash Balance
End of Month											
Initialize	\$ -	\$ -	\$ (2,025.00)	\$ 809,172.67	\$ -	\$ -	\$ -	\$ (9,576.18)	\$ -	\$ -	\$ 797,571.49
12/31/2025	\$ -	\$ 18,493.16	\$ -	\$ 809,172.67	\$ 1,293.37	\$ 100.00	\$ -	\$ (14,730.41)	\$ -	\$ -	\$ 814,328.79
1/31/2026	\$ (0.00)	\$ 27,855.91	\$ -	\$ 809,172.67	\$ 2,490.25	\$ 200.00	\$ -	\$ (19,799.01)	\$ -	\$ -	\$ 819,919.82
2/28/2026	\$ (0.00)	\$ (21,265.30)	\$ (9,208.19)	\$ 809,172.67	\$ 3,828.24	\$ 700.00	\$ -	\$ 2,460.57	\$ -	\$ -	\$ 785,687.99
3/31/2026	\$ -	\$ 19,061.88	\$ 7,345.00	\$ 809,172.67	\$ 5,130.49	\$ 1,825.00	\$ -	\$ (2,558.51)	\$ -	\$ -	\$ 839,976.53
4/30/2026	\$ -	\$ (21,304.60)	\$ 0.00	\$ 809,172.67	\$ 6,457.14	\$ 2,220.00	\$ -	\$ (7,292.96)	\$ -	\$ -	\$ 789,252.25
5/31/2026	\$ -	\$ (32,931.82)	\$ -	\$ 809,172.67	\$ 7,656.91	\$ 2,625.00	\$ -	\$ (12,564.75)	\$ (129.36)	\$ -	\$ 773,828.65
6/30/2026	\$ -	\$ -	\$ -	\$ 809,172.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Audrain County Title Company LLC

**120 N Jefferson St
Mexico, MO 65265**

Phone (573) 581-5136

power@missouricentraltitle.com

Fax (573) 581-8752

SCHEDULE A

Informational Title Report Number: AI26-37414

THIS IS AN INFORMATIONAL TITLE REPORT ONLY: AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Audrain County Title Company LLC ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT.

**INFORMATIONAL REPORT ONLY FEE: \$400.00
COPIES: \$**

1. **Effective Date: June 16, 2026 at 8:00 AM**
2. **Policy (or Policies) to be issued:**

(a) Owner's Policy	Policy Amount N/A
Proposed Insured:	
N/A	
(b) Loan Policy	Policy Amount N/A
Proposed Insured:	
N/A	
- (C) (X) Informational Report Only**
3. **The estate or interest in the land described or referred to in this Title Report is:**
Fee Simple
4. **Title to the Fee Simple estate of interest in the land is at the Effective Dated Vested in:**
Mexico Housing Authority Inc

5. The land referred to in the Title Report is described as follows:

The West half (W 1/2) of Lots numbered One (1) and Two (2) in Block numbered Four (4) of Ladd's Addition to the City of Mexico, in the County of Audrain and State of Missouri.

A handwritten signature in black ink, appearing to read "Edith Brown", is positioned above the company name.

Audrain County Title Company LLC

BILL NO. 64-13

ORDINANCE NO. 2366

AN ORDINANCE TO VACATE PORTIONS OF CERTAIN STREETS
AND ALLEYS IN THE GARFIELD URBAN RENEWAL AREA
(NO-R-22), MORE FULLY DESCRIBED BELOW, RESERVING
UTILITY EASEMENTS THEREON.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEXICO,
MISSOURI, AS FOLLOWS:

Section 1. The portions of the streets and alleys within
the City of Mexico, Missouri, herein described as follows:

The alley between Holt and Lafayette Streets from
the east line of Walnut to the west line of Christy;

Lafayette Street from 250 feet west of the west line
of Johnson to 60 feet west of the west line of Johnson;

Lafayette from 350 feet east of the east line of Johnson
to 180 feet west of the west line of Rawlings;

The alley between Lafayette and Bolivar from the east
line of Johnson to the east line of Lot 5, Block 6,
Hisey and Cassidy's Addition;

Rawlings Street from 120 feet south of Lafayette to
Bolivar;

Bolivar from the west line of Rawlings Addition to
the east line of Rawlings Addition;

be, and the same are hereby vacated for all general vehicular and
public traffic purposes, EXCEPT HOWEVER, ALL utility easements
in said streets and alleys shall remain subject to use for
utility purposes and easements for such utility purposes are
specifically reserved throughout such vacated streets.

Section 2. This ordinance shall be in effect from and
after the time of its passage.

PASSED THIS 27th day of April, 1964.

[Signature]
Chairman P&T

ATTEST:

City Clerk

[Signature]
CITY CLERK

This above instrument of writing was recorded at 11 o'clock 45 minutes A.M. on the 28 day
of August, 1964.

Recorder of Deeds.

[Signature]

By *[Signature]* for *[Signature]*, Deputy

BILL NO. 57-10

BOOK 175 PAGE 123

ORDINANCE NO. 1936

AN ORDINANCE CHANGING THE NAME OF RAILROAD STREET IN THE SOUTHEASTERN PART OF THE CITY OF MEXICO, MISSOURI, TO "TOLT STREET."

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEXICO, MISSOURI, AS FOLLOWS:

Section 1. The name of Railroad Street, a public street running East and West in the Southeastern part of the City of Mexico, Missouri, hereby is changed to "Tolt Street."

Section 2. This ordinance shall be in effect from the time of its passage.

PASSED THIS 11th DAY OF March, 1957.

ATTEST:

Frank Brown
CITY CLERK

John A. Miller
CITY CLERK

(SEAL)



Filed for record March 22, 1957 at 11:00 A.M.

Helen S. Hazel, Recorder
Virginia Rickard, Deputy



Q. Blk "4"
Ladd - Add

20. # 4012

Taxing Bodies

District	Tax Rate	Extension
AUDRAIN AMB	0.248700	\$0.00
HEALTH	0.248600	\$0.00
COUNTY	0.250600	\$0.00
HOSPITAL	0.000000	\$0.00
LIBRARY	0.224800	\$0.00
STATE	0.030000	\$0.00
SHELTERED WRKSH	0.208800	\$0.00
MEXICO SCH	4.619100	\$0.00
SPECIAL RB 13	0.306800	\$0.00
MEX VEHICLE LICENSE TAX	0.000000	\$0.00
MEXICO	0.759100	\$0.00
TOTAL	6.896500	\$0.00

No data

No Tax Credits

Disclaimer

Payments made today will not generate an immediate tax receipt. Transactions are processed on the next business day and are physically mailed to the address on file. Need a receipt today? Call or come into our office Mon-Fri 8am to 5pm CST.

Los pagos hechos hoy no generarán un recibo inmediato de impuestos. Las transacciones se procesan en el siguiente día hábil y se envían por correo a la dirección en el archivo. Necesita un recibo hoy? Llamar o entrar en nuestra oficina Lun-Vie 8 am a 5 pm CST.

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2025	\$0.00	\$0.00	\$0.00	
2024	\$0.00	\$0.00	\$0.00	
2023	\$0.00	\$0.00	\$0.00	
2022	\$0.00	\$0.00	\$0.00	
2021	\$0.00	\$0.00	\$0.00	
2020	\$0.00	\$0.00	\$0.00	
2019	\$0.00	\$0.00	\$0.00	
2018	\$0.00	\$0.00	\$0.00	
2017	\$0.00	\$0.00	\$0.00	
2016	\$0.00	\$0.00	\$0.00	
2015	\$0.00	\$0.00	\$0.00	

Assessments

Final Value	Land	Building	Total
Agriculture	0	0	0
Commercial	0	0	0
Residential	0	0	0
Total	0	0	0

Owner Information

Name	Relationship	Status	Document
HOUSING AUTHORITY OF CITY OF MEXICO	PROPERTY OWNER	CURRENT	

Property Information

Account Number

08-02774

Tax Year

2025 

Alternate Parcel number

19-7-25-3-007-018

Land Use

Property Class

TOWNIMP - TOWN IMPROVED

Mailing Name & Address

HOUSING AUTHORITY OF CITY OF
MEXICO
EXM

Owner Name & Address

HOUSING AUTHORITY OF CITY OF
MEXICO
EXM

Assessed Value

0

Acreage

0.0000

Lot Size

0

Township

Entire County

Tax Code

1 - MEXICO 13 59 AAmb

Tax Status

Taxable

Total Tax

\$0.00

Pay Taxes

Net Taxable Value

0

Tax Rate

6.8965

Site Address

E HOLT MO

Legal Description

LADDS ADDN (57 X 120) W1/2 LOTS 1 & 2 BLOCK 4

2025 Billing

Tax Billed

\$0.00

Penalty Billed

\$0.00

Cost Billed

\$0.00

Total Billed

\$0.00

Amount Paid

\$0.00

Total Unpaid

\$0.00

Tax Due Amounts

Account has no balance due.

GENERAL WARRANTY DEED

204 1947

THIS INDENTURE, Made on the 20th day of May A. D. One Thousand Nine Hundred and Sixty-Four by and between LOTIE DIXON BELL and HENRY BELL, her husband of the County of Audrain and State of Missouri part 1st of the First Part, and HOUSING AUTHORITY OF THE CITY OF MEXICO, MISSOURI, a Municipal Corporation of the County of Audrain and State of Missouri part 2nd of the Second Part.

WITNESSETH, That the said part 1st of the First Part, in consideration of the sum of ten Dollars and other good and valuable consideration to them paid by the said part 2nd of the Second Part, the receipt of which is hereby acknowledged, do hereby these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM, unto the said part 2nd of the Second Part, its successors and assigns, the following described Lots, Tracts or Parcels of land, lying, being and situate in the County of Audrain and State of Missouri to wit:

The West half (1/2) of Lots numbered One (1) and Two (2) in Block numbered Four (4) of Ladd's Addition to the City of Mexico, in the County of Audrain and State of Missouri.

RECITAL: The grantors herein state that they were married at Mexico, Missouri March 23rd, 1952 by virtue of a marriage license issued out of Boone County, Missouri under date of March 13, 1952. The grantor Lotie Dixon Bell states that she is one and the same person as Lotie D. Hill, one of grantees in Warranty Deed dated April 15, 1940, recorded in Book 128, Page 289 of Deed Records of Audrain County, Missouri, and that she is the same person as Lotie Dixon Hill, grantee in Quitclaim Deed dated April 17, 1947, recorded in Book 133, Page 404 of Deed Records of said Audrain County, and same person as Lotie Dixon Bell, one of grantors in Warranty Deed or Trust recorded in Book 95, Page 104 of Deed Records of said Audrain County, Missouri. TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and incidents therein belonging or in any wise appertaining unto the said part 2nd of the Second Part and unto its successors and assigns FOREVER, the said part 1st of the First Part hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed, that they have good right to convey the same, that the said premises are free and clear of any incumbrances done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said part 2nd of the Second Part and unto its successors and assigns FOREVER against the lawful claims and demands of all persons whomsoever, except as to taxes for the year 1964 and thereafter. IN WITNESS WHEREOF, the said part 1st of the First Part has hereunto set their hand and seal the day and year first above written. Signed, Sealed and Delivered in the Presence of us:

Lotie Dixon Bell
Henry Bell
SEAL
SEAL
SEAL
SEAL

STATE OF MISSOURI
County of AUDRAIN
I, Lotie Dixon Bell
Henry Bell her husband
do hereby certify that the foregoing instrument is a true and correct copy of the original instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at the day and year first above written.
Notary Public

STATE OF MISSOURI
County of AUDRAIN
I, Lotie Dixon Bell
Henry Bell her husband
do hereby certify that the foregoing instrument is a true and correct copy of the original instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at the day and year first above written.
Notary Public



Fee Sheet

Audrain County Title Company LLC

**120 N Jefferson St
Mexico, MO 65265
(573) 581-5136**

16th day of June, 2026

File No: AI26-37414

RE: Mexico Housing Authority

East Holt Street, Mexico, MO 65265

Description	Amount
Informational Report	400.00
Copies	
TOTAL	400.00

*We want to be your only Missouri Title Company. Please let us know if there is anything we
can do to make your Title and Escrow experience better!*

Thank you!

Email: power@missouricentraltitle.com Website: www.missouricentraltitle.com

Audrain County Title Company LLC

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about with a nonaffiliated third party unless the institution provides you with a notice of its privacy policy and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the (GLBA), we are providing you with this document, which notifies you of the privacy policies and practices of Audrain County Title Company LLC.

We may collect nonpublic personal information about you from the following sources:

1. Information we receive from you such as on applications or other forms.
2. Information about your transactions we secure from our files, or from our affiliates or others.
3. Information we receive from a consumer-reporting agency.
4. Information that we receive from others involved in your transactions, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations and to guard your nonpublic personal information.

Report Number: AI26-37414

**Schedule B – Section I
Requirements**

The following are the requirements that would be made were this title agent to issue a commitment to insure. This title agent reserves the right to make further requirements in the event a commitment to insure would be requested:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered and recorded in the Public Records.

NOTE: Requirements 1 through 4 above, do not apply and must be disregarded. This is an INFORMATIONAL TITLE REPORT ONLY and is not a Commitment to insure, there are no requirements. Please see Schedule B - Section II.

THIS IS AN INFORMATIONAL TITLE REPORT ONLY. AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Audrain County Title Company LLC ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT. LIABILITY SHALL ONLY BE TO THE APPLICANT FOR THIS INFORMATIONAL TITLE REPORT. ALL LIABILITY UNDER THIS INFORMATIONAL REPORT SHALL CEASE AND TERMINATE 120 DAYS AFTER THE EFFECTIVE DATE HEREOF.

THIS INFORMATIONAL TITLE REPORT DOES NOT INCLUDE OR COVER ANY ITEMS APPEARING IN THE COUNTY RECORDS AFTER THE EFFECTIVE DATE AND TIME HEREOF.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THAT THE LAND DESCRIPTION SHOWN IN SCHEDULE A HEREOF IS THE LAND THAT THE APPLICANT INTENDED.

Title Report Number: AI26-37414

Schedule B – Section II Exceptions

In the event a Commitment to Insure were to be issued, this Title Agent would take exception to the following matters unless the same are disposed of to the satisfaction of the company. This title agent reserves the right to make further exceptions in the event a commitment to insure would be issued:

The unnumbered paragraph located immediately above this, is hereby deleted from this document. This document is for Informational Purposes only and is not a Commitment to insure.

1. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, Holt Street, Mexico, Missouri.
2. All matters, conditions, easements, and restrictions as shown, described or noted on the plat of Ladd's Addition.
3. Terms, conditions, provisions, agreements, easements and/or reservations as set forth in Ordinance No. 2366 recorded August 31, 1964 in Book 208, Page 62.
4. Terms, conditions, restrictions, agreements and obligations as set forth in the Redevelopment Contract recorded October 27, 1966 in Book 208, Page 479.
5. Terms, conditions, provisions, agreements, easements and/or reservations as set forth in Ordinance No. 2542 recorded October 26, 1967 in Book 210, Page 655.
6. Terms, conditions, restrictions, and agreements as set forth in the Declaration of Trust recorded August 29, 2014 as Instrument No. 2014DR001716.
7. Terms, conditions, restrictions, and agreements as set forth in the Declaration of Trust recorded February 19, 2015 as Instrument No. 2015DR000303.
8. Terms, conditions, restrictions, and agreements as set forth in the Declaration of Trust recorded March 10, 2017 as Instrument No. 2017DR000500.

The following tax information is provided for informational purposes only:

Property Address: East Holt Street, Mexico, MO 65265

Parcel/Tax ID # Property 1:

19-7-25-3-007-018

State and County real estate tax amount for 2025: \$Exempt is shown as NA

City real estate tax amount for 2025: \$NA is shown as NA

For questions or further information please contact power@missouricentraltitle.com or call (573) 581-5136

REDEVELOPMENT CONTRACT

STATE OF MISSOURI:

COUNTY OF AUDRAIN:

This Contract and agreement entered into on this the 8th day of September, A. D. 1966, by and between the Housing Authority of the City of Mexico, Missouri, a municipal corporation, hereinafter referred to as the Authority and Mr. Rolden Jones, 608 N. Moniteau Avenue, Sedalia, Missouri, hereinafter referred to as "Owners" whether one or more:

WITNESSETH:

WHEREAS, Owners are vested with good title to the following described real property, including improvements and structures thereon, situated within the boundaries of the Garfield School Urban Renewal Area, Project No. (KQ-R-22, Audrain County, Missouri, to wit:

Parcel No. 19-1 as shown on the Property Map of the Leo A. Daly Company dated December 20, 1961; also known as Part of Lot 1, Block H, Ladd's Addition to the City of Mexico, County of Audrain, State of Missouri at 626 E Holt Street.

WHEREAS, it has been determined by the Authority that some of those improvements and structures, hereinbefore referred to, fail to meet the minimum standards and requirements specified by the Urban Renewal Plan for said Project Area and are substandard and that such substandard improvements cannot feasibly be rehabilitated and should be demolished; and

WHEREAS, Owners desire that said substandard improvements and structures be demolished and removed in order that Owners may construct new improvements upon said property in conformity with the Urban Renewal Plan for said Project Area, and the Authority is purchasing said substandard structures and improvements under Plan of Sale of even date herewith, executed by Owners contemporaneously herewith;

WHEREAS, parties hereto recognize and agree that the Urban Renewal Plan, recorded in the Deed Records of Audrain County, Missouri, and further referred to hereinafter, is a general plan and scheme for the improvement of real properties and living conditions within the area encompassed by said Urban Renewal Plan and for the prevention of further blight and slums therein; and

WHEREAS, the Authority desires to forego its legal right to acquire said described real property by purchase or eminent domain, provided that certain hereinafter described agreements, restrictions and covenants be imposed upon the use of said property;

NOW THEREFORE, for and in consideration of the sum of \$1.00 cash-in-hand paid by the Authority to the Owners, receipt of which is hereby acknowledged, and the further consideration for the execution, contemporaneously herewith, of a certain Bill of Sale by the Owners, to the Authority, selling and conveying said sub-standard improvements and structures to the Authority for the sum of \$2,200.00 which Bill of Sale is of even date herewith, and other good and valuable consideration, the Owners agree and covenant for themselves, their heirs, legal representatives, successors and assigns and for the benefit of themselves and future owners of said described real property and of all owners of real property in the Project, as follows:

1. The Owners agree and covenant to construct the following described improvements on said premises, to wit:

To buy South $\frac{1}{2}$ of R-10 at \$600.00 and construct a standard structure to be used as a church and parsonage. (Church of God in Christ)

2. The Owners agree and covenant that they will enter into a Mechanic's and Materialmen's Lien Contract (or other valid binding contract providing as good or better lien or money security for the construction herein contemplated) with a reputable contractor on or before 180 days after due execution of this agreement, said contract to provide for the construction of the new improvements described above, and shall provide for a construction period not to exceed 180 successive calendar days from date of approval of the contract plans and specifications by the Authority.

3. The Owners agree that said construction contract, and plans and specifications drawn pursuant thereto, shall be submitted to the Authority for its approval prior to commencement of construction; and in the event said contract or plans and specifications are not acceptable to the Authority, then in such event Owners agree to enter into an acceptable contract and/or amend said plans and specifications as required by the Authority; that the construction contract and plans and specifications approved by the Authority shall not be amended without prior approval by the Authority.

- (b) Not discriminate upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof.

9. Covenants Running upon Successors in Interest; Period of Duration. It is intended and agreed that the agreements and covenants provided in Section No. 8 hereof shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the agreement, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by, the agency, its successors and assigns, the city and any successor in interest to the property, or any part thereof, and the owner of any other land (or of any interest in such land) in the project area which is subject to the land use requirements and restrictions of the Urban Renewal Plan and the United States (in the case of the covenant provided in the subdivision (b) of Paragraph No. 8 thereof) against the Redeveloper, its successors and assigns and every successor in interest therein, and any party in possession or occupancy of the property or any part thereof. It is further intended and agreed that the agreements and covenants provided in subdivisions (a) and (b) of Paragraph No. 8 hereof shall remain in effect without limitation as to time; provided, that such agreements and covenants shall be binding on the Redeveloper itself, each successor in interest to the property, and every part thereof, and each party in possession and occupancy, respectively, only for such period as such successor or party shall have title to, or an interest in, or possession or occupancy of, the property or part thereof. The terms "uses specified in the Urban Renewal Plan" and "land use" referring to the provisions of the Urban Renewal Plan, or similar language, in the agreement shall include the land and all buildings, housing, and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

10. Agency and United States Rights to Enforce. In amplification, and not in restriction of, the provisions of the preceding Section, it is intended and agreed that the Agency and its successors and assigns shall be deemed beneficiaries of the agreements and covenants provided in Paragraph 8 hereof, and the United States shall be deemed a beneficiary of the covenant provided in subdivision (b) of Paragraph 8 hereof, both for and in their or its own right and also for the purpose of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall run in favor of the Agency and the United States, for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the Agency or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. The Agency shall

4. Owners agree to suitably landscape the premises after completion of construction and remove from the premises all building materials and other debris and to take any additional action necessary to give the premises a neat and orderly appearance.

5. Owners agree to obtain any and all permits and licenses required by the City of Mexico necessary to perform under this contract and agree to conform to all rules, regulations, codes, and ordinances of the City of Mexico applicable to the performance of owners under this contract.

6. Owners agree to save the Authority, and all parties in privity to it, harmless from all claims, demands, causes of action, expenses, and liability of whatsoever kind or nature which may arise out of, because of concerning, or incident to Owners performance under this contract, and the Bill of Sale executed contemporaneously herewith.

7. The Owners, for themselves, their heirs, personal representatives, successors, and assigns, and the Authority agree that in the event the Owners, after execution of this contract, fail to enter into said construction contract hereinbefore referred to within the period of time hereinbefore specified or for any reason fail to provide the construction of the new improvements provided for herein, then the reasonable fair market value of the said real property of the Owners is hereby stipulated to be the sum of \$800,000, and the Owners, or their heirs, personal representatives, successors, and assigns, in such event, upon demand of the Authority, will duly execute, acknowledge, and deliver to the Authority their general warranty deed to said real property and accept from the Authority by check, draft, or cash (at Authority's option), the said stipulated sum as full payment for conveyance of said real property. If, for any reason, there is a failure or refusal to execute, acknowledge, and deliver such warranty deed and the Authority should resort to its right to acquire said real property under eminent domain, then it is agreed by Owners, for themselves, their heirs, personal representatives, successors, and assigns, that the stipulated fair market value of said real property shall be the sum of \$800,000, and that no proof of value of said real property shall be required in any such eminent domain or condemnation proceedings, whether administrative or judicial, other than the introduction into evidence of this agreement.

8. Restriction of Use. The Redeveloper agrees for itself, and its successors and assigns, and every successor in interest to the property, on any part thereof, that the Redeveloper, and such successors and assigns, shall:

- (a) Devote the property to, and only to and in accordance with, the uses specified in the Urban General Plan;

have the right, in the event of any breach of any such agreement or covenant, and the United States shall have the right in the event of any breach of the covenant provided in subdivision (b) of Paragraph E hereof, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled.

11. None of the provisions of this agreement shall, as to the aforesaid property, be construed to relieve the Owners of compliance with the ordinances of the City of Mexico and the laws of the State of Missouri.

12. The Authority, its successors and assigns agree that upon the compliance by the Owners with the terms of this agreement which pertain to the construction and renovation of structures and other improvements, it will provide and furnish the Owners with a certificate certifying that construction, renovations and other improvements required pursuant to this agreement have been completed to the satisfaction of the Authority, its successors and assigns.

IN WITNESS WHEREOF, the Authority, and the Owners (and the holders of mortgages, if any, on the said real property) have caused this instrument to be executed in their respective names and upon their behalf.

Rev. Basil A. Jones

Owners

HOUSING AUTHORITY OF THE CITY OF
MEXICO, MISSOURI
A Municipal Corporation

By James C. M. Kitchin
Chairman

Raymond P. P.
Secretary

STATE OF MISSOURI
County of St. Louis
I, Raymond P. P.
A. M. on the 21 day of October
1966, at St. Louis

IN THE RECORDER'S OFFICE

at 10 o'clock AM on the 21 day of October, 1966

and has been recorded in

Book 228, Page 119

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at St. Louis, Missouri
this 21 day of October, 1966

Raymond P. P.
By Raymond P. P.

2478

BILL NO. 67-90ORDINANCE NO. 2542

AN ORDINANCE TO VACATE PORTIONS OF
CERTAIN STREETS AND ALLEYS IN THE
GARFIELD URBAN RENEWAL AREA MO-R-22,
MORE FULLY DESCRIBED BELOW, RESERVING
UTILITY EASEMENTS THEREON

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEXICO,
MISSOURI, AS FOLLOWS:

Section 1. The portions of the streets and alleys within the City
of Mexico, Missouri, herein described as follows:

Davis from the north line of Breckenridge to the
south line of Bolivar and from the north line of
Bolivar to the south railroad right of way;

Trinity from the north line of Breckenridge to the
south line of Bolivar and from the north line of
Bolivar to the south line of Lafayette;

An alley running from the north side of Breckenridge
to the south side of Bolivar between Union and Trinity;

Lafayette from the east side of Union to the west side
of U. S. Highway 54 right of way;

Johnson from the south line of Lafayette to the north
railroad right of way;

An alley beginning 300 feet from the west side of Walnut
running to the west side of Walnut, in Block 4 of Ladd's
Addition;

be, and the same are hereby vacated for all general vehicular and public
traffic purposes, EXCEPT HOWEVER, all utility easements in said
streets and alleys shall remain subject to use for utility purposes and
easements for such utility purposes are specifically reserved throughout
such vacated streets and alleys.

Section 2. This ordinance shall be in effect from and after the
time of its passage.

PASSED this 23rd day of October, 1967.

L. W. Snyder
MAYOR

ATTEST:

Fred Lowrey
CITY CLERK

7



* 2014DR001716 7 *

2014DR001716

JANIS DEINEKE, RECORDER OF DEEDS
AUDRAIN COUNTY, STATE OF MISSOURI
RECORDED: 08/29/2014 11:12:09AM FEES: \$42.00

Betty Pester Deputy
BETTY PESTER



(Space above reserved for Recorder of Deeds certification)

1. Title of Document: Declaration of Trust
2. Date of Document: August 19, 2014
3. Grantor(s): Housing Authority of the City of Mexico
4. Grantee(s): U.S. Department of Housing & Urban Development
5. Statutory Mailing Address: 828 Garfield Avenue
Mexico, MO 65265
6. Legal Description: See attached documents
7. Reference Book & Page(s):

Declaration of Trust
(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) Mexico Housing Authority
is called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the
provisions of the laws of the (2) State of Missouri, and
the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937
(42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective
date as of (mm/dd/yyyy) (3) 01-29-1986 (herein called the Annual Contributions Contract) and a certain Modernization Project Grant
Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 05-13-2014 (herein called the
Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover
certain individual lower income housing projects located in: (5) City of Mexico, County of Audrain, State of Missouri
which will provide approximately (6) 211 dwelling units; and which lower income housing projects are known as Modernization
Project No. (7) MO36P01050114 and individual projects as follows:
Project No. (8) _____ with approximately _____ dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.
Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual
Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein
stated, the following described real property situated in: (9)

City of Mexico, County of Audrain, State of Missouri

To Wit: (Insert legal description for each individual project.)(10)

SEE ATTACHMENTS

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest
in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging,
pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said
property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits
or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same
except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities
in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey
or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities;
or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937,
or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting
the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which
is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use
as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring
or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project
shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on
the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date
of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the
individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA has caused thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be
hereunto affixed and attested this date (mm/dd/yyyy) 08/19/2014

(Seal)



(1, see instructions)

Mexico Housing Authority

By Peter Jackson Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) 08/19/2014

ref. Handbook 7485.1

form HUD-62190-B (3/90)

Lots 1, 2, 3 and 4 in Berrey Subdivision No. 1, in the City of Mexico, County of Audrain and State of Missouri, as per plat recorded in Plat Book 5, at Page 43 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lot One (1) of J. H. Gibbins Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lot Five (5) in Block One (1) of Lakenan and Barnes' Addition to the City of Mexico, County of Audrain and State of Missouri, together with the East Half of vacated Singleton Street adjacent to the West line thereof.

The West 72 feet of the following described tract of land, to-wit: Commence at the Southeast corner of Lot No. 15 in City Survey #43, the same being Lot No. 2 of Survey No. 1032 of the Surveyor's Records of Audrain County, Missouri, and 471 feet West and 30 feet North of the center of Section 26, in Township 51 North, of Range 9 West of the 5th P.M., for a point of beginning; run thence West 312 feet, thence North 208 feet, more or less, to the South line of the right-of-way of the Wabash, St. Louis and Pacific Railroad Company, thence South 73 degrees 31 minutes East to the point North of the point of beginning; thence South 116 feet, more or less, to the point of beginning.

Lots One (1) and Two (2) in Lawrence M. Barnes Subdivision No. 4, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1), Two (2) and Three (3) of Housing Resubdivision (Site 7) as per plat recorded in Book 213, at Page 963 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) and Two (2) in Block One (1) of T. J. Bates' Addition, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof, together with the North Half of vacated alley adjoining the South lines thereof, and the West Half of the vacated alley adjoining the East side thereof.

Lots One (1) and Two (2) in Block Four (4) in Carrico's Highview Addition, an Addition to the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof, together the East Half of the vacated alley adjoining the West line thereof.

All that part of Lot 20 in Mrs. Sparks' Southern Addition to the City of Mexico, in the County of Audrain and State of Missouri, described as follows:- Begin on the East line of said Lot 20, at a point 34 feet 7 1/2 inches South of the Northeast corner of said Lot 20, run thence South 123 feet, thence in a Northwesterly direction 135 feet, thence North 75 feet, the East 128 feet to the point of beginning.

The West Half of Lot 13 and the South 50 feet of the East 120 feet of Lot 13, in Mrs. Sparks' Southern Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof; excepting that part used for street purposes. Also that part of vacated Central Street described in Ordinance No. 3541 recorded in Book 276, at Page 281 of the Deed Records of Audrain County, Missouri.

Lots One (1) and Two (2) of Housing Resubdivision (Site 6) as per plat recorded in Book 213, at Page 961 in the office of the Recorder of Deeds of Audrain County, Missouri; excepting the East 10 feet thereof.

Lots One (1), Two (2) and Three (3) of Housing Resubdivision (Site 5) as per plat recorded in Book 213, at Page 959 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) and Two (2) of Housing Resubdivision (Site 1) as per plat recorded in Book 213, at Page 953 in the office of the Recorder of Deeds of Audrain County, Missouri.

The West Half of Lots One (1) and Two (2) in Block Four (4) of Ladd's Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof.

The West 50.57 feet of Lot Two (2) in Block Twenty-three (23) of Ladd's Addition, Extended, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Four (4), inclusive, of Housing Resubdivision (Site 4) as per plat recorded in Book 214, at Page 105 in the office of the Recorder of Deeds of Audrain County, Missouri; and Lot Three (3) in Block Thirteen (13) of Ladd's Addition, Extended, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Seven (7), inclusive, of Housing Resubdivision (Site 2) as per plat recorded in Book 213, at Page 955 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) through Nine (9), inclusive, of Garfield Heights Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Five (5) in Block One (1); Lots One (1) and Two (2) in Block Two (2); Lots One (1) through Seven (7) in Block Three (3); Lots One (1) and Two (2) in Block Four (4); Lots One (1) through Eleven (11) in Block Five (5); and Lots One (1) through Five

(5) in Block Six (6); all in Garfield Heights Subdivision #2, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Ten (10), inclusive, in Lafayette Park Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) and Two (2) of Lafayette Park Subd. #2, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Sixteen (16) in Fieldcrest Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lot Five (5) of Bass Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof; excepting therefrom the North 120 feet thereof.

The South Half of Lot Four (4) in Block Five (5) of Rawlings' Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof.

MEXICO HOUSING AUTHORITY

PO Box 484 • 828 Garfield Avenue • Mexico, Missouri 65265 Phone: (573) 581-2294 • Fax: (573) 581-6636 • www.mexcohousing.com

Board Resolution

RESOLUTION NO. 2782 RESOLUTION APPROVING THE SUBMISSION OF THE DECLARATION OF TRUST (DOT)

WHEREAS, the Housing Authority of the City of Mexico (MHA) herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to the United States Housing Act of 1937 and the Department of Housing and Urban Development Act entered into a certain contract with the effective date as of 01/29/1996, herein called the Annual Contributions Contract and a certain Modernization project Grant Amendment to the Annual Contributions Contract with the effective date as of 05/13/2014, herein called the Modernizations Grant Amendment providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing projects, and

WHEREAS, as of the date of the execution of this Declaration of Trust, the Modernizations Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in City of Mexico, County of Audrain, State of Missouri which will provide approximately 211 dwelling units and which lower income housing projects are known as Modernization Project No. MO36P01050114.

WHEREAS, the modernization of each Project will have been financed with grant assistance provided by HUD.

NOW, THEREFORE, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in City of Mexico, County of Audrain, State of Missouri.

Continued

**RESOLUTION NO. 2782
RESOLUTION APPROVING THE
SUBMISSION OF THE DECLARATION OF TRUST (DOT)**

THEREFOR BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Mexico hereby approves the submission of the Declaration of Trust.

Passed this 19th day of August 2014


Rita Jackson, Chairperson

ATTEST:


Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

5

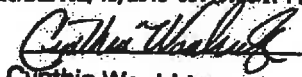


* 2 0 1 5 D R 0 0 0 3 0 3 5 *

2015DR000303

JANIS DEIMEKE, RECORDER OF DEEDS
AUDRAIN COUNTY, STATE OF MISSOURI

RECORDED: 02/19/2015 09:49:26AM FEES: \$36.00

 Deputy
Cynthia Woolridge



(Space above reserved for Recorder of Deeds certification)

1. Title of Document: Declaration of Trust
2. Date of Document: February 19, 2015
3. Grantor(s): Housing Authority of the City of Mexico
4. Grantee(s): U.S. Department of Housing & Urban Development
5. Statutory Mailing Address: 828 Garfield Avenue
Mexico, MO 65265
6. Legal Description: See attached documents
7. Reference Book & Page(s):

Declaration of Trust
(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0270
exp. 10/31/2017

Whereas, (1, see instructions) Mexico Housing Authority (herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Missouri and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 01-29-1996 (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 05-13-2014 (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Mexico, County of Audrain, State of Missouri which will provide approximately (6) 211 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) MO36P01050114 and individual projects as follows:
Project No. (8) _____ with approximately _____ dwelling units,
Project No. (9) _____ with approximately _____ dwelling units,

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.
Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in:

City of Mexico, County of Audrain, State of Missouri

To Wit: (Insert legal description for each individual project). **SEE ATTACHMENTS**

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property. To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (4) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers therunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 02/19/2015

(Seal)

(1, see instructions)

By

Attest

Date (mm/dd/yyyy)

02/19/2015

Chairperson

Secretary

ref. Handbook 7485.1

form HUD-62180-B (10/14)



Lots 1, 2, 3 and 4 in Berrey Subdivision No. 1, in the City of Mexico, County of Audrain and State of Missouri, as per plat recorded in Plat Book 5, at Page 43 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lot One (1) of J. E. Gibbins Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lot Five (5) in Block One (1) of Lakenan and Barnes' Addition to the City of Mexico, County of Audrain and State of Missouri, together with the East Half of vacated Singleton Street adjacent to the West line thereof.

The West 72 feet of the following described tract of land, to-wit: Commence at the Southeast corner of Lot No. 15 in City Survey #43, the same being Lot No. 2 of Survey No. 1032 of the Surveyor's Records of Audrain County, Missouri, and 471 feet West and 30 feet North of the center of Section 26, in Township 51 North, of Range 9 West of the 5th P.M., for a point of beginning; run thence West 312 feet, thence North 208 feet, more or less, to the South line of the right-of-way of the Wabash, St. Louis and Pacific Railroad Company, thence South 73 degrees 31 minutes East to the point North of the point of beginning; thence South 116 feet, more or less, to the point of beginning.

Lot One (1) in Lawrence M. Barnes Subdivision No. 4, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1), Two (2) and Three (3) of Housing Resubdivision (Site 7) as per plat recorded in Book 213, at Page 963 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) and Two (2) in Block One (1) of T. J. Bates' Addition, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof, together with the North Half of vacated alley adjoining the South lines thereof, and the West Half of the vacated alley adjoining the East side thereof.

Lots One (1) and Two (2) in Block Four (4) in Carrico's Highview Addition, an Addition to the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof, together the East Half of the vacated alley adjoining the West line thereof.

All that part of Lot 20 in Mrs. Sparks' Southern Addition to the City of Mexico, in the County of Audrain and State of Missouri, described as follows:- Begin on the East line of said Lot 20, at a point 34 feet 7 1/2 inches South of the Northeast corner of said Lot 20, run thence South 123 feet, thence in a Northwesterly direction 135 feet, thence North 75 feet, the East 128 feet to the point of beginning.

The West Half of Lot 13 and the South 50 feet of the East 120 feet of Lot 13, in Mrs. Sparks' Southern Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof; excepting that part used for street purposes. Also that part of vacated Central Street described in Ordinance No. 3541 recorded in Book 276, at Page 281 of the Deed Records of Audrain County, Missouri.

Lots One (1) and Two (2) of Housing Resubdivision (Site 6) as per plat recorded in Book 213, at Page 961 in the office of the Recorder of Deeds of Audrain County, Missouri; excepting the East 10 feet thereof.

Lots One (1), Two (2) and Three (3) of Housing Resubdivision (Site 5) as per plat recorded in Book 213, at Page 959 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) and Two (2) of Housing Resubdivision (Site 1) as per plat recorded in Book 213, at Page 953 in the office of the Recorder of Deeds of Audrain County, Missouri.

The West Half of Lots One (1) and Two (2) in Block Four (4) of Ladd's Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof.

The West 50.57 feet of Lot Two (2) in Block Twenty-three (23) of Ladd's Addition, Extended, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Four (4), inclusive, of Housing Resubdivision (Site 4) as per plat recorded in Book 214, at Page 105 in the office of the Recorder of Deeds of Audrain County, Missouri; and Lot Three (3) in Block Thirteen (13) of Ladd's Addition, Extended, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Seven (7), inclusive, of Housing Resubdivision (Site 2) as per plat recorded in Book 213, at Page 955 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) through Nine (9), inclusive, of Garfield Heights Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Five (5) in Block One (1); Lots One (1) and Two (2) in Block Two (2); Lots One (1) through Seven (7) in Block Three (3); Lots One (1) and Two (2) in Block Four (4); Lots One (1) through Eleven (11) in Block Five (5); and Lots One (1) through Five

(5) in Block Six (6); all in Garfield Heights Subdivision #2, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Ten (10), inclusive, in Lafayette Park Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) and Two (2) of Lafayette Park Subd. #2, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Sixteen (16) in Fieldcrest Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lot Five (5) of Bass Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof; excepting therefrom the North 120 feet thereof.

The South Half of Lot Four (4) in Block Five (5) of Rawlings' Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1), Two (2) and Seven (7) in Block Twenty (20) of Ladd's Addition, Extended, to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof.

5



* 2017DR000500 5 *

2017DR000500

JANIS DEIMEKE, RECORDER OF DEEDS
AUDRAIN COUNTY, STATE OF MISSOURI
RECORDED: 03/10/2017 11:31:52AM FEES: \$36.00

Betty Pester Deputy

BETTY PESTER



LICENSED TO AUDRAIN COUNTY TITLE AND NOT FOR SUBLICENSE, RELICENSE, OR ANY OTHER TRANSFER

(Space above reserved for Recorder of Deeds certification)

1. Title of Document: Declaration of Trust
2. Date of Document: March 1, 2017
3. Grantor(s): Housing Authority of the City of Mexico
4. Grantee(s): U.S. Department of Housing & Urban Development
5. Statutory Mailing Address: 828 Garfield Avenue
Mexico, MO 65265
6. Legal Description: See attached documents
7. Reference Book & Page(s):

Declaration of Trust
(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0270
exp. 10/31/2017

Whereas, (1, see instructions) Mexico Housing Authority (herein called the Public Housing Agency (PHA), a public body, corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of Missouri and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 01-29-1996 (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 02-13-2016 (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s), and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in (5) City of Mexico, County of Audrain, State of Missouri which will provide approximately (6) 203 dwelling units, and which lower income housing projects are known as Modernization Project No (7) MO36P01050116 and individual projects as follows:
Project No (8) _____ with approximately _____ dwelling units.
Project No (8) _____ with approximately _____ dwelling units.

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD
Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in

City of Mexico, County of Audrain, State of Missouri

To Wit: (Insert legal description for each individual project) SEE ATTACHMENTS

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property. To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created. Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 03/01/2017

(Seal)

(1, see instructions)

By [Signature]

Chairperson

Attest [Signature]

Secretary

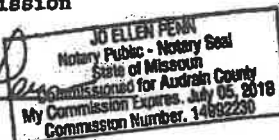
Date (mm/dd/yyyy) 03/01/2017

ref Handbook 7485.1

form HUD-92100-B (10/14)

Subscribed and sworn to before me
this 1st day of March, 2017. My commission
expires 07-05-2018.

Notary



Lots 1, 2, 3 and 4 in Berrey Subdivision No. 1, in the City of Mexico, County of Audrain and State of Missouri, as per plat recorded in Plat Book 5, at Page 43 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lot One (1) of J. H. Gibbins Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lot Five (5) in Block One (1) of Lakenan and Barnes' Addition to the City of Mexico, County of Audrain and State of Missouri, together with the East Half of vacated Singleton Street adjacent to the West line thereof.

The West 72 feet of the following described tract of land, to-wit: Commence at the Southeast corner of Lot No. 15 in City Survey #43, the same being Lot No. 2 of Survey No. 1032 of the Surveyor's Records of Audrain County, Missouri, and 471 feet West and 30 feet North of the center of Section 26, in Township 51 North, of Range 9 West of the 5th P.M., for a point of beginning; run thence West 312 feet, thence North 208 feet, more or less, to the South line of the right-of-way of the Wabash, St. Louis and Pacific Railroad Company, thence South 73 degrees 31 minutes East to the point North of the point of beginning; thence South 176 feet, more or less, to the point of beginning.

Lot One (1) in Lawrence M. Barnes Subdivision No. 4, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1), Two (2) and Three (3) of Housing Resubdivision (Site 7) as per plat recorded in Book 213, at Page 96, in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) and Two (2) in Block One (1) of T. J. Bates' Addition, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof, together with the North Half of vacated alley adjoining the South lines thereof, and the West Half of the vacated alley adjoining the East side thereof.

Lots One (1) and Two (2) in Block Four (4) in Carrico's Highview Addition, an Addition to the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof, together with the East Half of the vacated alley adjoining the West line thereof.

All that part of Lot 20 in Mrs. Sparks' Southern Addition to the City of Mexico, in the County of Audrain and State of Missouri, described as follows:- Begin on the East line of said Lot 20, at a point 34 feet 7 1/2 inches South of the Northeast corner of said Lot 20, run thence South 123 feet, thence in a Northwesterly direction 135 feet, thence North 75 feet, the East 128 feet to the point of beginning.

LICENSED AUDRAIN COUNTY RECORDER OF DEEDS
The West Half of Lot 13 and the South 50 feet of the East 120 feet of Lot 13, in Mrs. Sparks' Southern Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof; excepting that part used for street purposes. Also that part of vacated Central Street described in Ordinance No. 3541 recorded in Book 276, at Page 281 of the Deed Records of Audrain County, Missouri.

Lots One (1) and Two (2) of Housing Resubdivision (Site 6) as per plat recorded in Book 213, at Page 961 in the office of the Recorder of Deeds of Audrain County, Missouri; excepting the East 10 feet thereof.

Lots One (1), Two (2) and Three (3) of Housing Resubdivision (Site 5) as per plat recorded in Book 213, at Page 959 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) and Two (2) of Housing Resubdivision (Site 1) as per plat recorded in Book 213, at Page 953 in the office of the Recorder of Deeds of Audrain County, Missouri.

The West Half of Lots One (1) and Two (2) in Block Four (4) of Ladd's Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof.

The West 50.57 feet of Lot Two (2) in Block Twenty-three (23) of Ladd's Addition, Extended, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Seven (7), inclusive, of Housing Resubdivision (Site 2) as per plat recorded in Book 213, at Page 955 in the office of the Recorder of Deeds of Audrain County, Missouri.

Lots One (1) through Nine (9), inclusive, of Garfield Heights Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Five (5) in Block One (1); Lots One (1) and Two (2) in Block Two (2); Lots One (1) through Seven (7) in Block Three (3); Lots One (1) and Two (2) in Block Four (4); Lots One (1) through Eleven (11) in Block Five (5); and Lots One (1) through Five

(5) in Block Six (6); all in Garfield Heights Subdivision #2, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Ten (10), inclusive, in Lafayette Park Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) and Two (2) of Lafayette Park Subd. #2, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lots One (1) through Sixteen (16) in Fieldcrest Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof.

Lot Five (5) of Bass Subdivision, in the City of Mexico, County of Audrain and State of Missouri, as per recorded plat thereof; excepting therefrom the North 20 feet thereof.

The South Half of Lot Four (4) in Block Five (5) of Rawlings' Addition to the City of Mexico, in the County of Audrain and State of Missouri, as per recorded plat thereof.

SCOPE OF COVERAGE DOCUMENT DECLARATIONS

Missouri Housing Authorities Property & Casualty, Inc.
173 Chesterfield Business Parkway Chesterfield, MO 63005
Phone (636) 530-6181
Fax (636) 530-6942

HOUSING AUTHORITY OF:**Mexico****SCOPE OF COVERAGE DOCUMENT PERIOD:****Policy # 320-2724592-24****01/01/2026 to 01/01/2027****HOUSING AUTHORITY MAILING ADDRESS:****828 Garfield Ave****AT 12:01 A.M. AT THE ADDRESS INDICATED****Mexico, MO 65265**

IN RETURN FOR THE PAYMENT OF PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS SCOPE OF COVERAGE DOCUMENT, WE AGREE WITH YOU TO PROVIDE THE COVERAGES AS STATED HEREIN.

THIS SCOPE OF COVERAGE DOCUMENT CONSISTS OF THE FOLLOWING COVERAGE PARTS, AS INDICATED.

**COMMERCIAL PROPERTY COVERAGE PART (Per Schedule on file with MHAPCI),
 EQUIPMENT BREAKDOWN AND HOUSING AUTHORITY GENERAL LIABILITY**

HOUSING AUTHORITY AUTO PHYSICAL DAMAGE AND AUTO LIABILITY**Owned Auto Physical Damage - includes Hired and Non-Owned Autos****No****Yes****X****Owned Auto Liability - includes Hired and Non-Owned Autos****No****Yes****X****Hired Auto and Non-Owned Auto Liability ONLY****No****X****Yes****HOUSING AUTHORITY OFFICIALS LIABILITY****Directors and Officers Liability****No****Yes****X****Including Employee Benefits Liability****No****Yes****X****Including Employment Wrongful Acts Liability****No****Yes****X****TOTAL PREMIUM FOR INCLUDED COVERAGES****\$193,342.88****BUSINESS DESCRIPTION: Housing Authority****FORMS APPLICABLE TO MORE THAN ONE
 COVERAGE****MHAPCI2026****Common Scope of Coverage Document Conditions****ENDORSEMENT #1****MHAPCI Amendatory Endorsement****ENDORSEMENT #4****Conditions for Coverage****ENDORSEMENT #5****Absolute Communicable Disease Exclusion**

COMMERCIAL PROPERTY DECLARATIONS**COVERED LOCATIONS/PREMISES****BUILDING LIMIT OF COVERAGE, As per schedule on file with MHAPCI**

Replacement Cost Coverage	No		Yes	X
Agreed Amount Applies	No	X	Yes	
Stated Value	No	X	Yes	

BUSINESS PERSONAL PROPERTY LIMIT OF COVERAGE, As per schedule on file with MHAPCI

Replacement Cost Coverage	No		Yes	X
Agreed Amount Applies	No	X	Yes	
Stated Value	No	X	Yes	

ORDINANCE OR LAW COVERAGE

\$1,000,000 Or 5% of the scheduled value of any damaged building, whichever is greater.

PERSONAL PROPERTY OF OTHERS LIMIT OF COVERAGE	\$10,000
BUSINESS INCOME – RENTAL VALUE LIMIT OF COVERAGE	\$0.00
EARTHQUAKE COMBINED AGGREGATE LIMIT OF COVERAGE FOR ALL MEMBERS*	\$10,000,000.00
Over the Road Auto Physical Damage Combined Aggregate Limit of Coverage for all Members is \$750,0000	
Auto Physical Damage Deductible (other than collision):	\$500.00
Collision:	\$1,000.00
ELECTED PROPERTY DEDUCTIBLE:	\$5,000.00
Tornado/Wind/Hail Deductible:	1% of the Building and Business Personal Property Values at the time and place of loss, or the property deductible, whichever is greater, subject to a maximum deductible of \$50,000 per occurrence

***INDIVIDUAL MEMBER Earthquake Deductible - Property Deductible plus an additional 5% Unit of Insurance Deductible for Members in the Earthquake High Hazard Counties.**

Mortgage holders: As per Certificates of Coverage on file with MHAPCI, if any

COMMERCIAL PROPERTY COVERAGE PART FORMS AND ENDORSEMENTS:

MHAPCI2026	Commercial Property Scope of Coverage Document
MHAPCI2026	Commercial Property Conditions
MHAPCI2026	Building and Personal Property Coverage Form
MHAPCI2026	Business Income – Rental Value Coverage Form
MHAPCI2026	Causes of Loss – Special Form
MHAPCI2026	Exclusion of Loss Due to Virus or Bacteria
MHAPCI2026	Ordinance or Law Coverage
ENDORSEMENT #2	Vehicle Damage Extension
ENDORSEMENT #6	Theft Sublimit Coverage Endorsement
ENDORSEMENT #7	Additional Covered Property – Fences Coverage Endorsement
ENDORSEMENT #8	Windstorm or Hail Percentage Deductible Endorsement
ENDORSEMENT #9	This endorsement is intentionally omitted
ENDORSEMENT #10	Fungus, Wet or Dry Rot Extension
ENDORSEMENT #11	Building and Personal Property Automatic Inflation Endorsement
ENDORSEMENT #12	Crisis Communication Enhancement Endorsement
ENDORSEMENT #13	Back up of Sewers, Drains and Sump Systems Endorsement
ENDORSEMENT #14	Aesthetic Impairment Endorsement

ENDORSEMENT #15	Coverage Limitation- Roofs Endorsement
ENDORSEMENT #16	Earthquake Extension Endorsement
ENDORSEMENT #17	Exclusions-Certain Computer Related Losses Due to Dates or Times and Electronic Vandalism Endorsement
ENDORSEMENT #18	Exclusion- Pathogenic or Poisonous Biological or Chemical Materials Endorsement
ENDORSEMENT #19	Amendatory Endorsement to Building and Personal Property Coverage Form- Vandalia Housing Authority
D2	

HOUSING AUTHORITY GENERAL LIABILITY DECLARATIONS**LIMIT APPLICABLE \$5,000,000.00 OR THE APPLICABLE TORT LIMIT, WHICHEVER IS LESS****Non-Waiver of Sovereign or Governmental Immunity**

The issuance of this Scope of Coverage Document does not constitute any waiver on behalf of any Member of any defense or limitation of Sovereign Immunity, the Public Duty Doctrine, Official Immunity or any other immunity available to a public entity or its employees under any applicable statute or law or amendments thereto.

Subject to the terms of this Scope of Coverage Document and the applicable Limit(s) of Coverage, this Scope of Coverage Document applies only to the extent the defense of Sovereign Immunity, the Public Duty Doctrine, Official Immunity or any other immunity available to a public entity or its employees is not applicable.

This coverage is not intended to act as a waiver, nor is it a waiver of any defense available to any insured by statute or at common law.

HOUSING AUTHORITY GENERAL LIABILITY COVERAGE PART FORMS AND ENDORSEMENTS:

COVERAGE PART A	Housing Authority Liability
ENDORSEMENT #3	Automobile NoFault (Personal Injury Protection) and Uninsured Motorists, Underinsured Motorists Coverage Endorsement

HOUSING AUTHORITY OFFICIALS' LIABILITY DECLARATIONS**LIMIT APPLICABLE \$5,000,000.00 OR THE APPLICABLE TORT LIMIT, WHICHEVER IS LESS/AGGREGATE LIMIT \$3,450,613.00**

Housing Authority Officials Liability (excluding Employment Wrongful Acts)		Employment Wrongful Acts	
Retroactive Date:	11/25/1988	Retroactive Date:	1/1/2001
Employment Wrongful Acts Deductible - \$1,000 plus \$100 per total number of employees as most recently on file with MHAPCI.			

Non-Waiver of Sovereign or Governmental Immunity

The issuance of this Scope of Coverage Document does not constitute any waiver on behalf of any Member of any defense or limitation of Sovereign Immunity, the Public Duty Doctrine, Official Immunity or any other immunity available to a public entity or its employees under any applicable statute or law or amendments thereto.

Subject to the terms of this Scope of Coverage Document and the applicable Limit(s) of Coverage, this Scope of Coverage Document applies only to the extent the defense of Sovereign Immunity, the Public Duty Doctrine, Official Immunity or any other immunity available to a public entity or its employees is not applicable.

This coverage is not intended to act as a waiver, nor is it a waiver of any defense available to any insured by statute or at common law.

HOUSING AUTHORITY OFFICIALS' COVERAGE PART FORMS AND ENDORSEMENTS:

COVERAGE PART B	Housing Authority Officials' Liability
-----------------	--

D3

EQUIPMENT BREAKDOWN DECLARATIONS**BOILER & MACHINERY COVERAGE AND OTHER COVERAGES**

COVERAGE	LIMITS OF INSURANCE OR DAYS/HOURS
Total per Breakdown	\$100,000,000
Property Damage	Included
Business Income	\$1,000,000
Utility Interruption Property Damage	Included with Spoilage
Utility Interruption Time Element	Included with Business Income
Newly Acquired or Constructed Properties	\$1,000,000 90 days
Ordinance or Law	5% of the scheduled value of any damaged building or \$1,000,000 per occurrence, whichever is greater
Spoilage	\$1,000,000
Expediting Expenses	\$1,000,000
Electronic Data or Media	\$1,000,000
Hazardous Substance (Pollution Clean Up)	\$1,000,000
Water Damage	\$500,000
Refrigerant Contamination	\$1,000,000
Fungus, Wet Rot and Dry Rot Coverage	\$15,000
Green Alternatives	\$100,000

Deductibles

Direct Damage	\$15,000
Business Income	Combined with PD
Extra Expense	Combined with PD

THESE DECLARATIONS, TOGETHER WITH THE COMMON SCOPE OF COVERAGE DOCUMENT CONDITIONS AND COVERAGE FORMS AND ENDORSEMENTS, COMPLETE THE ABOVE NUMBERED SCOPE OF COVERAGE DOCUMENT.

COUNTERSIGNED BY:

Susan McNary
(AUTHORIZED REPRESENTATIVE)

DATE: January 1, 2026

**HOUSING AUTHORITY OFFICIALS' LIABILITY, EMPLOYMENT WRONGFUL ACTS LIABILITY, AND
EMPLOYEE BENEFITS LIABILITY CLAIMS MADE COVERAGE**

Various provisions in this Coverage Part restrict coverage. Read the entire Coverage Part carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Part the words you and your refer to the Member shown on the Declarations Page and any other person, entity or organization qualifying as a Member under this Coverage Part. The words we, us and our refer to Missouri Housing Authorities Property and Casualty, Inc. (MHAPCI).

The word Member means any person or organization qualifying under Section II - Who Is A Member.

Section I - Coverage**A. Insuring Agreement**

1. Subject to the applicable Limit(s) of Coverage of this Coverage Part, we agree to pay on behalf of the **Member** as defined in Section II of this Coverage Part for **loss** which the **Member** becomes legally obligated to pay because of a **wrongful act(s)** to which this coverage applies. The **Member's** obligation to pay any **loss**, other than **claim expenses**, shall have been determined by judgment against the **Member** after a contested **claim** or by written agreement, which has received our prior approval, between the **Member(s)** and the claimant(s) or the claimant's legal representative. No other obligation or liability to pay sums or perform acts or services is covered.
2. This coverage applies to a **wrongful act(s)** only if:
 - a. The **wrongful act(s)** takes place in the **coverage territory**;
 - b. The **wrongful act(s)**, or a series of all **related wrongful act(s)**, takes place on or after the retroactive date, if any, shown in the Declarations Page and before the end of this Scope of Coverage Document period; and
 - c. A **claim(s)** is first made and reported against any **Member**, in accordance with paragraph 3. below, during this Scope of Coverage Document period or any Extended Reporting Period we may provide according to Section IV.
3. A **claim(s)** will be deemed to have been first made at the earlier of the following times:
 - a. When notice of such **claim(s)** is received by any **Member** or by us, whichever comes first; or
 - b. When you become aware of a **wrongful act(s)**, situation or circumstances which may subsequently give rise to a **claim(s)** being made against any **Member**, and you give written notice to us, in accordance with the Duties In The Event Of Occurrence, Wrongful Act, Claim Or Suit of Endorsement #4, but not later than:
 - (1) The end of this Scope of Coverage Document period; or
 - (2) The end of any applicable Extended Reporting Period.
4. All **claim(s)** based on or arising out of the same **wrongful act(s)**, or a series of **related wrongful act(s)**, by one or more Members shall be considered first made when the first of such **claim(s)** is made and shall be considered a single **claim**. Only one Limit(s) of Coverage shall be applicable to such single **claim**.

B. Defense

We will defend any **claim(s)** seeking damages for **wrongful act(s)**, which in our sole opinion, may create payment obligations for us under this Coverage Part. In addition:

1. The **Member** must obtain our prior written consent before offering or agreeing to pay an amount in order to settle any **claim(s)** seeking damages to which this coverage applies either in whole or in part.
2. We shall also have the right and duty to:
 - a. Investigate any **wrongful act(s)** or **claim(s)**;
 - b. Select or Retain defense counsel;
 - c. Appeal any judgment; or
 - d. Settle any **claim(s)**.

In the event we exercise our rights specified in this paragraph, the Limit(s) of Coverage will remain unchanged as stated in the Coverage Part or as amended by endorsement.

C. Exclusions

This coverage does not apply to any loss:

1. Based upon, or arising out of, any **claim(s)** alleging a **wrongful act(s)** which is the subject of any notice given under any insurance/coverage the term of which has expired prior to the inception date of this Scope of Coverage Document.
2. Arising out of any **wrongful act(s)** or **related wrongful act(s)** that takes place prior to the inception date of this Scope of Coverage Document, provided that any person referenced in the Duties In The Event Of Occurrence, Wrongful Act, Claim Or Suit of Endorsement #4 knew or reasonably should have foreseen that such **wrongful act(s)** or **related wrongful act(s)** would give rise to a **claim(s)**.
3. Brought about or contributed to by the fraud, dishonesty or bad faith of a Member or arising from the deliberate violation of any federal, state, or local statute, ordinance, rule or regulation committed by or with the knowledge and consent of the Member. The actual or alleged conduct of any Member shall not be imputed to any other Member for the applicability of this exclusion.
4. Arising out of or attributable to the Member gaining profit, advantage, or remuneration to which the Member is not entitled. The actual or alleged conduct of any Member shall not be imputed to any other Member for the applicability of this exclusion.
5. Arising directly or indirectly out of any Member's:
 - a. Obligations under the Employee Retirement Income Security Act of 1974 (ERISA), including any subsequent amendments or any similar federal, state or local law or regulation;
 - b. Activities in any fiduciary capacity; or
 - c. Failure to effect, adequately purchase or maintain any insurance/coverage, bond, self-insurance fund, or **employee benefit program**.
6. Arising out of any land use issue, including but not limited to, condemnation, inverse condemnation, adverse possession, dedication by, adverse use, or disputes involving the application of impact or linkage fees. This includes but is not limited to takings and partial takings of private property resulting from the application of a land use, zoning, building, subdivision or similar ordinance or regulation.
7. Arising directly or indirectly out of:
 - a. **Bodily injury;**
 - b. **Property damage;**
 - c. **Personal injury; or**
 - d. **Advertising injury.**

This exclusion does not apply to loss arising out of any **employment wrongful act(s)** if Employment Wrongful Acts Liability is shown as Included on the Declarations Page.
8.
 - a. Arising directly or indirectly out of or contributed to by any actual or alleged violation of:
 - (1) The Securities Act of 1933;
 - (2) The Securities Exchange Act of 1934;
 - (3) The Public Utilities Holding Act of 1935;
 - (4) The Trust Indenture Act of 1939;
 - (5) The Investment Company Act of 1940; or
 - (6) Any State Blue Sky Laws.
 - b. Based upon common law principles of liability similar to any law listed in a. above; or
 - c. Involving, directly or indirectly:
 - (1) Debt security financing, including but not limited to bonds, notes and debentures; or
 - (2) The investment of, or the failure to invest, public funds, including but not limited to the use of derivative investment instruments.
9.
 - a. Which arises directly or indirectly out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants** at any time.
 - b. Cost or expense arising directly or indirectly out of any:
 - (1) Request, demand, order or statutory or regulatory requirement that any Member or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of **pollutants**;
 - (2) **Claim** by or on behalf of a governmental authority or others because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of **pollutants**; or

- (3) Member's **wrongful act** in complying with, enforcing or enacting any rule, ordinance, law or regulation having to do with the prevention, mitigation, monitoring, clean up, removal, containment, treatment, detoxification, neutralization, or assessment of the effects of **pollutants**.
10. Cost or expense arising directly or indirectly out of, resulting from, caused or contributed by electromagnetic radiation, provided that such loss, cost or expense result from or are contributed to by the hazardous properties of electromagnetic radiation. This includes any costs for the actual or threatened abatement, mitigation, or removal.
 11. Cost or expense arising directly or indirectly out of, resulting from, caused by or contributed to by:
 - a. The use of, sale of, installation of, removal of, abatement of, distribution of, containment of, or exposure to asbestos, asbestos products, asbestos-containing material, asbestos fibers, or asbestos dust;
 - b. The actual or threatened abatement, mitigation, removal or disposal of asbestos, asbestos products, asbestos-containing material, asbestos fibers, or asbestos dust;
 - c. Any supervision, instructions, recommendations, warnings or advice given, or which should have been given in connection with parts a. and b. above; or
 - d. Any obligation of the Member to indemnify or contribute with any party in connection with subparagraphs a. b. or c. above.
 12. Cost or expense arising directly or indirectly out of, resulting from, caused by or contributed to by:
 - a. The toxic or pathological properties of lead, lead compounds or lead contained in any materials;
 - b. The actual or threatened abatement, mitigation, removal or disposal of lead, lead compounds or materials containing lead;
 - c. Any supervision, instructions, recommendations, warnings or advice given, or which should have been given in connection with parts a. or b. above; or
 - d. Any obligation of the Member to indemnify or contribute with any party in connection with subparagraphs a. b. or c. above.
 13. Cost or expense arising directly or indirectly out of, resulting from, caused by or contributed to by:
 - a. Any **fungus, spore(s), bacteria or virus**;
 - b. Any solid, liquid, vapor, or gas produced by or arising out of any **fungus(es), spore(s), bacteria or virus**;
 - c. Any material, product, building component, or building structure that contains, harbors, nurtures or acts as a medium for any **fungus(es), spore(s), bacteria or virus**;
 - d. Any intrusion, leakage, or accumulation of water or any other liquid that contains, harbors, nurtures or acts as a medium for **fungus(es), spore(s), bacteria or virus**;
 - e. The actual or threatened abatement, mitigation, removal or disposal of **fungus(es), spore(s), bacteria, virus or any material, product, building component, or building structure that contains, harbors, nurtures or acts as a medium for any fungus(es), spore(s), bacteria or virus**;
 - f. Any supervision, instructions, recommendations, warnings or advice given, or which should have been given in connection with subparagraphs a., b., c., d., or e. above; or
 - g. Any obligation of the Member to indemnify or contribute with any party in connection with subparagraphs a., b., c., d., e., or f. above.
 14. Arising out of any Member's law enforcement or security activities. This includes, but is not limited to:
 - a. Loss payable to or caused by any person while being apprehended, held in custody, or who has escaped from custody; and
 - b. The operation of detention facilities.

This exclusion does not apply to loss arising out of any **employment wrongful act(s)** if Employment Wrongful Acts Liability is shown as Included on the Declarations Page.
 15. Arising out of the destruction, theft, conversion, or disappearance of money, securities or the loss of use thereof.
 16. Arising directly or indirectly out of rendering or failure to render **professional services** (even if unpaid) by:
 - a. You;
 - b. Any Member; or
 - c. Anyone else for whom you may be responsible.

17. Arising out of or related to any **claim** or other proceeding:
 - a. By or on behalf of any Member, whether directly or derivatively, against any other Member; or
 - b. By the spouse, child, parent, brother or sister of any Member for consequential injury as a result of any injury to any Member.

This exclusion does not apply to loss arising out of any **employment wrongful act(s)** if Employment Wrongful Acts Liability is shown as Included on the Declarations Page.
18. For which the Member is liable or alleged to be liable under any contract or agreement, including any expressed or implied employment contract or any collective bargaining agreement. This exclusion does not apply to loss that the Member would have in the absence of the contract or agreement.
19. Arising directly or indirectly out of or related to construction, architectural, or engineering contracts or to any other contract for the purchase of goods or services.
20. Arising directly or indirectly out of:
 - a. Any tax assessments or adjustments;
 - b. The collection, refund, disbursement or application of any taxes; or
 - c. Failure to anticipate tax revenue shortfalls.
21. Arising out of any lockout, strike, picket line, replacement or other similar actions resulting from labor disputes or labor negotiations or any protections contained within the National Labor Relations Act.
22. Arising out of or in connection with any **claim(s)** for any salary, wages, or other employment related benefits which the Member is liable to pay any employee by operation of the:
 - a. Fair Labor Standards Act (except the Equal Pay Act);
 - b. National Labor Relations Act;
 - c. Workers Adjustment and Retaining Notification Act;
 - d. Consolidated Omnibus Budget Reconciliation Act of 1985;
 - e. Occupational Safety and Health Act; or
 - f. Other similar provisions of any federal, state or local statutory or common law or any rules or regulations promulgated under any such law.
23. Arising out of any investigation, **claim**, or other proceeding seeking relief or redress in any form other than money damages, including but not limited to, costs, fees, or expenses which the Member may become obligated to pay as a result of a consent decree, settlement or adverse judgment for declaratory relief or injunctive relief.
24. Arising directly or indirectly out of any law concerning workers compensation, unemployment coverage, social security, or disability benefits or any similar law.
25. Arising directly or indirectly out of the failure of any investment in any **employee benefit program**, including but not limited to stocks, bonds, or mutual funds, to perform as represented by a Member.
26. Arising out of actual or alleged discrimination with respect to the **administration** of the Member's **employee benefit program** including but not limited to discrimination based on race or national origin, color, marital status, religion or creed, age, sex, sexual orientation, handicap, pregnancy, physical disability, military status, or other employment practices whether or not any of the foregoing violated any federal, state or local governmental or regulation prohibiting such discrimination.
27. Arising out of **non-employment harassment**.
28. Cost or expense arising directly or indirectly out of, resulting from, caused by or contributed to by:
 - a. **Silica, silica-related dust**, exposure to **silica** or the use of **silica**;
 - b. Any damages or any **loss**, cost or expense arising, in whole or in part, out of any
 - (1) **Claim** or suit by or on behalf of any governmental authority or any other alleged responsible party because of, or
 - (2) Request, demand, order or statutory or regulatory requirement that any member or any other person or entity should be, or should be responsible for:
 - (a) Assessing the presence, absence or amount or effects of **silica** or **silica-related dust**;

- (b) Identifying, sampling or testing for, detecting, monitoring, cleaning up, removing, containing, neutralizing, treating, detoxifying, remediating, neutralizing, abating, disposing of or mitigating silica; or
 - (c) Responding to **silica or silica-related dust** in any way other than as described in (2) (a) and (b) above;
 - c. Any supervision, instructions, recommendations, warnings or advice given, or which should have been given in connection with subparagraphs a. or b. above; or
 - d. Any obligation of the Member to indemnify or contribute with any party in connection with subparagraphs a., b., or c. above.
- 29. Cost or expenses arising directly or indirectly out of the loss of, loss of use of, damages to, corruption of, inability to access, or inability to manipulate **electronic data**.
- 30. Wrongful act(s) arising out of the **administration of an employee benefit program** if the Declarations Page indicates that coverage for Employee Benefits Liability is not included.
- 31. **Employment wrongful act(s)** if the Declarations Page indicates that coverage for Employment Wrongful Acts Liability is not included.

Section II - Who Is A Member

- A. You are a Member.
- B. Each of the following is a Member while acting within the scope of their duties as such:
 - 1. All persons who were, are now, or shall be your lawfully elected, appointed or employed officials.
 - 2. Current or former commissions, boards or other entities, including their current or former members, under your exclusive operation and jurisdiction.
 - 3. All of your current or former employees.
 - 4. All persons who perform a service on a volunteer basis for you, provided such performance is under your direction and control. This does not include any person working on retainer or as an independent contractor.
 - 5. All persons, entities, or organizations providing service to you under any mutual aid or similar agreement.
 - 6. The estate of any person in 1. through 5. above.
- C. Any entity or organization you newly acquire or form and over which you have exclusive jurisdiction, will qualify as a Member if there is no other similar coverage available to that entity or organization. However:
 - 1. Coverage under this provision is afforded only until the 90th day after you acquire or form the entity or organization or the end of the Scope of Coverage Document period, whichever is earlier;
 - 2. Coverage does not apply to **bodily injury or personal injury** arising out of any **employment wrongful act(s)** committed before you acquired or formed the entity or organization; and
 - 3. Coverage does not apply to **wrongful act(s)** that take place before you acquired or formed the entity or organization.
- D. No person, entity, or organization is a Member with respect to any of the following boards, commissions or entities:
 - 1. Schools;
 - 2. Airports;
 - 3. Transit authorities;
 - 4. Hospitals, nursing homes, clinics or other similar health facilities;
 - 5. Port authorities.
- E. No person, entity, or organization is a Member with respect to the conduct of any current or past partnership or joint venture that is not shown as a Member in the Declarations Page

Section III - Limit(s) Of Coverage

- A. The Limit(s) of Coverage shown in the Declarations Page and the rules below fix the most we will pay on behalf of the Member under this Coverage Part regardless of the number of:
 - 1. Members;
 - 2. **Claims** made; or
 - 3. Persons or organizations making **claims**.
- B.
 - 1. Each person/each **claim** Limit of Coverage is the most we will pay on behalf of the Member for **loss** under Coverage Part B for any single **claim**.
 - 2. Subject to B. 1. above, the Coverage Part B Aggregate Limit of Coverage is the most we will pay on behalf of the Member for all **loss** for all covered **claims** deemed first made during the Scope of Coverage Document period.

- C. A **wrongful act(s)**, including all **related wrongful act(s)**, taking place over more than one Scope of Coverage Document period covered by us shall be deemed to have taken place when the **wrongful act(s)**, including all **related wrongful act(s)**, first occurred and only the single limit of coverage for the first Scope of Coverage Document period shall apply.
- D. The Limit(s) of Coverage apply separately to each consecutive annual period, and to any remaining period of less than twelve (12) months, starting with the beginning of the Scope of Coverage Document period shown on the Declarations Page, unless the Scope of Coverage Document period is extended after issuance for an additional period of less than twelve (12) months. In that case, the additional period will be deemed part of the last preceding annual period for purposes of determining the Limit(s) of Coverage.
- E. If any **Occurrence** covered in whole or in part under Coverage Part A of this Scope of Coverage Document (or any preceding or succeeding Scope of Coverage Document issued by MHAPCI) also constitutes a **wrongful act(s)** covered in whole or in part under Coverage Part B of this Scope of Coverage Document (or any preceding or succeeding scope of coverage issued by MHAPCI), then only the Coverage Part with the higher limits for the each person/each **Occurrence** (Coverage Part A) or each person/each **claim(s)** (Coverage Part B) Limit(s) of Coverage as listed on the Declarations Page or any endorsement will apply. If the each person/each **Occurrence** (Coverage Part A) and the each person/each **claim(s)** (Coverage Part B) Limit(s) of Coverage as listed on the Declarations Page or any endorsement are equal, only one limit will still apply and it will be the each person/each **Occurrence** (Coverage Part A) Limit(s) of Coverage.

Section IV - Extended Reporting Periods

- A. We may provide one or more Extended Reporting Periods, as described below, if:
1. This Coverage Part is canceled or not renewed; or
 2. We renew or replace this Coverage Part with coverage that does not apply to **wrongful acts** on a claims-made basis.
- B. Extended Reporting Periods do not extend the Coverage Part period or change the scope of coverage provided. They apply only to **claim(s)** arising out of **wrongful act(s)**, including all **related wrongful act(s)**, that take place before the end of this Coverage Part's coverage period. Once in effect, Extended Reporting Periods cannot be canceled.
- C. A Basic Extended Reporting Period may be automatically provided without additional premium. This period starts with the end of this Coverage Part's coverage period and lasts for 60 days. The Basic Extended Reporting Period does not apply to **claims** that are covered under any subsequent coverage/insurance you purchase, or that would be covered but for exhaustion of the amount of coverage/insurance applicable to such **claims**.
- D. A Supplemental Extended Reporting Period of 1-year duration may be available, but only by endorsement and for an extra charge. This supplemental period starts when the Basic Extended Reporting Period ends. You must give us a written request for this endorsement within 60 days after the end of the Coverage Part B coverage period. The Supplemental Extended Reporting Period will not be effective unless you pay the full additional charge promptly when due. We will determine the additional charge in accordance with our rules and rates. In doing so, we may take into account the following:
1. The exposures covered;
 2. Previous types and amounts of coverage;
 3. The Limit(s) of Coverage available under this Coverage Part for future payments; and
 4. Other related factors.
- The additional charge will not exceed 200% of the expiring annual premium for this Coverage Part. This endorsement shall set forth the terms, not inconsistent with this Section, applicable to the Supplemental Extended Reporting Period, including a provision to the effect that the coverage afforded for **claims** first made during such period is excess over any other valid and collectible insurance available under coverages/policies in force after the Supplemental Extended Reporting Period starts.
- E. Extended Reporting Periods do not reinstate or increase the Limit(s) of Coverage of this Coverage Part.

Section V - Definitions

- A. **Administration** means:
1. Providing information to employees, including their dependents and beneficiaries, with respect to eligibility for any **employee benefit program**;
 2. Handling of records in connection with the **employee benefit program**; or
 3. Effecting, continuing or terminating any employee participation in any benefit included in the **employee benefit program**, but this does not include the actual effecting, continuing or terminating of such **employee benefit program** which shall be deemed to be a fiduciary act
- provided that all such **administration** is performed by a person authorized by the Member.
However, **administration** does not include handling payroll deductions.
- B. **Advertising injury** means injury arising out of one or more of the following **offenses** committed in the course of advertising your goods, products or services:
1. Electronic or other publication, transmission, dissemination or storage of material that slanders or libels a person or organization or disparages a person's or organization's goods, products, or services;
 2. Electronic or other publication, transmission, dissemination or storage of material that violates a person's right of privacy;
 3. Misappropriation of advertising ideas or style of doing business; or
 4. Infringement of another's copyright, trade dress or slogan in your advertisement
- C. **Bodily injury** means bodily injury, sickness, disease, shock, fright, mental injury or anguish, emotional distress, or disability sustained by a natural person, including death resulting from any of these at any time.
- D. **Claim(s)** means an oral or written demand or notice received by a Member containing an allegation of **wrongful act(s)** committed by and seeking damages against a Member. **Claim(s)** shall include civil proceedings, arbitration, other alternative dispute resolutions, or other legal proceedings. **Claim(s)** shall also include a charge or complaint filed with the EEOC or its state or local equivalent containing an allegation of **employment wrongful act(s)** committed by a Member if Employment Wrongful Acts Liability is shown as Included on the Declarations Page. With the exception of such allegations of **employment wrongful act(s)**, **claim(s)** shall not include:
1. Any complaint or investigatory or enforcement action by any federal, state or local governmental agency; or
 2. Any labor or grievance arbitration that is subject to a collective bargaining agreement.
- E. **Claim expenses** mean:
1. Claim investigation costs;
 2. Legal expenses; or
 3. Litigation costs, including but not limited to **pre-judgment interest** and **post-judgment interest** as required by law on awards and judgments and the cost of bonds to release attachments or to appeal without any obligation to furnish such bonds;
- which are reasonable in amount and can be directly allocated to the defense of a Member against a specific **claim** to which this Coverage Part applies.
Claim expenses do not include salaries and expenses of any Member (including affiliate or subsidiary organizations of any Member), annual retainers, overhead, and any fees paid for claim administration.
- F. **Coverage territory** means anywhere in the world if the Member's responsibility to pay damages is determined in a civil, arbitration or alternative dispute resolution proceeding on the merits brought in the United States of America (including its territories and possessions), Puerto Rico or Canada.
- G. **Deductible** means the deductible stated in the declarations and applies to the sum of Loss and Claim Expenses for each Claim and shall be paid by the Member. MHAPCI may, but shall not be obligated to, advance payment of part or all of the Deductible amount and, upon notification of such payment made, the Member must promptly reimburse MHAPCI for the Deductible amounts advanced by MHAPCI.
- H. **Electronic data** means information, facts or programs stored as or on, created or used on, transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.
- I. **Employee benefit program** means:
1. Group life insurance, employee assistance programs, group accident or health insurance, investment plans or savings plans, profit sharing plans, pension plans and stock subscription plans, provided that no one other than an employee of the Member may subscribe to such insurance or plans; and
 2. Unemployment insurance, social security benefits, workers compensation and disability benefits

- J. **Employment-related harassment** means actual or alleged unwelcome or offensive verbal or physical conduct, including sexual molestation, against a present or former employee of, or an applicant for employment with, the Member.
- K. **Employment wrongful act(s)** means any actual or alleged error or misstatement or misleading statement, act or omission, neglect, negligence or breach of duty by a Member against a present or former employee of, or an applicant for employment with, the Member, including, but not limited to, refusal to employ, termination of employment, wrongful demotion, wrongful failure to promote, negative evaluation, hostile work environment, reassignment, wrongful discipline, defamation, humiliation, false arrest, false imprisonment, coercion, libel, slander, retaliation, invasion of privacy, failure to grant tenure, **employment-related harassment** or discrimination.
- L. **Fungus(es)** means any type or form of fungus, including mold or mildew, and any mycotoxins, spores, scents or by-products produced or released by fungi.
- M. **Loss** means the total amount of damages (excluding any punitive or exemplary damages) and attorney fees awarded in favor of third parties, the Member is legally obligated to pay because of a **wrongful act(s)**. **Loss** also includes related **claim expenses**, back pay, and front pay. **Loss** shall be established after a contested **claim** or by a compromise settlement to which we have previously agreed in writing. **Loss** shall be reduced by any recoveries or salvages which have been paid or collected. **Loss** does not include any damages, costs, or expenses incurred by any Member in making physical changes, modifications, alternations, or improvements as part of an accommodation of any disabled person pursuant to the American with Disabilities Act of 1990 or any similar federal, state or local law.
- N. **Non-employment harassment** means actual or alleged unwelcome or offensive verbal or physical conduct, including sexual molestation, against anyone other than a present or former employee of, or an applicant for employment with, the Member and shall include any alleged failure to prevent such conduct.
- O. **Offense** means any of the **offenses** included in the definitions of **advertising injury** or **personal injury**.
- P. **Personal injury** means injury, other than **bodily injury**, arising out of one or more of the following **offenses** from the conduct of your operations:
1. False arrest, detention or imprisonment;
 2. Malicious prosecution;
 3. The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies by or on behalf of its owner, landlord or lessor,
 4. Electronic or other publication, transmission, dissemination or storage of material that slanders or libels a person or organization or disparages a person's or organization's goods, products, or services; or
 5. Electronic or other publication, transmission, dissemination or storage of material that violates a person's right of privacy.
- Q. **Pollutants** mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, waste, and any unhealthy or hazardous building materials (including but not limited to asbestos and lead products or materials containing lead). Pollutants also means any solid, liquid, gaseous or thermal irritant or contaminant caused by or resulting from - methamphetamine labs or other illicit activities or operations, and decomposing human or animal remains or other organisms. Waste includes materials to be recycled, reconditioned or reclaimed.
- R. **Post-judgment interest** means interest allowed by applicable statute on the full amount of any , verdict, award or judgment that accrues after entry of the settlement, verdict, award or judgment and before we have paid, offered to pay, or deposited in court the part of the settlement, verdict, award or judgment that is within the applicable Limit(s) of Coverage.
- S. **Pre-judgment interest** means interest added to a settlement, verdict, award or judgment based on the amount of time prior to the settlement, verdict, award or judgment whether or not made part of the settlement, verdict, award or judgment.
- T. **Professional services** mean any service by anyone engaged in the practice of medicine, including but not limited to, physicians, surgeons, osteopaths, chiropractors, anesthesiologists, dentists, psychiatrists, psychologists, nurses, paramedics, emergency medical technicians, first-aid attendants or pharmacists.
- U. **Property damage** means:
1. Direct physical injury to tangible property, including all resulting loss of use of that property; or
 2. Loss of use of tangible property that has not been physically injured.
- V. **Related wrongful act(s)** shall mean **wrongful act(s)** which have as a common nexus any fact, circumstance, situation, event, transaction or series of facts, circumstances, situations, events or transactions.
- W. **Silica** means silicon dioxide (occurring in crystalline, amorphous and impure forms), silica particles, silica dust or silica compounds.
- X. **Silica-related dust** means a mixture or combination of silica and other dust or particles.

- Y. **Wrongful act** means any actual or alleged error or misstatement or misleading statement, act or omission, neglect, negligence, or breach of duty by a Member solely in the course of the Member's duties for you.
Wrongful act shall also include employment wrongful act(s) if coverage for Employment Wrongful Acts Liability is shown as Included on the Declarations Page.
Wrongful act shall also include such acts in the administration of an employee benefit program if coverage for Employee Benefits Liability is shown as Included on the Declarations Page.