



It is the mission of the Mora HRA to provide stable, affordable homes and activities to enrich the lives of people in East Central Minnesota.

HRA Board Regular Meeting Agenda

Date: Tuesday, September 28, 2021
Time: 3:30 PM
Location: Mora City Hall – 101 Lake Street South, Mora, MN 55051

1. **Call to Order**
2. **Roll Call**
3. **Adopt Agenda**
4. **Public Comment**
5. **Consent Agenda**
 - a. Regular Meeting Minutes – August 25, 2021
6. **Consideration of Items Removed from Consent Agenda**
7. **Budget/Financial Review**
 - a. August 2021 Financials
8. **Management Reports**
 - a. Eastwood Senior Living
 - b. Mysa House
 - c. HRA Programs & Maintenance
9. **Old Business**
 - a. Ceiling Fan Regulations
10. **New Business**
 - a. City of Mora Correspondence and Staffing Discussion
11. **Adjournment**

1. **Call to Order.** The Chair calls the meeting to order.
2. **Roll Call.** Anderson, Folkestad, Jensen, Mathison, Olson
3. **Adopt Agenda.** *(No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.)*
4. **Public Comment.** The Board receives public comment.
5. **Consent Agenda.** *(Items listed under the Consent Agenda are considered to be routine by the Board and will be acted upon by one motion under this agenda item. There will be no separate discussion of these items, unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered in Item #6.)*
 - a. Regular Meeting Minutes – August 25, 2020. See attached minutes for review and approval.
6. **Consideration of Items Removed from Consent Agenda**
7. **Budget/Financial Review**
 - a. August 2021 Financials. See attached combined financial statements for 8/31/21.
8. **Management Reports**
 - a. Eastwood Senior Living Facility. See attached report for review and discussion.
 - b. Mysa House. See attached report for review and discussion.
 - c. HRA Programs & Maintenance. See attached report for review and discussion.
9. **Old Business**
 - a. Ceiling Fan Regulations. Kiewel sought quotes from Mattson Electric and others as directed at the previous board meeting, but has not received some of the quotes yet. The quote received so far, from Mattson Electric, is \$350 per unit for installation plus the cost of the fan; for 24 units the total price for installation would be \$8,400 plus the cost of the fans.
10. **New Business**
 - a. City of Mora Correspondence and Staffing Discussion. See attached documents for review and discussion.
11. **Adjournment.** The next regular meeting is scheduled for Wednesday, October 27, 2021 at 3:30pm.

1. **Call to Order:** The regular meeting of the Housing & Redevelopment Authority of Mora was held at Mora City Hall, 101 S. Lake Street, Mora, MN on August 25, 2021. The meeting was called to order by Chair Olson at 3:32pm.
2. **Roll Call:** Present: Michael Anderson, Roberta Folkestad, Robert Jensen, and Dennis Olson
Absent: Jake Mathison
Staff Present: Lindy Crawford, Jack L'Heureux
3. **Approve Agenda:** Crawford asked the board to add under new business Item 10b Dala House Security Panel. Motion made by Jensen and seconded by Anderson, and unanimously carried to adopt the agenda as amended.
4. **Public Comment:** Doris Jensen, Mary Jane Fore, and Lynette Scolte, all from Mora were there to talk to the board about the LEC opening for card club players. They play on Tuesdays and Fridays if there isn't a scheduled event at the LEC. It was stated that the former executive director approached them a number of years back about using the LEC for card club without charge. Board member Jensen stated that the board previously had discussions about the re-opening in previous meetings and that it is on today's agenda. There was discussion about rental rates. Doris Jensen stated that the bridge club might switch to playing in their homes if there was a charge.

Doris Jensen also mentioned that there were questions about the opening. Her members wanted to know:
a. if the LEC would require participants to be vaccinated for COVID and b. if all participants had to wear mask while in the building. There was brief discussion about those issues.
5. **Consent Agenda:** Motion made by Jensen and seconded by Folkestad, and unanimously carried to adopt the consent agenda as presented.
 - a. Regular Meeting Minutes – July 28, 2021
 - b. Joint HRA/City Council Meeting Minutes – July 28, 2021
 - c. Items for Consideration to Write-off
6. **Consideration of Items Removed from Consent Agenda:** No items were removed from the consent agenda.
7. **Budget/Financial Review:** Crawford presented the July 2021 financial reports to the board and stated that the year-to-date expenditures for the HRA were in line with the exception of property taxes which was expensed in May. This would continue to even out throughout the year. Operating expense for the Dala House and Pine Crest were under budget, their revenues were over budget YTD creating a positive net income.
8. **Management Reports**
 - a. Eastwood Senior Living Facility: Ron Donacik, Walker Methodist, was unable to attend the meeting so Crawford presented the management report. The July census average was 17.5 compared to a projection of 20. The current census was at 18 compared to a projection of 21. Overall, the census was improving but still lagged the projected amount bringing revenue in at \$2,629 below budget. However, expenses were under control coming in under budget at \$14,508. That still left a negative net income of \$6,537. Crawford reviewed marketing efforts. They were using Facebook, print, and a website blog. Anderson asked if they were putting both the recruitment ads and the admission ads close together. There was some discussion on how that could be counterproductive and which area should be a priority, recruitment or admissions. The board agreed that both were necessary, but questioned if

there would be limitations on admissions until staffing improved. There was also some discussion regarding a COVID-19 vaccine mandate. Walker Methodist was looking into this issue. Anderson stated that it might be a positive recruitment item if Eastwood would be able to avoid a vaccine mandate. There was some question if President Biden's mandate covered Assisted Living. It was the board's understanding that it covered hospitals and nursing homes but no mention of Assisted Living.

- b. Mysa House: Beth Perttula, D.W. Jones, presented the board with the Mysa House management report. Census remained at 100%. There were 100 prospective tenants on the waiting list. Operation had been stable. There was a Minnesota Housing Inspection, Perttula was waiting for the report but didn't expect any issues. She mentioned that the daily boiler checks were going well. Perttula stated that the community room was open at the Mysa House. She also mentioned that September is budgeting month. The board asked if there was a capital improvement plan/budget along with the operating budget. Perttula stated that a seven (7) year capital improvement budget is maintained. Crawford ask if she could get a copy of that 7-year capital budget for the HRA files. Perttula stated that she would get a copy for Crawford.
- c. HRA Programs & Maintenance: Crawford presented the July 2021 HRA programs and maintenance report, which included updates on each property. There was brief discussion about the write-offs for Pine Crest; an update on the Pine Crest 5-year plan including work on the gazebo; the transition of the Bridges Program to the St. Cloud HRA; an update on the SCSEP training program; and an update on the recruitment of the part-time office assistant. Crawford mentioned that the one candidate for the SCSEP program would not work out due to their restrictions on activity.

Crawford also updated the board on the progress of system updates. She stated that L'Heureux updated various programs (e.g. HUD, USDA, and HDS) with current information and the removal of former employees from those programs. She also mentioned that East Central Housing Organization (ECHO) had started up again. She would attend the monthly meetings as a representative of the HRA.

9. Old Business

- a. LEC Rental: Crawford reported that HRA staff had cleaned and organized the LEC community room and that it would be ready to open on September 1, 2021. L'Heureux compiled information on the rental rates of the various options in Mora. Crawford and L'Heureux presented their findings and gave suggestions regarding a draft policy and potential rates for 2021/2022. There was a brief discussion about the proposed changes, opening date, and rates. The board believed that the LEC should be available to rent by September 1, 2021, but wanted more time to look at the draft policy and proposed rental rates. Olson asked if staff would bring back information on what activity took place in 2019 and how much revenue was generated. The board instructed the staff to open the LEC using the existing policy and rental rates. The board consensus was to table the draft policy and proposed rental rates until their October meeting.
- b. Ceiling Fan Regulations: Crawford reported to the board that Kiewel contacted the City's building official to get clarification on the installation of ceiling fans in rental units of HRA properties. The building official referred him to the state of Minnesota since electrical work is permitted through the state. In his research, Kiewel learned that our ceiling fans must be installed by a licensed electrician and an electric permit must be acquired since they are considered commercial buildings. There was a brief discussion as to what this meant, especially for the ceiling fans that were previously installed. There was some discussion about installing ceiling fans in all units at the Dala House. The board directed Kiewel to get an inventory of all ceiling fans that were installed, plus a list of any additional fans being

requested by tenants, and to seek a bid from a licensed electrician to complete the job and report back to the board.

- c. Living Solutions II Board Vacancy: Crawford reported that there was a vacancy on the Living Solutions II Board of Directors, and that she received one application from Roberta Folkestad. Motion by Jensen and seconded by Anderson, and unanimously carried to appoint Roberta Folkestad to the Living Solutions II Board of Directors. Folkestad abstained from the vote.

Crawford stated that the next meeting of the Living Solutions II Board of Directors was be Thursday, September 23, 2021 at 5:00pm at the Vasa House.

10. New Business

- a. HRA Operating Tax Levy Request: Crawford, based on the recommendation from Ehlers, recommended that the board consider an operating tax levy for the HRA. Based on current property values the levy would generate about \$42,900 and would be used for operational expenses. Anderson expressed concern about a levy at this time, with recent increases in property taxes, he proposed the possibility of a local sales tax instead. Folkestad ask if we could tax the liquor store. Crawford stated there is no mechanism to tax the liquor store. Folkestad asked if the decision could be delayed one year. Crawford stated we were trying to solve current operational and financial problems – working with limited staff due to lack of funds, the levy would address part of the revenue shortfall. Motion by Jensen and seconded by Olson to adopt Resolution 2021-02, requesting an operating tax levy from the Mora City Council. Ayes: Jensen, Folkestad, Olson. Nays: Anderson. Motion carried four to one (4-1).
- b. Dala House Security Panel: Crawford reported that the security panel at the Dala House was not working, sharing that Kiewel worked on it and contacted a contractor to help troubleshoot the problem. Crawford stated that it would need to be replaced due to its age rather than repaired. The estimated replacement cost was \$4,290. L'Heureux was researching the process required to request reserve funds from the USDA to help pay for the replacement. Motion by Folkestad and seconded by Anderson, and unanimously carried to replace the Dala House security panel.

Crawford mentioned, based on the recommendation given by Ehlers in the Financial Management Plan she would be submitting to the USDA an amended budget with a rent increase request.

11. **Adjournment**: Motion made by Jensen and seconded by Olson, and unanimously carried to adjourn the meeting at 5:18pm.

Draft minutes respectfully submitted by Lindy Crawford, Interim Executive Director. Approved by the Board of Directors on September 29, 2021.

Robert Jensen, Secretary

Dennis Olson, Chair

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
BALANCE SHEET
August 31, 2021

	Management	Pinecrest	HCV	Dala	TOTALS
Cash-Operating	13,644.03	89,934.56	237,009.28	8,052.60	348,640.47
Cash-Reserves	67,199.75		-	31,023.91	98,223.66
Receivables	66,466.97	1,320.02	15,864.82	609.00	84,260.81
Due from Projects	4,005.18				4,005.18
Deferred and Prepaid charges	447.72	235.84	597.09	99.15	1,379.80
					-
Total Current Assets	<u>151,763.65</u>	<u>91,490.42</u>	<u>253,471.19</u>	<u>39,784.66</u>	<u>536,509.92</u>
Capital Assets, net of Depreciation	437,735.34	412,072.38	-	486,418.01	1,336,225.73
Total Assets	<u>589,498.99</u>	<u>503,562.80</u>	<u>253,471.19</u>	<u>526,202.67</u>	<u>1,872,735.65</u>
					-
Accounts Payable	3,093.51	22,800.10	1,941.14	10,019.87	37,854.62
Due to Management		1,081.26	(261.54)	3,185.46	4,005.18
Accrued Liabilities	20,014.92	15,271.68	2,758.21	10,336.76	48,381.57
Deferred Credits	6,095.82	-	9,200.62	657.17	15,953.61
Total Current Liabilities	<u>29,204.25</u>	<u>39,153.04</u>	<u>13,638.43</u>	<u>24,199.26</u>	<u>106,194.98</u>
					-
Long Term Debt	86,619.52	9,425.69	-	818,238.01	914,283.22
Total Liabilities	<u>115,823.77</u>	<u>48,578.73</u>	<u>13,638.43</u>	<u>842,437.27</u>	<u>1,020,478.20</u>
Unrestricted Net Assets	483,271.38	423,396.37	212,655.72	(339,754.28)	779,569.19
Restricted Net Assets			532.42	31,023.91	31,556.33
CY Net Income	(9,596.16)	31,587.70	26,644.62	(7,504.23)	41,131.93
CFP Net Income		-			-
Total Equity	<u>473,675.22</u>	<u>454,984.07</u>	<u>239,832.76</u>	<u>(316,234.60)</u>	<u>852,257.45</u>
Total Liability/Equity	<u>589,498.99</u>	<u>503,562.80</u>	<u>253,471.19</u>	<u>526,202.67</u>	<u>1,872,735.65</u>

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
INCOME & EXPENSE STATEMENT
For the 12 months Ended August 31, 2021

	5 Month		5 Month		5 Month		5 Month		
INCOME	Management	Budget	Pinecrest	Budget	HCV	Budget	Dala	Budget	TOTALS
Grant Income	59,001.00	58,333	49,128.50	20,833	401,476.42	391,667	13,192.56	15,833	522,798.48
Rental Income	-		69,224.00	70,125	-		52,301.00	49,980	121,525.00
Management Income	18,723.09	23,120	-		-		-		18,723.09
Other Income	2,705.54	7,333	7,105.79	7,571	12,947.82	10,125	11,326.06	7,542	34,085.21
Total Operating Income	80,429.63	88,786	125,458.29	98,529	414,424.24	401,792	76,819.62	73,355	697,131.78
EXPENSES									
Administration	11,107.61	12,536	17,186.94	32,713	35,397.45	48,075	10,337.54	11,096	74,029.54
Utilities	1,816.20	1,938	17,414.15	15,625	-		8,904.69	8,875	28,135.04
Maintenance	2,216.81	2,716	19,870.47	26,337	-		14,628.31	21,168	36,715.59
Other General Expenses	16,143.32	16,111	16,059.03	16,201	989.17	2,083	22,498.31	21,133	55,689.83
HAP Expenses	54,260.00	54,000	-		351,393.00	345,833	-		405,653.00
Total Operating Expenses	85,543.94	87,301	70,530.59	90,876	387,779.62	395,992	56,368.85	62,272	600,223.00
Operating Income (Loss)	(5,114.31)	1,485	54,927.70	7,653	26,644.62	5,800	20,450.77	11,083	96,908.78
Depreciation	4,481.85		23,340.00		-		27,955.00		55,776.85
NET INCOME	(9,596.16)		31,587.70		26,644.62		(7,504.23)		41,131.93

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
BALANCE SHEET
August 31, 2021

	Management	Pinecrest	HCV	Dala	TOTALS
Cash-Operating	22,198.55	30,137.35	11,237.88	4,736.11	68,309.89
Cash-Reserves	67,238.34		-	22,248.06	89,486.40
Receivables	96,769.23	1,745.45	138.00	(104.15)	98,548.53
Deferred and Prepaid charges	2,738.29	2,733.83	605.74	1,726.39	7,804.25
					-
Total Current Assets	<u>188,944.41</u>	<u>34,616.63</u>	<u>11,981.62</u>	<u>28,606.41</u>	<u>264,149.07</u>
Capital Assets, net of Depreciation	443,589.88	446,180.93	-	530,494.85	1,420,265.66
Total Assets	<u>632,534.29</u>	<u>480,797.56</u>	<u>11,981.62</u>	<u>559,101.26</u>	<u>1,684,414.73</u>
					-
Accounts Payable	9,815.00	30,342.87	7,300.49	18,015.85	65,474.21
Accrued Liabilities	24,196.21	10,069.02	1,859.93	16,338.59	52,463.75
Deferred Credits	18,399.24	-	5,162.79	553.67	24,115.70
Total Current Liabilities	<u>52,410.45</u>	<u>40,411.89</u>	<u>14,323.21</u>	<u>34,908.11</u>	<u>142,053.66</u>
					-
Long Term Debt	117,952.69	9,916.21	-	830,433.61	958,302.51
Total Liabilities	<u>170,363.14</u>	<u>50,328.10</u>	<u>14,323.21</u>	<u>865,341.72</u>	<u>1,100,356.17</u>
Unrestricted Net Assets	488,299.81	378,883.02	30,056.19	(316,315.26)	580,923.76
Restricted Net Assets			(14,412.58)	22,248.06	7,835.48
CY Net Income	(26,128.66)	(44,863.60)	(17,985.20)	(12,173.26)	(101,150.72)
CFP Net Income		96,450.04			96,450.04
Total Equity	<u>462,171.15</u>	<u>430,469.46</u>	<u>(2,341.59)</u>	<u>(306,240.46)</u>	<u>584,058.56</u>
Total Liability/Equity	<u>632,534.29</u>	<u>480,797.56</u>	<u>11,981.62</u>	<u>559,101.26</u>	<u>1,684,414.73</u>

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
INCOME & EXPENSE STATEMENT
For the 12 months Ended August 31,2020

INCOME	Management	Pinecrest	HCV	Dala	TOTALS
Grant Income	61,136.00	32,187.22	126,952.21	12,668.56	232,943.99
Rental Income	-	71,445.00	-	51,341.00	122,786.00
Management Income	70,881.46	-	-	-	70,881.46
Other Income	6,319.66	6,667.62	592.75	8,235.40	21,815.43
Total Operating Income	138,337.12	110,299.84	127,544.96	72,244.96	448,426.88
EXPENSES					
Administration	72,610.67	34,527.92	19,338.21	11,678.50	138,155.30
Utilities	2,167.09	14,664.52	-	7,283.40	24,115.01
Maintenance	5,492.48	61,568.79	-	17,558.71	84,619.98
Other General Expenses	23,500.29	21,272.21	2,372.95	19,787.61	66,933.06
HAP Expenses	56,366.00	-	123,819.00	-	180,185.00
Total Operating Expenses	160,136.53	132,033.44	145,530.16	56,308.22	494,008.35
Operating Income (Loss)	(21,799.41)	(21,733.60)	(17,985.20)	15,936.74	(45,581.47)
Depreciation	4,329.25	23,130.00	-	28,110.00	55,569.25
NET INCOME	(26,128.66)	(44,863.60)	(17,985.20)	(12,173.26)	(101,150.72)



Item No. 8a

Management Report to the Board of the HRA of Mora 9/16/21

What follows is a Summary Management Report from Walker Methodist to the HRA and City of Mora.

Finance:

The April statement is attached.

- Monthly/YTD Revenue Variance: (\$3,207)/\$2,702
- Monthly/YTD Expenses Variance: \$5,455/\$66,152
- Monthly/YTD Budgeted EBITDA: \$2,747/(\$23,047)
- Monthly/YTD Actual EBITDA: \$4,995/\$45,807
- Monthly/YTD EBITDA Variance: \$2,248/\$68,854

Revenue Notes: \$3,207 under budget

- Rental revenue was under budgeted revenue by \$1,533
 - Census in July averaged 18 on a budget of 21.
 - Currently at 18 on a budget of 21
 - One hospice resident & 2 current warm leads
- Housing Revenue Services revenue was under budget by \$2,908.

Expense Notes: \$5,455 under budget

- Culinary: Over budget by \$6,436. Under budget YTD by \$9,175
 - Unfortunately, invoices were not getting forwarded to Accounts Payable and resulted in past due of \$14,700 dating back to the beginning of the financial year.

Covid – 19:

- No new cases

Staff:

- Open positions include: 3 PT Evening RA, 2 PT NOC RA, 1 FT Cook, 2 PT Life Enrichment Assistants.

Ron Donacik

Eastwood Senior Living
Unaudited Income Statement
For the Five Months Ending August 31, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING REVENUE						
Housing Resident Service Revenue	67,202	70,110	(2,908)	320,068	317,140	2,928
Rental Revenue	25,878	27,411	(1,533)	115,691	120,443	(4,752)
Culinary Services	11	-	11	84	-	84
Fees & Charges	500	-	500	2,831	-	2,831
Other Revenue	723	-	723	1,611	-	1,611
TOTAL OPERATING REVENUES	94,314	97,521	(3,207)	440,285	437,583	2,702
OPERATING EXPENSES						
Health Services	39,031	43,929	4,898	178,192	208,857	30,665
Therapeutic Recreation/Life Enrichment	2,297	4,316	2,019	16,246	21,336	5,090
Culinary Services	22,108	15,672	(6,436)	70,030	79,205	9,175
Housekeeping and Laundry	1,263	1,498	235	8,164	7,612	(552)
Environmental Services	2,499	3,036	537	13,991	15,137	1,146
Utilities	3,517	3,342	(175)	15,378	17,771	2,393
Transportation	(44)	-	44	-	-	-
Administration	10,204	13,685	3,481	55,786	65,662	9,876
Sales and Marketing	854	755	(99)	1,798	3,775	1,977
Property and Related	148	148	-	739	738	(1)
Employee Taxes and Benefits	7,442	8,393	951	34,154	40,537	6,383
TOTAL OPERATING EXPENSES	89,319	94,774	5,455	394,478	460,630	66,152
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)	4,995	2,747	2,248	45,807	(23,047)	68,854
EBITDA %	5.30%	2.82%		10.40%	(5.27%)	
Depreciation Expense	10,123	11,218	1,095	49,236	56,089	6,853
Interest & Amortization Expense	6,706	7,107	401	33,643	35,785	2,142
OPERATING INCOME (LOSS)	(11,834)	(15,578)	3,744	(37,072)	(114,921)	77,849
Investment Income	-	-	-	1	-	1
NET INCOME (LOSS)	(11,834)	(15,578)	3,744	(37,071)	(114,921)	77,850

Eastwood Senior Living
Unaudited Income Statement
For the Five Months Ending August 31, 2021

			Current Month			YTD		
			Actual	Budget	Variance	Actual	Budget	Variance
RESIDENT DAYS:			-	-	-	-	-	-
OPERATING REVENUE								
Housing Resident Service Revenue:								
324-440-40-11120 IL/AL - EW SERVICES	(113)	-	(113)			288	-	288
324-440-40-13110 MC - PRIVATE PAY SERVICES	38,725	32,600	6,125			139,231	133,660	5,571
324-440-40-13120 MC - EW SERVICES	28,618	37,510	(8,892)			183,088	183,480	(392)
324-440-40-15110 HS RESIDENT ASSISTANT SERVICES	(61)	-	(61)			(2,784)	-	(2,784)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	33	-	33			245	-	245
Total Housing Resident Service Revenue	67,202	70,110	(2,908)			320,068	317,140	2,928
Rental Revenue:								
324-400-42-20010 AL - RENT	-	-	-			494	-	494
324-400-42-20510 MC - RENT	25,878	28,211	(2,333)			115,198	124,443	(9,245)
324-400-42-49025 MARKET RATE LOSS	-	(800)	800			-	(4,000)	4,000
Total Rental Revenue	25,878	27,411	(1,533)			115,691	120,443	(4,752)
Culinary Services:								
324-450-40-31410 GUEST MEAL SALES	11	-	11			84	-	84
Total Culinary Services	11	-	11			84	-	84
Fees & Charges:								
324-495-41-62110 COMMUNITY FEE	500	-	500			2,831	-	2,831
Total Fees & Charges	500	-	500			2,831	-	2,831
Other Revenue:								
324-495-47-99110 MISCELLANEOUS INCOME	138	-	138			973	-	973
324-495-47-99120 GPO INCENTIVES	586	-	586			638	-	638
Total Other Revenue	723	-	723			1,611	-	1,611
TOTAL OPERATING REVENUES	94,314	97,521	(3,207)			440,285	437,583	2,702
OPERATING EXPENSES								
Health Services:								
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	6,643	5,561	(1,082)			31,813	27,447	(4,366)
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	508	-	(508)			2,129	-	(2,129)
324-540-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	6	6			-	27	27
324-540-50-10620 RN STAFF	4,161	-	(4,161)			12,243	-	(12,243)
324-540-50-10621 RN STAFF - OT	143	-	(143)			1,000	-	(1,000)
324-540-50-10622 RN STAFF - FLEX	253	-	(253)			821	-	(821)
324-540-50-10640 LPN STAFF	-	4,310	4,310			5,347	22,055	16,708
324-540-50-10641 LPN STAFF - OT	-	-	-			562	-	(562)
324-540-50-10642 LPN STAFF - FLEX	-	-	-			(1,076)	-	1,076
324-540-50-10644 LPN STAFF - STD	-	18	18			-	90	90
324-540-50-10650 NAR STAFF	23,866	31,393	7,527			107,307	146,691	39,384
324-540-50-10651 NAR STAFF - OT	1,563	1,323	(240)			4,803	5,968	1,165
324-540-50-10652 NAR STAFF - FLEX	94	-	(94)			(3,515)	-	3,515
324-540-50-10653 NAR STAFF - FLEX CASHOUT	-	-	-			6,625	-	(6,625)
324-540-50-10654 NAR STAFF - STD	-	134	134			-	662	662
324-540-50-10700 TRAINING HOURS	-	-	-			-	-	-
324-540-50-10701 TRAINING WAGES	1,283	-	(1,283)			6,246	-	(6,246)
324-540-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-			-	-	-
324-540-50-10920 RN STAFF HRS	-	-	-			-	-	-
324-540-50-10921 RN STAFF - OT HRS	-	-	-			-	-	-
324-540-50-10940 LPN STAFF HRS	-	-	-			-	-	-
324-540-50-10941 LPN STAFF - OT HRS	-	-	-			-	-	-
324-540-50-10950 NAR STAFF HRS	-	-	-			-	-	-
324-540-50-10951 NAR STAFF - OT HRS	-	-	-			-	-	-
324-540-50-10953 NAR STAFF - FLEX CASHOUT HRS	-	-	-			-	-	-
324-540-50-21220 PURCH LABOR - RN	-	-	-			219	-	(219)
324-540-50-31310 PURCH SVCS - INFECTIOUS WAST DISP	-	58	58			-	292	292
324-540-50-40119 SUPPLIES- OTHER MEDICAL	519	1,000	481			2,482	5,000	2,518
324-540-50-40170 SUPPLIES- PROGRAM OTHER	-	125	125			242	625	383
324-540-50-80210 MINOR EQUIPMENT	-	-	-			730	-	(730)
324-540-50-90010 CONTINUING EDUCATION	-	-	-			50	-	(50)
324-540-50-90030 MEETINGS & SEMINARS	-	-	-			52	-	(52)
324-540-50-90090 TRAVEL EXPENSE	-	-	-			111	-	(111)
324-540-50-90095 MISCELLANEOUS	-	-	-			-	-	-
Total Health Services	39,031	43,929	4,898			178,192	208,857	30,665
Therapeutic Recreation/Life Enrichment:								
324-610-50-10605 STAFF	2,150	3,759	1,609			15,290	18,554	3,264
324-610-50-10606 STAFF - OT	-	-	-			12	-	(12)

Eastwood Senior Living
Unaudited Income Statement
For the Five Months Ending August 31, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-610-50-10607 STAFF - FLEX	(1,056)	-	1,056	(944)	-	944
324-610-50-10608 STAFF - FLEX CASHOUT	1,145	-	(1,145)	1,145	-	(1,145)
324-610-50-10609 STAFF - STD	-	15	15	-	74	74
324-610-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-610-50-10701 TRAINING WAGES	-	-	-	45	-	(45)
324-610-50-10905 STAFF HRS	-	-	-	-	-	-
324-610-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-610-50-10908 STAFF - FLEX CASHOUT HRS	-	-	-	-	-	-
324-610-50-31270 PURCH SVCS - ENTERTAINERS & SPEAKERS	-	167	167	-	833	833
324-610-50-40170 SUPPLIES- PROGRAM OTHER	59	125	66	698	625	(73)
324-610-50-80210 MINOR EQUIPMENT	-	83	83	-	417	417
324-610-50-90093 INTERNAL FOOD EXPENSE	-	167	167	-	833	833
Total Therapeutic Recreation/Life Enrichment	2,297	4,316	2,019	16,246	21,336	5,090
Culinary Services:						
324-700-50-10600 SUPERVISOR/MANAGER/DIRECTOR	2,869	1,678	(1,191)	14,731	8,587	(6,144)
324-700-50-10601 SUPERVISOR/MANAGER/DIRECTOR - OT	597	76	(521)	2,490	373	(2,117)
324-700-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	375	-	(375)	375	-	(375)
324-700-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	2	2	-	9	9
324-700-50-10605 STAFF	4,949	6,542	1,593	26,661	33,374	6,713
324-700-50-10606 STAFF - OT	138	194	56	193	958	765
324-700-50-10607 STAFF - FLEX	262	-	(262)	948	-	(948)
324-700-50-10608 STAFF - FLEX CASHOUT	-	-	-	487	-	(487)
324-700-50-10609 STAFF - STD	-	28	28	-	139	139
324-700-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-700-50-10701 TRAINING WAGES	-	-	-	155	-	(155)
324-700-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-700-50-10901 SUPERVISOR/MANAGER/DIRECTOR - OT HRS	-	-	-	-	-	-
324-700-50-10905 STAFF HRS	-	-	-	-	-	-
324-700-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-700-50-10908 STAFF - FLEX CASHOUT HRS	-	-	-	-	-	-
324-700-50-30190 OTHER CONSULTANT FEES	-	-	-	-	-	-
324-700-50-40130 SUPPLIES - CHINA / GLASS	-	85	85	-	427	427
324-700-50-40131 SUPPLIES - CHEMICALS	-	228	228	555	1,139	584
324-700-50-40132 SUPPLIES - PAPER GOODS	-	199	199	-	997	997
324-700-50-40170 SUPPLIES- PROGRAM OTHER	-	-	-	109	-	(109)
324-700-50-40175 SUPPLIES - UNIFORM	-	57	57	-	285	285
324-700-50-40240 FOOD - GENERAL	12,719	6,583	(6,136)	22,257	32,917	10,660
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	-	-	-	-	-
324-700-50-86010 EQUIP LEASE/RENTAL	199	-	(199)	1,069	-	(1,069)
324-700-50-90095 MISCELLANEOUS	-	-	-	-	-	-
Total Culinary Services	22,108	15,672	(6,436)	70,030	79,205	9,175
Housekeeping and Laundry:						
324-710-50-10605 STAFF	987	1,061	74	5,434	5,428	(6)
324-710-50-10606 STAFF - OT	-	16	16	-	79	79
324-710-50-10607 STAFF - FLEX	(1)	-	1	(128)	-	128
324-710-50-10609 STAFF - STD	-	5	5	-	22	22
324-710-50-10905 STAFF HRS	-	-	-	-	-	-
324-710-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-710-50-40170 SUPPLIES- PROGRAM OTHER	277	417	140	2,858	2,083	(775)
324-710-50-90095 MISCELLANEOUS	-	-	-	-	-	-
Total Housekeeping and Laundry	1,263	1,498	235	8,164	7,612	(552)
Environmental Services:						
324-730-50-10600 SUPERVISOR/MANAGER/DIRECTOR	817	655	(162)	4,135	3,233	(902)
324-730-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	1	1	-	3	3
324-730-50-10605 STAFF	432	-	(432)	602	-	(602)
324-730-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-730-50-10905 STAFF HRS	-	-	-	-	-	-
324-730-50-31105 PURCH SVCS - OTHER	382	-	(382)	382	-	(382)
324-730-50-31305 PURCH SVCS - TRASH REMOVAL	271	-	(271)	271	-	(271)
324-730-50-31320 PURCH SVCS - MAINT CONTRACTS	118	1,464	1,346	3,809	7,318	3,509
324-730-50-31335 PURCH SVCS - BLDG & GROUNDS	-	-	-	-	-	-
324-730-50-31340 PURCH SVCS - EQUIPMENT	-	-	-	-	-	-
324-730-50-40170 SUPPLIES- PROGRAM OTHER	478	500	22	3,863	2,500	(1,363)
324-730-50-41110 SUPPLIES - PAINTER	-	-	-	-	-	-
324-730-50-41170 SUPPLIES - TOOLS	-	-	-	-	-	-
324-730-50-80110 EQUIPMENT REPAIRS	-	333	333	-	1,667	1,667
324-730-50-90090 TRAVEL EXPENSE	-	83	83	928	417	(511)
Total Environmental Services	2,499	3,036	537	13,991	15,137	1,146
Utilities:						
324-740-50-80310 UTILITIES - ELECTRICITY	2,160	1,800	(360)	8,081	7,400	(681)
324-740-50-80320 UTILITIES - GAS	183	375	192	1,656	4,538	2,882
324-740-50-80340 UTILITIES - SEWER & WATER	601	542	(59)	2,552	2,708	156

Eastwood Senior Living
Unaudited Income Statement
For the Five Months Ending August 31, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-740-50-80350 UTILITIES - CABLE	573	625	52	3,089	3,125	36
Total Utilities	3,517	3,342	(175)	15,378	17,771	2,393
Transportation:						
324-750-50-80110 EQUIPMENT REPAIRS	(44)	-	44	-	-	-
Total Transportation	(44)	-	44	-	-	-
Administration:						
324-800-50-10600 SUPERVISOR/MANAGER/DIRECTOR	-	4,077	4,077	3,956	20,121	16,165
324-800-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	-	-	-	(1,551)	-	1,551
324-800-50-10603 SUPERVISOR/MANAGER/DIRECTOR - FLEX CASHOUT	-	-	-	1,852	-	(1,852)
324-800-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	4	4	-	20	20
324-800-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-800-50-10903 SUPERVISOR/MANAGER/DIRECTOR - FLEX CASHOUT HRS	-	-	-	-	-	-
324-800-50-31105 PURCH SVCS - OTHER	157	377	220	1,603	1,885	282
324-800-50-31140 PURCH SVCS - BANK FEES	40	30	(10)	651	150	(501)
324-800-50-31185 MANAGEMENT FEES	4,713	4,876	163	22,011	21,879	(132)
324-800-50-31190 PURCH SVCS - INDEPENDENT ACCOUNTING	267	375	108	1,333	1,875	542
324-800-50-31360 PURCH SERV - SHRED IT	56	49	(7)	322	245	(77)
324-800-50-40160 RESIDENT RECOGNITION	-	-	-	86	-	(86)
324-800-50-44010 SPECIAL EVENTS	-	-	-	-	-	-
324-800-50-80030 SALES TAX EXPENSE	1	-	(1)	6	-	(6)
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	956	544	(412)	6,642	2,720	(3,922)
324-800-50-86030 COPIER LEASE / RENTAL	960	292	(668)	2,836	1,458	(1,378)
324-800-50-90020 LICENSES & PERMITS	763	500	(263)	2,119	2,500	381
324-800-50-90030 MEETINGS & SEMINARS	-	13	13	-	63	63
324-800-50-90040 POSTAGE & DELIVERY	-	42	42	64	208	144
324-800-50-90050 PRINTING	-	-	-	-	-	-
324-800-50-90070 STATIONERY & OFFICE SUPPLIES	-	250	250	828	1,250	422
324-800-50-90080 SUBSCRIPTIONS	-	17	17	-	83	83
324-800-50-90090 TRAVEL EXPENSE	154	25	(129)	2,403	125	(2,278)
324-800-50-90091 BUSINESS MEALS	-	-	-	-	-	-
324-800-50-90095 MISCELLANEOUS	-	-	-	-	-	-
324-800-50-91010 PROPERTY & LIABILITY INSURANCE	421	362	(59)	2,104	1,810	(294)
324-800-50-92010 TELEPHONE	718	708	(10)	3,428	3,540	112
324-800-50-98120 BAD DEBT EXPENSE	1,000	1,000	-	5,000	5,000	-
324-800-50-98255 EMPLOYEE RECOGNITION	-	146	146	93	729	636
Total Administration	10,204	13,685	3,481	55,786	65,662	9,876
Sales and Marketing:						
324-870-50-31405 PURCH SVCS - PUBLIC RELATIONS	-	-	-	-	-	-
324-870-50-31420 PURCH SVCS - COLLATERAL MATERIAL	-	33	33	-	167	167
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	854	292	(562)	1,099	1,458	359
324-870-50-32010 NETWORKING	-	65	65	-	323	323
324-870-50-32020 SALES EXPENSE	-	180	180	555	900	345
324-870-50-44010 SPECIAL EVENTS	-	83	83	69	417	348
324-870-50-90050 PRINTING	-	83	83	75	417	342
324-870-50-90060 PROFESSIONAL ORG DUES	-	19	19	-	94	94
Total Sales and Marketing	854	755	(99)	1,798	3,775	1,977
Foundation						
Property and Related:						
324-950-50-81020 DEPREC - BUILDING	-	-	-	-	-	-
324-950-50-81030 DEPREC - FFE	-	-	-	-	-	-
324-950-50-81090 AMORTIZATION OF INTANGIBLES	-	-	-	-	-	-
324-950-50-82010 REAL ESTATE TAXES	148	148	-	739	738	(1)
324-950-50-83010 INTEREST - BONDS SERIES A	-	-	-	-	-	-
324-950-50-83020 INTEREST - BONDS SERIES B	-	-	-	-	-	-
324-950-50-83110 INTEREST - MORTGAGES	-	-	-	-	-	-
Total Property and Related	148	148	-	739	738	(1)
Employee Taxes and Benefits:						
324-980-50-70101 EMPLOYER FICA	3,865	4,653	788	19,074	22,471	3,397
324-980-50-70201 FUTA TAXES	123	107	(16)	479	517	38
324-980-50-70301 EMPLOYER SUI	96	583	487	502	2,814	2,312
324-980-50-71101 HEALTH INSURANCE PREMIUM	3,146	1,996	(1,150)	9,510	9,641	131
324-980-50-71102 DENTAL INSURANCE PREMIUM	87	256	169	1,598	1,234	(364)
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	(815)	(659)	156	(2,419)	(3,183)	(764)
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	(101)	(267)	(166)	(657)	(1,288)	(631)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	351	686	335	2,618	3,312	694
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	690	1,039	349	3,452	5,020	1,568
324-980-50-78001 EMPLOYEE BENEFITS OTHER	0	-	-	(1)	-	1
Total Employee Taxes and Benefits	7,442	8,393	951	34,154	40,537	6,383
TOTAL OPERATING EXPENSES	89,319	94,774	5,455	394,478	460,630	66,152

Eastwood Senior Living
Unaudited Income Statement
For the Five Months Ending August 31, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)	4,995	2,747	2,248	45,807	(23,047)	68,854
EBITDA %	5.30%	2.82%		10.40%	(5.27%)	
Depreciation Expense:						
324-950-50-81020 DEPREC - BUILDING	9,501	11,218	1,717	46,532	56,089	9,557
324-950-50-81030 DEPREC - FFE	622	-	(622)	2,704	-	(2,704)
324-950-50-81090 AMORTIZATION OF INTANGIBLES	-	-	-	-	-	-
Total Depreciation Expense	10,123	11,218	1,095	49,236	56,089	6,853
Interest & Amortization Expense:						
324-950-50-81090 AMORTIZATION OF INTANGIBLES	394	478	84	1,971	2,388	417
324-950-50-83010 INTEREST - BONDS SERIES A	-	6,350	6,350	-	31,748	31,748
324-950-50-83020 INTEREST - BONDS SERIES B	-	280	280	-	1,650	1,650
324-950-50-83110 INTEREST - MORTGAGES	6,312	-	(6,312)	31,672	-	(31,672)
Total Interest & Amortization Expense	6,706	7,107	401	33,643	35,785	2,142
OPERATING INCOME (LOSS)	(11,834)	(15,578)	3,744	(37,072)	(114,921)	77,849
Investment Income:						
324-480-48-10110 INTEREST INCOME - UNRESTRICTED SAVINGS	-	-	-	1	-	1
Total Investment Income	-	-	-	1	-	1
NET INCOME (LOSS)	(11,834)	(15,578)	3,744	(37,071)	(114,921)	77,850

Eastwood Senior Living
Balance Sheet Detailed
As Of August 31, 2021

	Balance 8/31/2021	Balance 3/31/2021	Net Change
ASSETS			
CURRENT ASSETS			
Petty Cash	500	500	-
Cash - Checking Operating	68,113	58,243	9,870
Total Cash	68,613	58,743	9,870
Accts Rec - Tenants	65,047	82,888	(17,841)
Allowance for Doubtful Accounts	(21,875)	(19,678)	(2,197)
Total Receivables	43,172	63,210	(20,038)
Prepaid Expense - Other	7,969	3,295	4,674
Total Prepaid	7,969	3,295	4,674
Cash - Savings Security Deposits	3,351	5,351	(2,000)
Bond Payment Fund	98,763	51,414	47,349
Bond Operating Reserve Fund	250,053	250,053	-
Bond Debt Service Reserve Fund	387	387	-
Total Restricted Assets	352,554	307,205	45,349
Land	36,536	36,536	-
Building & Improvements	3,178,601	3,174,834	3,767
Construction in Progress	32	42,425	(42,393)
Furniture & Equipment - General	305,136	242,798	62,338
Total Capital Assets	3,520,305	3,496,593	23,712
Accumulated Depreciation - Bldg	(1,211,793)	(1,165,261)	(46,532)
Accumulated Depreciation - FFE	(231,152)	(228,448)	(2,704)
Total Accumulated Depreciation	(1,442,945)	(1,393,709)	(49,236)
Net Capital Assets	2,077,360	2,102,884	(25,524)
Total Assets	2,549,668	2,535,337	14,331
Accounts Payable	30,454	26,105	4,349
Other Accrued Expenses	118,995	121,095	(2,100)
Total Accounts Payable	149,449	147,200	2,249
Security Deposits	1,939	2,464	(525)
Total Other Payables	1,939	2,464	(525)
Accrued Sales Tax Liability	43	37	6
Accr Real Estate Taxes	296	443	(147)
Total Taxes Payable	339	480	(141)
Accrued Salaries	112,122	117,984	(5,862)
Accrued Flex Leave	28,786	31,725	(2,939)
Total Accrued Payroll Related	140,908	149,709	(8,801)
Accrued Interest - Bonds Series A	15,224	21,423	(6,199)
Bonds Payable Series A	3,080,000	3,080,000	-
Mortgages Payable	129,198	66,351	62,847
Original Issue (Discount) Premium	46,630	46,630	-
Underwriters (Discount)	(77,932)	(77,932)	-
Accumulated Amortization - Original Issue	(4,274)	(3,303)	(971)
Accumulated Amortization - Underwriters Disc	7,144	5,520	1,624
Deferred Financing Costs	(63,311)	(63,311)	-
Accumulated Amortization	5,804	4,485	1,319
Total Bond/Note Payables	3,138,483	3,079,863	58,620
Total Payables	3,431,118	3,379,716	51,402
Net Income	(37,071)	(196,662)	159,591
Unrestricted Net Assets	(844,379)	(648,827)	(195,552)
Temporarily Restricted Contributions	-	1,110	(1,110)
Total Equity	(881,450)	(844,379)	(37,071)
Total Liabilities & Equity	2,549,668	2,535,337	14,331
Catalog ID: Eastwood 1A1_BS Detail	Page: &P		9/15/2021
Reporting Unit: EAST:Eastwood			4:02 PM

**Eastwood Senior Living
Balance Sheet Detailed
As Of August 31, 2021**

	Balance 8/31/2021	Balance 3/31/2021	Net Change
ASSETS			
CURRENT ASSETS			
Petty Cash:			
324-000-11-10105 PETTY CASH	500	500	-
Total Petty Cash	500	500	-
Cash - Checking Operating:			
324-000-11-10120 OPERATING CASH	68,113	58,243	9,870
Total Cash - Checking Operating	68,113	58,243	9,870
Total Cash	68,613	58,743	9,870
Accts Rec - Tenants:			
324-000-11-24110 ACCTS REC - TENANTS	65,047	82,888	(17,841)
Total Accts Rec - Tenants	65,047	82,888	(17,841)
Allowance for Doubtful Accounts:			
324-000-11-24995 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(21,875)	(19,678)	(2,197)
Total Allowance for Doubtful Accounts	(21,875)	(19,678)	(2,197)
Total Receivables	43,172	63,210	(20,038)
Prepaid Expense - Other:			
324-000-11-49110 PREPAID EXPENSE - OTHER	7,969	3,295	4,674
Total Prepaid Expense - Other	7,969	3,295	4,674
Total Prepaid	7,969	3,295	4,674
Cash - Savings Security Deposits:			
324-000-14-10150 CASH - SAVINGS SECURITY DEPOSITS	3,351	5,351	(2,000)
Total Cash - Savings Security Deposits	3,351	5,351	(2,000)
Bond Payment Fund:			
324-000-14-60110 BOND PAYMENT FUND	98,763	51,414	47,349
Total Bond Payment Fund	98,763	51,414	47,349
Bond Operating Reserve Fund:			
324-000-14-60160 BOND OPERATING RESERVE FUND	250,053	250,053	-
Total Bond Operating Reserve Fund	250,053	250,053	-
Bond Debt Service Reserve Fund:			
324-000-14-60170 BOND DEBT SERVICE RESERVE FUND	387	387	-
Total Bond Debt Service Reserve Fund	387	387	-
Total Restricted Assets	352,554	307,205	45,349
Land:			
324-000-16-10010 LAND	36,536	36,536	-

**Eastwood Senior Living
Balance Sheet Detailed
As Of August 31, 2021**

	Balance 8/31/2021	Balance 3/31/2021	Net Change
Total Land	36,536	36,536	-
Building & Improvements:			
324-000-16-20010 BUILDING & IMPROVEMENTS	3,178,601	3,174,834	3,767
Total Building & Improvements	3,178,601	3,174,834	3,767
Construction in Progress:			
324-000-16-20090 CONSTRUCTION IN PROGRESS	32	42,425	(42,393)
Total Construction in Progress	32	42,425	(42,393)
Furniture & Equipment - General:			
324-000-16-30110 FURNITURE & EQUIPMENT - GENERAL	305,136	242,798	62,338
Total Furniture & Equipment - General	305,136	242,798	62,338
Total Capital Assets	3,520,305	3,496,593	23,712
Accumulated Depreciation - Bldg:			
324-000-17-20110 ACCUMULATED DEPRECIATION - BLDG	(1,211,793)	(1,165,261)	(46,532)
Total Accumulated Depreciation - Bldg	(1,211,793)	(1,165,261)	(46,532)
Accumulated Depreciation - FFE:			
324-000-17-30110 ACCUMULATED DEPRECIATION - FFE	(231,152)	(228,448)	(2,704)
Total Accumulated Depreciation - FFE	(231,152)	(228,448)	(2,704)
Total Accumulated Depreciation	(1,442,945)	(1,393,709)	(49,236)
Net Capital Assets	2,077,360	2,102,884	(25,524)
Total Assets	2,549,668	2,535,337	14,331
Accounts Payable:			
324-000-20-10010 ACCOUNTS PAYABLE	30,457	26,105	4,352
~ Rounding Adjustment ~	(3)	-	-
Total Accounts Payable	30,454	26,105	4,349
Other Accrued Expenses:			
324-000-20-10095 OTHER ACCRUED EXPENSES	118,995	121,095	(2,100)
Total Other Accrued Expenses	118,995	121,095	(2,100)
Total Accounts Payable	149,449	147,200	2,249
Security Deposits:			
324-000-20-50020 SECURITY DEPOSITS	1,939	2,464	(525)
Total Security Deposits	1,939	2,464	(525)
Total Other Payables	1,939	2,464	(525)
Accrued Sales Tax Liability:			
324-000-21-20000 ACCRUED SALES TAX LIABILITY	43	37	6
Total Accrued Sales Tax Liability	43	37	6

Eastwood Senior Living
Balance Sheet Detailed
As Of August 31, 2021

	Balance 8/31/2021	Balance 3/31/2021	Net Change
Accr Real Estate Taxes:			
324-000-21-40000 ACCR REAL ESTATE TAXES	296	443	(147)
Total Accr Real Estate Taxes	296	443	(147)
Total Taxes Payable	339	480	(141)
Accrued Salaries:			
324-000-22-10010 ACCRUED SALARIES	112,122	117,984	(5,862)
Total Accrued Salaries	112,122	117,984	(5,862)
Accrued Flex Leave:			
324-000-22-10020 ACCRUED FLEX LEAVE	28,786	31,725	(2,939)
Total Accrued Flex Leave	28,786	31,725	(2,939)
Total Accrued Payroll Related	140,908	149,709	(8,801)
Accrued Interest - Bonds Series A:			
324-000-23-40010 ACCRUED INTEREST - BONDS SERIES A	15,224	21,423	(6,199)
Total Accrued Interest - Bonds Series A	15,224	21,423	(6,199)
Bonds Payable Series A:			
324-000-27-40010 BONDS PAYABLE SERIES A	3,080,000	3,080,000	-
Total Bonds Payable Series A	3,080,000	3,080,000	-
Mortgages Payable:			
324-000-27-40110 MORTGAGES PAYABLE	129,198	66,351	62,847
Total Mortgages Payable	129,198	66,351	62,847
Original Issue (Discount) Premium:			
324-000-27-41110 ORIGINAL DISCOUNT/PREMIUM	46,630	46,630	-
Total Original Issue (Discount) Premium	46,630	46,630	-
Underwriters (Discount):			
324-000-27-41120 UNDERWRITER'S DISCOUNT	(77,932)	(77,932)	-
Total Underwriters (Discount)	(77,932)	(77,932)	-
Accumulated Amortization - Original Issue:			
324-000-27-42110 ACCUM AMORTIZATION- ORIGINAL ISSUE	(4,274)	(3,303)	(971)
Total Accumulated Amortization - Original Issue	(4,274)	(3,303)	(971)
Accumulated Amortization - Underwriters Disc:			
324-000-27-42120 ACCUM AMORT UNDERWRITER'S DISCOUNT	7,144	5,520	1,624
Total Accumulated Amortization - Underwriters Disc	7,144	5,520	1,624
Deferred Financing Costs:			
324-000-18-10120 DEFERRED FINANCING COSTS	(63,311)	(63,311)	-
Total Deferred Financing Costs	(63,311)	(63,311)	-

Eastwood Senior Living
Balance Sheet Detailed
As Of August 31, 2021

	Balance 8/31/2021	Balance 3/31/2021	Net Change
Accumulated Amortization:			
324-000-18-20110 ACCUMULATED AMORTIZATION	5,804	4,485	1,319
Total Accumulated Amortization	5,804	4,485	1,319
Total Bond/Note Payables	3,138,483	3,079,863	58,620
Total Payables	3,431,118	3,379,716	51,402
Net Income:			
324-400-42-10010 IL/AL - RENT	-	176,354	(176,354)
324-400-42-20010 AL - RENT	494	8,818	(8,324)
324-400-42-20510 MC - RENT	115,198	91,541	23,657
324-440-40-11110 IL/AL - PRIVATE PAY SERVICES	-	147,856	(147,856)
324-440-40-11120 IL/AL - EW SERVICES	288	291,429	(291,141)
324-440-40-12120 AL - EW SERVICES	-	9,880	(9,880)
324-440-40-13110 MC - PRIVATE PAY SERVICES	139,231	87,607	51,624
324-440-40-13120 MC - EW SERVICES	183,088	202,489	(19,401)
324-440-40-13520 CS - EW SERVICES	-	(4,370)	4,370
324-440-40-14110 HS SKILLED NURSING	-	8,166	(8,166)
324-440-40-15110 HS RESIDENT ASSISTANT SERVICES	(2,784)	(232)	(2,552)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	245	1,047	(802)
324-450-40-31410 GUEST MEAL SALES	84	152	(68)
324-480-48-10110 INTEREST INCOME - UNRESTRICTED SAVINGS	1	8	(7)
324-495-41-62110 COMMUNITY FEE	2,831	3,500	(669)
324-495-41-62410 PET DEPOSIT FEE (NON-REFUNDABLE)	-	300	(300)
324-495-47-99110 MISCELLANEOUS INCOME	973	49,017	(48,044)
324-495-47-99120 GPO INCENTIVES	638	114	524
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(31,813)	(62,894)	31,081
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(2,129)	(2,360)	231
324-540-50-10605 STAFF	-	(8,082)	8,082
324-540-50-10620 RN STAFF	(12,243)	(981)	(11,262)
324-540-50-10621 RN STAFF - OT	(1,000)	-	(1,000)
324-540-50-10622 RN STAFF - FLEX	(821)	-	(821)
324-540-50-10640 LPN STAFF	(5,347)	(47,207)	41,860
324-540-50-10641 LPN STAFF - OT	(562)	(7,894)	7,332
324-540-50-10642 LPN STAFF - FLEX	1,076	(551)	1,627
324-540-50-10644 LPN STAFF - STD	-	(379)	379
324-540-50-10650 NAR STAFF	(107,307)	(278,426)	171,119
324-540-50-10651 NAR STAFF - OT	(4,803)	(28,945)	24,142
324-540-50-10652 NAR STAFF - FLEX	3,515	(97)	3,612
324-540-50-10653 NAR STAFF - FLEX CASHOUT	(6,625)	(6,272)	(353)
324-540-50-10701 TRAINING WAGES	(6,246)	(3,094)	(3,152)
324-540-50-21110 PURCH LABOR - HEALTH SERVICES DIR	-	(9,242)	9,242
324-540-50-21220 PURCH LABOR - RN	(219)	(250)	31
324-540-50-21223 PURCH LABOR - NAR	-	(9,716)	9,716
324-540-50-31105 PURCH SVCS - OTHER	-	(2,184)	2,184
324-540-50-40119 SUPPLIES- OTHER MEDICAL	(2,482)	(7,556)	5,074
324-540-50-40120 SUPPLIES - COVID-19	-	(6,610)	6,610
324-540-50-40170 SUPPLIES- PROGRAM OTHER	(242)	(1,532)	1,290
324-540-50-80210 MINOR EQUIPMENT	(730)	-	(730)
324-540-50-90010 CONTINUING EDUCATION	(50)	-	(50)
324-540-50-90030 MEETINGS & SEMINARS	(52)	-	(52)
324-540-50-90090 TRAVEL EXPENSE	(111)	(71)	(40)
324-540-50-90095 MISCELLANEOUS	-	(297)	297
324-610-50-10605 STAFF	(15,290)	(33,336)	18,046
324-610-50-10606 STAFF - OT	(12)	(222)	210

Eastwood Senior Living
Balance Sheet Detailed
As Of August 31, 2021

	Balance 8/31/2021	Balance 3/31/2021	Net Change
324-610-50-10607 STAFF - FLEX	944	(411)	1,355
324-610-50-10608 STAFF - FLEX CASHOUT	(1,145)	-	(1,145)
324-610-50-10701 TRAINING WAGES	(45)	(22)	(23)
324-610-50-40170 SUPPLIES- PROGRAM OTHER	(698)	(1,039)	341
324-700-50-10600			
SUPERVISOR/MANAGER/DIRECTOR	(14,731)	(33,468)	18,737
324-700-50-10601			
SUPERVISOR/MANAGER/DIRECTOR - OT	(2,490)	(3,301)	811
324-700-50-10602			
SUPERVISOR/MANAGER/DIRECTOR - FLEX	(375)	(752)	377
324-700-50-10605 STAFF	(26,661)	(59,058)	32,397
324-700-50-10606 STAFF - OT	(193)	(238)	45
324-700-50-10607 STAFF - FLEX	(948)	(1,102)	154
324-700-50-10608 STAFF - FLEX CASHOUT	(487)	(2,192)	1,705
324-700-50-10701 TRAINING WAGES	(155)	(86)	(69)
324-700-50-30190 OTHER CONSULTANT FEES	-	(1,039)	1,039
324-700-50-40130 SUPPLIES - CHINA / GLASS	-	(214)	214
324-700-50-40131 SUPPLIES - CHEMICALS	(555)	(1,433)	878
324-700-50-40132 SUPPLIES - PAPER GOODS	-	(388)	388
324-700-50-40170 SUPPLIES- PROGRAM OTHER	(109)	(229)	120
324-700-50-40175 SUPPLIES - UNIFORM	-	(691)	691
324-700-50-40240 FOOD - GENERAL	(22,257)	(59,967)	37,710
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	(20)	20
324-700-50-86010 EQUIP LEASE/RENTAL	(1,069)	-	(1,069)
324-710-50-10605 STAFF	(5,434)	(14,719)	9,285
324-710-50-10607 STAFF - FLEX	128	536	(408)
324-710-50-40170 SUPPLIES- PROGRAM OTHER	(2,858)	(6,229)	3,371
324-730-50-10600			
SUPERVISOR/MANAGER/DIRECTOR	(4,135)	(7,772)	3,637
324-730-50-10605 STAFF	(602)	(296)	(306)
324-730-50-10606 STAFF - OT	-	(111)	111
324-730-50-31105 PURCH SVCS - OTHER	(382)	-	(382)
324-730-50-31305 PURCH SVCS - TRASH	(271)	(3,188)	2,917
324-730-50-31320 PURCH SVCS - MAINT			
CONTRACTS	(3,809)	(4,547)	738
324-730-50-31335 PURCH SVCS - BLDG &			
GROUND	-	(11,084)	11,084
324-730-50-40170 SUPPLIES- PROGRAM OTHER	(3,863)	(6,071)	2,208
324-730-50-90090 TRAVEL EXPENSE	(928)	(1,680)	752
324-740-50-80310 UTILITIES - ELECTRICITY	(8,081)	(17,946)	9,865
324-740-50-80320 UTILITIES - GAS	(1,656)	(4,456)	2,800
324-740-50-80340 UTILITIES - SEWER & WATER	(2,552)	(5,473)	2,921
324-740-50-80350 UTILITIES - CABLE	(3,089)	(7,791)	4,702
324-800-50-10600			
SUPERVISOR/MANAGER/DIRECTOR	(3,956)	(56,763)	52,807
324-800-50-10602			
SUPERVISOR/MANAGER/DIRECTOR - FLEX	1,551	(346)	1,897
324-800-50-10603			
SUPERVISOR/MANAGER/DIRECTOR - FLEX			
CASHOUT	(1,852)	(796)	(1,056)
324-800-50-31105 PURCH SVCS - OTHER	(1,603)	(5,572)	3,969
324-800-50-31140 PURCH SVCS - BANK FEES	(651)	(220)	(431)
324-800-50-31180 PURCH SVCS - OUTSIDE			
COUNSEL	-	(106)	106
324-800-50-31185 MANAGEMENT FEES	(22,011)	(53,683)	31,672
324-800-50-31190 PURCH SVCS - INDEPENDENT			
ACCOUNTING	(1,333)	(11,149)	9,816
324-800-50-31360 PURCH SERV - SHRED IT	(322)	(419)	97
324-800-50-40160 RESIDENT RECOGNITION	(86)	(221)	135
324-800-50-80030 SALES TAX EXPENSE	(6)	(10)	4
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	(6,642)	(4,000)	(2,642)
324-800-50-86030 COPIER LEASE / RENTAL	(2,836)	(6,407)	3,571
324-800-50-90020 LICENSES & PERMITS	(2,119)	(4,059)	1,940

Eastwood Senior Living
Balance Sheet Detailed
As Of August 31, 2021

	Balance 8/31/2021	Balance 3/31/2021	Net Change
324-800-50-90030 MEETINGS & SEMINARS	-	(168)	168
324-800-50-90040 POSTAGE & DELIVERY	(64)	(440)	376
324-800-50-90070 STATIONERY & OFFICE	(828)	(2,128)	1,300
324-800-50-90080 SUBSCRIPTIONS	-	(216)	216
324-800-50-90090 TRAVEL EXPENSE	(2,403)	(555)	(1,848)
324-800-50-91010 PROPERTY & LIABILITY INSURANCE	(2,104)	(2,946)	842
324-800-50-92010 TELEPHONE	(3,428)	(7,123)	3,695
324-800-50-98120 BAD DEBT EXPENSE	(5,000)	(15,000)	10,000
324-800-50-98255 EMPLOYEE RECOGNITION	(93)	(4,794)	4,701
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	(1,099)	(1,062)	(37)
324-870-50-32020 SALES EXPENSE	(555)	-	(555)
324-870-50-44010 SPECIAL EVENTS	(69)	-	(69)
324-870-50-90040 POSTAGE & DELIVERY	-	1	(1)
324-870-50-90050 PRINTING	(75)	-	(75)
324-950-50-81020 DEPREC - BUILDING	(46,532)	(112,499)	65,967
324-950-50-81030 DEPREC - FFE	(2,704)	(20,652)	17,948
324-950-50-81090 AMORTIZATION OF	(1,971)	(4,731)	2,760
324-950-50-82010 REAL ESTATE TAXES	(739)	(1,763)	1,024
324-950-50-83110 INTEREST - MORTGAGES	(31,672)	(91,732)	60,060
324-950-50-86010 EQUIP LEASE/RENTAL	-	(1,098)	1,098
324-980-50-70101 EMPLOYER FICA	(19,074)	(48,078)	29,004
324-980-50-70201 FUTA TAXES	(479)	(1,533)	1,054
324-980-50-70301 EMPLOYER SUI	(502)	(4,713)	4,211
324-980-50-71101 HEALTH INSURANCE PREMIUM	(9,510)	(20,000)	10,490
324-980-50-71102 DENTAL INSURANCE PREMIUM	(1,598)	(2,825)	1,227
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	2,419	5,932	(3,513)
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	657	1,751	(1,094)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	(2,618)	(7,581)	4,963
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	(3,452)	(7,962)	4,510
324-980-50-78001 EMPLOYEE BENEFITS OTHER	1	3	(2)
Total Net Income	(37,071)	(196,662)	159,591
Unrestricted Net Assets:			
324-000-30-10010 UNRESTRICTED NET ASSETS	(844,379)	(648,827)	(195,552)
Total Unrestricted Net Assets	(844,379)	(648,827)	(195,552)
Temporarily Restricted Contributions:			
324-490-49-93050 CONTRIBUTIONS - TEMPORARILY RESTRICTED	-	1,110	(1,110)
Total Temporarily Restricted Contributions	-	1,110	(1,110)
Total Equity	(881,450)	(844,379)	(37,071)
Total Liabilities & Equity	2,549,668	2,535,337	14,331

September 20, 2021

Item No. 8b

RE: Mysa House – August 2021 - Final

- Occupancy of the (24) apartments:
 - Move –ins – none- 100 % Occupancy.
 - Move-outs – 0
- Vacancy
 - Currently the property is full.
- **Financial Summary**
 - **Income**
 - January – MIDCO rebate
 - On 12/31/2020, PPP was reclassified from Income to Accounts Payable, as PPP has not yet been forgiven. This reclassifying entry was reversed January 2021.
 - February – 2nd half 2020 TIF payment, \$9,498.24. Tenant appealed garage door damage, charges were removed, which show as a negative to reimbursements.
 - March – No other income over rents
 - April – No other income over rents.
 - May – No other income over rents
 - June – MIDCO rebate
 - July – MIDCO rebate \$187.36 / TIF \$10,573.21
 - August – No other income over rents
 - **Expenses**
 - January – Energy audit.
 - February – Auditing fees from 2020-year end audit.
 - March – Annual property insurance paid.
 - April – noting out of ordinary.
 - May – MH mortgage statement for June was paid in May. Annual elevator contract. A snow removal invoice from January paid, vendor submitted late.
 - June – GMHF loan payment from March was returned and voided because no payment was due, \$17,833.33.
 - July – Nothing out of ordinary
 - August – Nothing out of ordinary

- **Budget Review**

- Income
 - Rent increase effective 2-1-2021. Rental income is within budget.
- Expenses
 - Audit fees exceed budget.

- **Corrections or Errors**

D.W. Jones Management, Inc. has received loan funds under the Payroll Protection Program (PPP) and intends to apply for forgiveness of these loan funds. D.W. Jones Management, Inc. has allocated PPP funds to this property in the form of a credit toward reimbursable payroll. *To date \$2,598.08 has been credited to this property.*

- **Property Manager Notes:**

- Job Openings: None
- Community room is open to tenants and guests
- Bingo once a month
- Birthday monthly party
- HRA maintenance is checking boilers daily
- Weekly cooking event, last week the women made cabbage rolls
- Mysa is decorated for the Fall
- Sprinklers are blown out
- Boiler is fixed

If you have any questions on the reports submitted, please contact me via the e-mail or phone number listed below

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Beth Perttula
Property Manager
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Mysa House

Mora

For the Month of August - 2021

7942

		(1)	(2)	(3)	(4)	(5)
		Actual Month	To-Date	Budget To-Date	Annual Budget	
1	Apartment Rent Potential	\$16,889.00	\$134,307.00	\$134,324.00	\$201,884.00	
2	Parking/Garage Rent Potential	\$660.00	\$5,280.00	\$5,280.00	\$7,920.00	
3	Commercial Rent Potential	\$0.00	\$0.00	\$0.00	\$0.00	
4	Miscellaneous Rent Potential	\$0.00	\$0.00	\$0.00	\$0.00	
5	Gross Potential Rent (Lines 1-4)	\$17,549.00	\$139,587.00	\$139,604.00	\$209,804.00	
6	Apartment Vacancy	\$0.00	\$0.00	\$0.00	\$0.00	
7	Parking/Garage Vacancy	\$0.00	\$0.00	\$211.36	\$317.00	
8	Commercial Vacancy	\$0.00	\$0.00	\$0.00	\$0.00	
9	Misc. Unrealized Income	\$0.00	\$0.00	\$0.00	\$0.00	
10	Employee Rent Credits	\$755.00	\$6,030.00	\$6,000.00	\$9,000.00	
11	Out of Service Units	\$0.00	\$0.00	\$0.00	\$0.00	
12	Rental Concession Adjustments	\$0.00	\$0.00	\$0.00	\$0.00	
13	Total Rental Loss (Lines 6 -12)	\$755.00	\$6,030.00	\$6,211.36	\$9,317.00	
14	Net Rental Income (Line 5 less 13)	\$16,794.00	\$133,557.00	\$133,392.64	\$200,487.00	
15	- Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	
16	Net Rental Collections (Line 14 less 15)	\$16,794.00	\$133,557.00	\$133,392.64	\$200,487.00	
17	Tenant Fees	\$0.00	(\$600.00)	\$0.00	\$0.00	
18	Other Income (specify in notes)	\$0.00	\$23,216.01	\$9,485.00	\$18,970.00	
19	Forfeited Security Deposits	\$0.00	\$0.00	\$0.00	\$0.00	
20	Interest Income (incl. escrows/reserves)	\$4.03	\$99.64	\$295.84	\$443.72	
21	Total Other Income (Lines 17 - 20)	\$4.03	\$22,715.65	\$9,780.84	\$19,413.72	
22	Total Revenue (Lines 16,21)	\$16,798.03	\$156,272.65	\$143,173.48	\$219,900.72	
23	Advertising and Marketing	\$0.00	\$0.00	\$133.36	\$200.00	
24	Property Management Fee	\$1,536.00	\$12,288.00	\$12,288.00	\$18,432.00	
25	Professional Fees (specify in notes)	\$0.00	\$8,130.00	\$6,142.68	\$6,143.00	
26	Applicant Screening/Collection Exp.	\$0.00	\$0.00	\$0.00	\$0.00	
27	Site Office Expense	\$292.88	\$2,904.32	\$2,486.64	\$3,730.00	
28	On-Site Management Payroll	\$210.08	\$619.18	\$7,125.36	\$10,688.00	
29	Other Administration (specify in notes)	\$78.64	\$1,964.00	\$1,126.64	\$1,690.00	
30	Total Administration (Lines 23 - 29)	\$2,117.60	\$25,905.50	\$29,302.68	\$40,883.00	
31	Elevator Maint/Contract	\$40.60	\$1,258.73	\$1,910.32	\$2,230.00	
32	Security	\$41.66	\$331.88	\$333.36	\$500.00	
33	Rubbish Removal	\$112.20	\$897.60	\$906.64	\$1,360.00	
34	Other Contract Services	\$81.20	\$933.31	\$2,000.00	\$3,000.00	
35	Unique Operating Expenses (specify in notes)	\$0.00	\$0.00	\$0.00	\$0.00	
36	Maintenance/Janitor Supplies	\$48.59	\$1,397.69	\$1,600.00	\$2,400.00	
37	Grounds Maintenance	\$17.16	\$1,304.80	\$1,071.45	\$1,500.00	
38	Snow Removal	\$0.00	\$1,471.47	\$4,280.00	\$5,350.00	
39	Heat & A/C Repair Services	\$210.00	\$420.00	\$500.00	\$750.00	
40	General Repair Services	\$0.00	\$498.65	\$4,666.64	\$7,000.00	
41	Paint/Decorating Materials	\$0.00	\$0.00	\$666.64	\$1,000.00	
42	Maintenance & Jan. Payroll	\$1,612.34	\$13,828.79	\$14,108.00	\$21,162.00	
43	Other Maint. & Oper. (specify in notes)	\$102.59	\$818.02	\$800.00	\$1,200.00	
44	Total Maintenance (Lines 31 - 43)	\$2,266.34	\$23,160.94	\$32,843.05	\$47,452.00	
45	Electricity	\$515.89	\$5,174.02	\$6,666.64	\$10,000.00	
46	Water & Sewer	\$1,061.45	\$4,052.35	\$4,506.64	\$6,760.00	
47	Gas and Oil	\$121.32	\$3,683.57	\$4,569.80	\$6,260.00	
48	Total Utilities (Lines 45 - 47)	\$1,698.66	\$12,909.94	\$15,743.08	\$23,020.00	
49	Property & Liability Insurance Exp.	\$0.00	\$13,406.68	\$12,700.00	\$12,700.00	
50	M & O plus Insurance (Lines 30,44,48,49)	\$6,082.60	\$75,383.06	\$90,588.81	\$124,055.00	
51	Real Estate Tax Expense	\$0.00	\$13,599.00	\$11,855.50	\$23,711.00	
52	Total Operating Expenses (Lines 50,51)	\$6,082.60	\$88,982.06	\$102,444.31	\$147,766.00	
53	Net Operating Income (Line 22 less 52)	\$10,715.43	\$67,290.59	\$40,729.17	\$72,134.72	
54	Interest on Amortizing Debt(s)	\$1,895.09	\$15,230.20	\$15,170.00	\$22,755.00	
55	MH Annual Fee	\$0.00	\$0.00	\$0.00	\$0.00	
56	Other/MIP/FA/FAF (specify in notes)	\$0.00	\$0.00	\$480.00	\$720.00	
57	Total Financing (Lines 54 - 56)	\$1,895.09	\$15,230.20	\$15,650.00	\$23,475.00	
58	Income from Oper. (Line 53 less 57)	\$8,820.34	\$52,060.39	\$25,079.17	\$48,659.72	

Mysa House

Mora

For the Month of August - 2021

7942

Part 1	Actual		Budget	Current Balances
	Current Month	Year-To-Date	Year-To-Date	
58 Income from Operations (Line 58 from 258A)	\$8,820.34	\$52,060.39	\$25,079.17	
59 Amortization/Depreciation Exp. (if applicable)	\$0.00	\$0.00	\$0.00	
60 Net Income or (Loss) (Line 58 less 59)	\$8,820.34	\$52,060.39	\$25,079.17	
61 ADJUSTMENTS TO BUSINESS ACTIVITIES				
62 Adjustments to Operating Assets				
63 Tenant Receivables	(\$54.00)	\$63.00		
64 Subsidy Receivables	\$0.00	\$0.00		
65 Prepaid Property & Liability Insurance	\$0.00	\$0.00		
66 Tenant Security Deposit Cash	\$0.00	\$0.00		
67 Other (specify in notes)	\$0.00	\$0.00		
68 Adjustments to Operating Liabilities				
69 Accounts Payable	(\$43,233.93)	(\$2,000.52)		
70 Accrued Expenses	\$0.00	\$0.00		
71 Prepaid Rent	\$21.00	\$725.00		
72 Accrued Interest	\$0.00	\$0.00		
73 Accrued Real Estate Taxes	\$0.00	\$0.00		
74 Accrued MIP (Mortgage Insurance)	\$0.00	\$0.00		
75 Tenant Security Deposit Payable	\$0.00	\$0.00		
76 Other (specify in notes)	\$0.00	\$0.00		
77 Adjustments for Financing Activities				
78 Principal Pmt. on Amortizing Debt(s) (-)	(\$708.24)	(\$5,596.44)		
79 Affiliate Contributions/Advances (+)	\$0.00	\$0.00		
80 Repayments to Affiliate (-)	\$0.00	\$0.00		
81 Annual Partnership Distribution (-)	\$0.00	(\$45,249.00)		
82 Amortization/Depreciation (if applicable) (+)	\$0.00	\$0.00		
83 Other (specify in notes)	\$0.00	\$0.00		
84 Adjustments for Investing Activities				
85 Deposit to Prop. Tax and Insurance Escrow (-)	(\$3,990.00)	(\$39,937.11)		
86 Withdrawal from Prop. Tax and Insurance Escrow (+)	\$0.00	\$26,341.75		
87 Deposit to Residual Receipts (-)	\$0.00	\$0.00		
88 Withdrawal from Residual Receipts (+)	\$0.00	\$0.00		
89 Deposit to Capital Reserves (-)	(\$630.00)	(\$5,040.00)		
90 Withdrawal from Capital Reserves (+)	\$0.00	\$0.00		
91 Capital Improvement Expenditures (-)	\$0.00	\$0.00		
92 Deposit to MIP/FA-FAF Income (-)	(\$55.00)	(\$470.00)		
93 Withdrawal from MIP/FA-FAF Escrow (+)	\$0.00	\$663.93		
94 Other (includ. int on res./escrows - specify in notes)	\$0.00	(\$65.06)		
95 Total Adjustments (Lines 63 - 94)	(\$48,650.17)	(\$70,564.45)		
96 Cash Flow from Operations (Line 60 plus 95)	(\$39,829.83)	(\$18,504.06)		
97 Beginning Cash Balance (Operating Account)	\$73,475.50	\$52,149.73		
98 Adjustments to Cash (specify in notes)	\$0.00	\$0.00		
99 Ending Cash Balance (Operating Account)	\$33,645.67	\$33,645.67		\$33,645.67
100 Components of Operating Cash				
101 Operating checking				\$2,819.50
102 Operating savings				\$30,676.17
103 Payroll Accounts				\$0.00
104 Certificate of Deposit				\$0.00
105 Petty Cash				\$150.00
106 Treasury Bills				\$0.00
107 Other				\$0.00
108 Total Operating Cash (Lines 101 - 107)				\$33,645.67

Part 2

109 Rent Receivable Balance (tenant & subsidy)		(\$57.00)
110 Prior Years Affiliate Loans & Notes (Short Term)		\$0.00
111 Security Deposit Liability		\$16,700.90
112 Security Deposit Account Balance		\$16,898.11
145 Accounts Payable over 30 days (258 C col. D)		\$0.00

Revised 6/08

Submitted by

Title

Date

Minnesota Housing **Monthly Operating Report - Form 258 D**

For the Month of August - 2021

7942

Mysa House

Mora

	Column A	Column B	Column C
OCCUPANCY			
	Sec. 8, 236/RAP, Hollman	All other units	Total
Occupied Units			
1 0-BR	0	0	0
2 1-BR	0	20	20
3 2-BR	0	4	4
4 3-BR	0	0	0
5 4-BR	0	0	0
6 Total Occupied Units	0	24	24
	Sec. 8, 236/RAP, Hollman	All other units	Total
Vacant			
7 0-BR	0	0	0
8 1-BR	0	0	0
9 2-BR	0	0	0
10 3-BR	0	0	0
11 4-BR	0	0	0
12 Total Vacant Units	0	0	0
14 Grand Total	0	24	24
TURNOVER UNITS	This Month	Next Month	
15 Move-ins	0	0	
16 Move-outs	0	0	
17 Net Turnover	0	0	
ELDERLY, HANDICAPPED, DISABLED	# of Units	% of Total	
18 Number of Units Occupied by Elderly, Handicapped, or Disabled tenants	23	95.8%	

Column A:

Project based Section 8 units
 Section 236/RAP units
 Hollman Units

Column B:

Project based Section 8 units where tenant pays market rate rent
 Market rate units
 Tax credit units
 MARIF units
 ELHIF units
 Housing Choice - tenant based voucher units

MYSA HOUSE

Balance Sheet

August 31, 2021

Assets

Current Assets

Cash

Operating Checking	2,819.50
Security Deposit Checking	16,898.11
Operating Savings	30,676.17
Operating Reserves	86,353.29
Petty Cash	150.00

Total Cash	136,897.07
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Accounts Receivable

Accts Rec - Tenants	54.00
Accts Rec - Other	9,498.24

Total Accounts Receivable	9,552.24
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Deposits & Escrows

Replacement Reserve	15,967.75
Escrow Property Taxes	7,977.11
Escrow Insurance	6,861.75
Escrow FHA Insurance	175.26

Total Deposits & Escrows	30,981.87
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Total Current Assets	177,431.18
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Fixed Assets

Furniture and Fixtures	614,552.00
Equipment	330,647.00
Building	2,807,254.00
Land	501,491.00

Depreciation & Amortization

Accumulated Depreciation Equipment	(455,576.00)
Accumulated Depreciation Building	(193,771.00)
Accumulated Depreciation	(86,187.00)
Accumulated Amortization Loan Fees	(10,764.00)

Total Depreciation & Amortization	(746,298.00)
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Total Fixed Assets	3,507,646.00
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Other Assets

Financing Fees	151,074.00
Loan Fees	26,308.50

Total Other Assets	177,382.50
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Total Assets

	3,862,459.68
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MYSA HOUSE

Balance Sheet

August 31, 2021

Liabilities & Equity

Liabilities

Current Liabilities

Prepaid Rents	545.00
Accounts Payable	2,956.55
Security Deposits	16,700.90
Total Current Liabilities	<u>20,202.45</u>

Other Current Liabilities

Accrued Interest	1,941.40
Total Other Current Liabilities	<u>1,941.40</u>

Long Term Liabilities

Mortgage Payables - MHFA	534,375.59
Mortgage Payable - MHFA Sr. Pilot	1,000,000.00
Mortgages Payable - GMHF	535,000.00
Mortgages Payable - Deferred	500,000.00
Total Long Term Liabilities	<u>2,569,375.59</u>

Other Liabilities

Due to Limited Partner	(1,988.93)
Deferred Developer Fee	87,068.93
Total Other Liabilities	<u>85,080.00</u>

Total Liabilities 2,676,599.44

Equity

Limited Partner Capital	1,201,519.00
Retained Earnings	(68,006.11)
Current Net Income	52,347.35

Total Equity 1,185,860.24

Total Liabilities & Equity 3,862,459.68

MYSA HOUSE

Trial Balance

Account Number	Account Name	Opening balance on 08/01/2021	debit	credit	Closing balance on 08/31/2021
1000	Operating Checking	42,653.36	18,749.93	58,583.79	2,819.50
1002	Security Deposit Checking	16,895.89	2.22	0.00	16,898.11
1004	Operating Savings	30,672.14	4.03	0.00	30,676.17
1005	Operating Reserves	86,353.29	0.00	0.00	86,353.29
1010	Petty Cash	150.00	0.00	0.00	150.00
1100	Accts Rec - Tenants	0.00	16,306.00	16,252.00	54.00
1102	Accts Rec - Other	9,498.24	0.00	0.00	9,498.24
1300	Furniture and Fixtures	614,552.00	0.00	0.00	614,552.00
1305	Equipment	330,647.00	0.00	0.00	330,647.00
1306	Accumulated Depreciation Equipment	(455,576.00)	0.00	0.00	(455,576.00)
1310	Building	2,807,254.00	0.00	0.00	2,807,254.00
1311	Accumulated Depreciation Building	(193,771.00)	0.00	0.00	(193,771.00)
1315	Land	501,491.00	0.00	0.00	501,491.00
1325	Accumulated Depreciation	(86,187.00)	0.00	0.00	(86,187.00)
1330	Replacement Reserve	15,337.75	630.00	0.00	15,967.75
1340	Escrow Property Taxes	5,165.11	2,812.00	0.00	7,977.11
1345	Escrow Insurance	5,683.75	1,178.00	0.00	6,861.75
1360	Escrow FHA Insurance	120.26	55.00	0.00	175.26
1400	Financing Fees	151,074.00	0.00	0.00	151,074.00
1410	Loan Fees	26,308.50	0.00	0.00	26,308.50
1411	Accumulated Amortization Loan Fees	(10,764.00)	0.00	0.00	(10,764.00)
2003	Prepaid Rents	(524.00)	16,740.00	16,761.00	(545.00)
2005	Accounts Payable	(46,190.48)	58,505.15	15,271.22	(2,956.55)
2007	Accrued Interest	(1,941.40)	0.00	0.00	(1,941.40)
2010	Security Deposits	(16,687.18)	0.00	13.72	(16,700.90)
2205	Due to Limited Partner	1,988.93	0.00	0.00	1,988.93
2300	Mortgage Payables - MHFA	(535,083.83)	708.24	0.00	(534,375.59)
2305	Mortgage Payable - MHFA Sr. Pilot	(1,000,000.00)	0.00	0.00	(1,000,000.00)
2310	Mortgages Payable - GMHF	(535,000.00)	0.00	0.00	(535,000.00)
2315	Mortgages Payable - Deferred	(500,000.00)	0.00	0.00	(500,000.00)
2465	Deferred Developer Fee	(87,068.93)	0.00	0.00	(87,068.93)
3000	Retained Earnings	68,006.11	0.00	0.00	68,006.11
3250	Limited Partner Capital	(1,201,519.00)	0.00	0.00	(1,201,519.00)
4000	Rental Income	(89,568.00)	0.00	11,408.00	(100,976.00)
4001	Rental Assistance	(27,850.00)	0.00	5,481.00	(33,331.00)
4002	Garage Rent	(4,620.00)	0.00	660.00	(5,280.00)
4010	TIF Income	(20,071.45)	0.00	0.00	(20,071.45)
4012	Interest Security Deposit	(14.50)	0.00	2.22	(16.72)
4014	Interest Operating Svgs	(30.55)	0.00	4.03	(34.58)
4016	Interest Operating Reserves	(0.66)	0.00	0.00	(0.66)
4090	Interest Income ~ Reserves	(64.40)	0.00	0.00	(64.40)
4099	Other Income	(546.48)	0.00	0.00	(546.48)
4550	Loss to Lease	(185.00)	0.00	0.00	(185.00)
4700	Resident Mgr Free Rent	5,280.00	755.00	0.00	6,035.00
4709	Reimbursements	600.00	0.00	0.00	600.00
4960	PPP Reimbursement	(2,598.08)	0.00	0.00	(2,598.08)
6110	Maint/Repairs Payroll	10,159.47	2,013.92	696.92	11,476.47
6115	Maint/Repairs Supply	1,248.50	46.12	0.00	1,294.62
6120	General Repairs	498.65	0.00	0.00	498.65
6130	Snow removal	1,471.47	0.00	0.00	1,471.47
6135	Elevator Maint.Contract	934.51	0.00	0.00	934.51
6137	Elevator Phone	283.62	40.60	0.00	324.22
6140	Grounds Maintenance	1,287.64	17.16	0.00	1,304.80
6147	Fire Alarm Contract/Repairs	572.15	81.20	0.00	653.35
6150	Janitor Supplies	100.60	2.47	0.00	103.07
6160	Exterminating Contract	279.96	0.00	0.00	279.96
6165	Heat & A/C Repairs	210.00	210.00	0.00	420.00
6171	Security System Phone	290.22	41.66	0.00	331.88
6175	Tenant Relations	36.01	0.00	0.00	36.01
6210	Electric	4,658.13	515.89	0.00	5,174.02
6215	Water/Sewer	2,990.90	1,061.45	0.00	4,052.35
6225	Fuel (Oil/Coal.Gas)	3,562.25	121.32	0.00	3,683.57

MYSA HOUSE

Trial Balance

Account Number	Account Name	Opening balance on 08/01/2021	debit	credit	Closing balance on 08/31/2021
6230	Trash removal	785.40	112.20	0.00	897.60
6245	Cable Television	715.43	102.59	0.00	818.02
6305	Activity Director	405.51	210.08	0.00	615.59
6306	Activity Director Expenses	15.10	0.00	0.00	15.10
6315	Management Fees	10,752.00	1,536.00	0.00	12,288.00
6320	Auditing	8,130.00	0.00	0.00	8,130.00
6340	Phone	220.93	31.37	0.00	252.30
6342	Property Internet	735.00	105.00	0.00	840.00
6345	Office Supplies	1,605.14	0.00	0.00	1,605.14
6346	Postage	27.83	156.51	0.00	184.34
6355	Training Expense	22.54	0.00	0.00	22.54
6365	Payroll Taxes	1,134.35	158.79	0.00	1,293.14
6370	Workmans' Comp Ins	875.11	136.55	0.00	1,011.66
6375	Bank Charges	26.50	78.64	0.00	105.14
6410	Real Estate Taxes	13,599.00	0.00	0.00	13,599.00
6421	Minnesota Minimum Fee	630.00	0.00	0.00	630.00
6422	Rental License	158.86	0.00	0.00	158.86
6425	Property Insurance	12,742.75	0.00	0.00	12,742.75
6430	Fidelity Coverage	663.93	0.00	0.00	663.93
6560	Mortgage Interest	13,335.11	1,895.09	0.00	15,230.20
6565	Security Deposit Interest Liability	96.04	13.72	0.00	109.76
6571	MHFA LIRC Fee	150.00	0.00	0.00	150.00
6572	MHFA Annual Compliance Fee	720.00	0.00	0.00	720.00
Totals:		0.00	125,133.90	125,133.90	0.00

MYSA HOUSE

Income Statement

August 31, 2021

	Month Ending 08/31/2021		Year to Date 08/31/2021	
	Actual	%	Actual	%
Income				
Rental Income				
4000 - Rental Income	11,408.00	67.93	100,976.00	75.50
4001 - Rental Assistance	5,481.00	32.64	33,331.00	24.92
4002 - Garage Rent	660.00	3.93	5,280.00	3.95
Total Rental Income	17,549.00	104.50	139,587.00	104.37
Vacancy, Losses & Concessions				
4550 - Loss to Lease	0.00	0.00	185.00	0.14
4700 - Resident Mgr Free Rent	(755.00)	(4.50)	(6,035.00)	(4.51)
Total Vacancy, Losses & Concessions	(755.00)	(4.50)	(5,850.00)	(4.37)
Net Rental Income	16,794.00	100.00	133,737.00	100.00
Financial Income				
4012 - Interest Security Deposit	2.22	0.01	16.72	0.01
4014 - Interest Operating Svgs	4.03	0.02	34.58	0.03
4016 - Interest Operating Reserves	0.00	0.00	0.66	0.00
4090 - Interest Income ~ Reserves	0.00	0.00	64.40	0.05
Total Financial Income	6.25	0.04	116.36	0.09
Other Income				
4010 - TIF Income	0.00	0.00	20,071.45	15.01
4099 - Other Income	0.00	0.00	546.48	0.41
4709 - Reimbursements	0.00	0.00	(600.00)	(0.45)
4960 - PPP Reimbursement	0.00	0.00	2,598.08	1.94
Total Other Income	0.00	0.00	22,616.01	16.91
Total Income	16,800.25	100.04	156,469.37	117.00
Expenses				
Payroll & Related				
6110 - Maint/Repairs Payroll	1,317.00	7.84	11,476.47	8.58
6305 - Activity Director	210.08	1.25	615.59	0.46
6365 - Payroll Taxes	158.79	0.95	1,293.14	0.97
6370 - Workmans' Comp Ins	136.55	0.81	1,011.66	0.76
Total Payroll & Related	1,822.42	10.85	14,396.86	10.77
Administrative Expenses				
6320 - Auditing	0.00	0.00	8,130.00	6.08
6340 - Phone	31.37	0.19	252.30	0.19
6342 - Property Internet	105.00	0.63	840.00	0.63
6345 - Office Supplies	0.00	0.00	1,605.14	1.20
6346 - Postage	156.51	0.93	184.34	0.14
6355 - Training Expense	0.00	0.00	22.54	0.02
6375 - Bank Charges	78.64	0.47	105.14	0.08
Total Administrative Expenses	371.52	2.21	11,139.46	8.33
Utilities				
6210 - Electric	515.89	3.07	5,174.02	3.87
6215 - Water/Sewer	1,061.45	6.32	4,052.35	3.03
6225 - Fuel (Oil/Coal.Gas)	121.32	0.72	3,683.57	2.75
6230 - Trash removal	112.20	0.67	897.60	0.67
6245 - Cable Television	102.59	0.61	818.02	0.61
Total Utilities	1,913.45	11.39	14,625.56	10.94

MYSA HOUSE

Income Statement

August 31, 2021

	Month Ending 08/31/2021		Year to Date 08/31/2021	
	Actual	%	Actual	%
Operating & Maintenance Expenses				
6175 - Tenant Relations	0.00	0.00	36.01	0.03
6306 - Activity Director Expenses	0.00	0.00	15.10	0.01
Total Operating & Maintenance Expenses	0.00	0.00	51.11	0.04
Maintenance & Repairs				
6115 - Maint/Repairs Supply	46.12	0.27	1,294.62	0.97
6120 - General Repairs	0.00	0.00	498.65	0.37
6130 - Snow removal	0.00	0.00	1,471.47	1.10
6135 - Elevator Maint.Contract	0.00	0.00	934.51	0.70
6137 - Elevator Phone	40.60	0.24	324.22	0.24
6140 - Grounds Maintenance	17.16	0.10	1,304.80	0.98
6147 - Fire Alarm Contract/Repairs	81.20	0.48	653.35	0.49
6150 - Janitor Supplies	2.47	0.01	103.07	0.08
6160 - Exterminating Contract	0.00	0.00	279.96	0.21
6165 - Heat & A/C Repairs	210.00	1.25	420.00	0.31
6171 - Security System Phone	41.66	0.25	331.88	0.25
Total Maintenance & Repairs	439.21	2.62	7,616.53	5.70
Management Fees				
6315 - Management Fees	1,536.00	9.15	12,288.00	9.19
Total Management Fees	1,536.00	9.15	12,288.00	9.19
Taxes & Insurance				
6410 - Real Estate Taxes	0.00	0.00	13,599.00	10.17
6421 - Minnesota Minimum Fee	0.00	0.00	630.00	0.47
6422 - Rental License	0.00	0.00	158.86	0.12
6425 - Property Insurance	0.00	0.00	12,742.75	9.53
6430 - Fidelity Coverage	0.00	0.00	663.93	0.50
6571 - MHFA LIRC Fee	0.00	0.00	150.00	0.11
6572 - MHFA Annual Compliance Fee	0.00	0.00	720.00	0.54
Total Taxes & Insurance	0.00	0.00	28,664.54	21.43
Total Operating Expenses	6,082.60	36.22	88,782.06	66.39
Net Operating Income (Loss)	10,717.65	63.82	67,687.31	50.61
Non-Operating Expenses				
Debt Services				
6560 - Mortgage Interest	1,895.09	11.28	15,230.20	11.39
Total Debt Services	1,895.09	11.28	15,230.20	11.39
Other Non-Operating Expenses				
6565 - Security Deposit Interest Liability	13.72	0.08	109.76	0.08
Total Other Non-Operating Expenses	13.72	0.08	109.76	0.08
Total Non-Operating Expenses	1,908.81	11.37	15,339.96	11.47
Net Income (Loss)	8,808.84	52.45	52,347.35	39.14

MYSA HOUSE

Budget Comparison

August 31, 2021

	Month Ending 08/31/2021				Year to Date 08/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
4000 - Rental Income	11,408.00	16,889.00	(5,481.00)	(32.45)	100,976.00	135,112.00	(34,136.00)	(25.26)
4001 - Rental Assistance	5,481.00	0.00	5,481.00	(100.00)	33,331.00	0.00	33,331.00	(100.00)
4002 - Garage Rent	660.00	660.00	0.00	0.00	5,280.00	5,280.00	0.00	0.00
Total Rental Income	17,549.00	17,549.00	0.00	0.00	139,587.00	140,392.00	(805.00)	(0.57)
Vacancy, Losses & Concessions								
4510 - Vacancies - Garage	0.00	(26.42)	26.42	100.00	0.00	(211.36)	211.36	100.00
4550 - Loss to Lease	0.00	0.00	0.00	0.00	185.00	0.00	185.00	(100.00)
4700 - Resident Mgr Free Rent	(755.00)	(750.00)	(5.00)	(0.66)	(6,035.00)	(6,000.00)	(35.00)	(0.58)
Total Vacancy, Losses & Concessions	(755.00)	(776.42)	21.42	2.75	(5,850.00)	(6,211.36)	361.36	5.81
Net Rental Income	16,794.00	16,772.58	21.42	0.12	133,737.00	134,180.64	(443.64)	(0.33)
Financial Income								
4012 - Interest Security Deposit	2.22	2.00	0.22	11.00	16.72	16.00	0.72	4.50
4014 - Interest Operating Svgs	4.03	2.83	1.20	42.40	34.58	22.64	11.94	52.73
4016 - Interest Operating Reserves	0.00	20.92	(20.92)	(100.00)	0.66	167.36	(166.70)	(99.60)
4090 - Interest Income ~ Reserves	0.00	11.23	(11.23)	(100.00)	64.40	89.84	(25.44)	(28.31)
Total Financial Income	6.25	36.98	(30.73)	(83.09)	116.36	295.84	(179.48)	(60.66)
Other Income								
4010 - TIF Income	0.00	0.00	0.00	0.00	20,071.45	9,485.00	10,586.45	111.61
4099 - Other Income	0.00	0.00	0.00	0.00	546.48	0.00	546.48	(100.00)
4709 - Reimbursements	0.00	0.00	0.00	0.00	(600.00)	0.00	(600.00)	(100.00)
4960 - PPP Reimbursement	0.00	0.00	0.00	0.00	2,598.08	0.00	2,598.08	(100.00)
Total Other Income	0.00	0.00	0.00	0.00	22,616.01	9,485.00	13,131.01	138.43
Total Income	16,800.25	16,809.56	(9.31)	(0.05)	156,469.37	143,961.48	12,507.89	8.68
Expenses								
Payroll & Related								
6110 - Maint/Repairs Payroll	1,317.00	1,438.67	121.67	8.45	11,476.47	11,509.36	32.89	0.28
6305 - Activity Director	210.08	732.33	522.25	71.31	615.59	5,858.64	5,243.05	89.49
6365 - Payroll Taxes	158.79	216.67	57.88	26.71	1,293.14	1,733.36	440.22	25.39
6370 - Workmans' Comp Ins	136.55	108.17	(28.38)	(26.23)	1,011.66	865.36	(146.30)	(16.90)
Total Payroll & Related	1,822.42	2,495.84	673.42	26.98	14,396.86	19,966.72	5,569.86	27.89
Administrative Expenses								
6320 - Auditing	0.00	0.00	0.00	0.00	8,130.00	6,143.00	(1,987.00)	(32.34)
6340 - Phone	31.37	60.00	28.63	47.71	252.30	480.00	227.70	47.43
6342 - Property Internet	105.00	105.00	0.00	0.00	840.00	840.00	0.00	0.00
6345 - Office Supplies	0.00	83.33	83.33	100.00	1,605.14	666.64	(938.50)	(140.78)

MYSA HOUSE

Budget Comparison

August 31, 2021

	Month Ending 08/31/2021				Year to Date 08/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6346 - Postage	156.51	16.67	(139.84)	(838.87)	184.34	133.36	(50.98)	(38.22)
6350 - Office Furniture/Equip	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00
6355 - Training Expense	0.00	20.83	20.83	100.00	22.54	166.64	144.10	86.47
6375 - Bank Charges	78.64	7.50	(71.14)	(948.53)	105.14	60.00	(45.14)	(75.23)
Total Administrative Expenses	371.52	318.33	(53.19)	(16.70)	11,139.46	8,689.64	(2,449.82)	(28.19)
Marketing Expenses								
6335 - Advertising	0.00	16.67	16.67	100.00	0.00	133.36	133.36	100.00
Total Marketing Expenses	0.00	16.67	16.67	100.00	0.00	133.36	133.36	100.00
Utilities								
6210 - Electric	515.89	833.33	317.44	38.09	5,174.02	6,666.64	1,492.62	22.38
6215 - Water/Sewer	1,061.45	563.33	(498.12)	(88.42)	4,052.35	4,506.64	454.29	10.08
6225 - Fuel (Oil/Coal.Gas)	121.32	521.67	400.35	76.74	3,683.57	4,173.36	489.79	11.73
6230 - Trash removal	112.20	113.33	1.13	0.99	897.60	906.64	9.04	0.99
6245 - Cable Television	102.59	100.00	(2.59)	(2.59)	818.02	800.00	(18.02)	(2.25)
Total Utilities	1,913.45	2,131.66	218.21	10.23	14,625.56	17,053.28	2,427.72	14.23
Operating & Maintenance Expenses								
6175 - Tenant Relations	0.00	0.00	0.00	0.00	36.01	0.00	(36.01)	(100.00)
6306 - Activity Director Expenses	0.00	158.33	158.33	100.00	15.10	1,266.64	1,251.54	98.80
Total Operating & Maintenance Expenses	0.00	158.33	158.33	100.00	51.11	1,266.64	1,215.53	95.96
Maintenance & Repairs								
6115 - Maint/Repairs Supply	46.12	125.00	78.88	63.10	1,294.62	1,000.00	(294.62)	(29.46)
6120 - General Repairs	0.00	583.33	583.33	100.00	498.65	4,666.64	4,167.99	89.31
6125 - Painting & Decorating	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00
6130 - Snow removal	0.00	0.00	0.00	0.00	1,471.47	3,566.68	2,095.21	58.74
6135 - Elevator Maint.Contract	0.00	0.00	0.00	0.00	934.51	1,000.00	65.49	6.54
6136 - Elevator Maintenance/Repairs	0.00	62.50	62.50	100.00	0.00	500.00	500.00	100.00
6137 - Elevator Phone	40.60	40.00	(0.60)	(1.50)	324.22	320.00	(4.22)	(1.31)
6140 - Grounds Maintenance	17.16	250.00	232.84	93.13	1,304.80	1,000.00	(304.80)	(30.48)
6147 - Fire Alarm Contract/Repairs	81.20	141.67	60.47	42.68	653.35	1,133.36	480.01	42.35
6149 - Fire Sprinkler Contract/Repairs	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00
6150 - Janitor Supplies	2.47	75.00	72.53	96.70	103.07	600.00	496.93	82.82
6160 - Exterminating Contract	0.00	0.00	0.00	0.00	279.96	350.00	70.04	20.01
6165 - Heat & A/C Repairs	210.00	62.50	(147.50)	(236.00)	420.00	500.00	80.00	16.00
6171 - Security System Phone	41.66	41.67	0.01	0.02	331.88	333.36	1.48	0.44
Total Maintenance & Repairs	439.21	1,490.00	1,050.79	70.52	7,616.53	15,836.68	8,220.15	51.90
Management Fees								
6315 - Management Fees	1,536.00	1,536.00	0.00	0.00	12,288.00	12,288.00	0.00	0.00
Total Management Fees	1,536.00	1,536.00	0.00	0.00	12,288.00	12,288.00	0.00	0.00
Taxes & Insurance								
6410 - Real Estate Taxes	0.00	0.00	0.00	0.00	13,599.00	11,855.50	(1,743.50)	(14.70)

MYSA HOUSE

Budget Comparison

August 31, 2021

	Month Ending 08/31/2021				Year to Date 08/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6421 - Minnesota Minimum Fee	0.00	0.00	0.00	0.00	630.00	630.00	0.00	0.00
6422 - Rental License	0.00	0.00	0.00	0.00	158.86	0.00	(158.86)	(100.00)
6425 - Property Insurance	0.00	0.00	0.00	0.00	12,742.75	12,700.00	(42.75)	(0.33)
6430 - Fidelity Coverage	0.00	0.00	0.00	0.00	663.93	0.00	(663.93)	(100.00)
6435 - Other Insurance	0.00	59.50	59.50	100.00	0.00	476.00	476.00	100.00
6571 - MHFA LIRC Fee	0.00	0.00	0.00	0.00	150.00	150.00	0.00	0.00
6572 - MHFA Annual Compliance Fee	0.00	0.00	0.00	0.00	720.00	720.00	0.00	0.00
Total Taxes & Insurance	0.00	59.50	59.50	100.00	28,664.54	26,531.50	(2,133.04)	(8.03)
Total Operating Expenses	6,082.60	8,206.33	2,123.73	25.87	88,782.06	101,765.82	12,983.76	12.75
Net Operating Income (Loss)	10,717.65	8,603.23	2,114.42	24.57	67,687.31	42,195.66	25,491.65	60.41
Non-Operating Expenses								
Capital Expenditures								
6191 - Cap Exp - Appliances	0.00	158.33	158.33	100.00	0.00	1,266.64	1,266.64	100.00
6196 - Cap Exp - Grounds	0.00	791.67	791.67	100.00	0.00	6,333.36	6,333.36	100.00
Total Capital Expenditures	0.00	950.00	950.00	100.00	0.00	7,600.00	7,600.00	100.00
Debt Services								
6560 - Mortgage Interest	1,895.09	1,926.92	31.83	1.65	15,230.20	15,415.36	185.16	1.20
Total Debt Services	1,895.09	1,926.92	31.83	1.65	15,230.20	15,415.36	185.16	1.20
Other Non-Operating Expenses								
6565 - Security Deposit Interest Liability	13.72	0.00	(13.72)	(100.00)	109.76	0.00	(109.76)	(100.00)
Total Other Non-Operating Expenses	13.72	0.00	(13.72)	(100.00)	109.76	0.00	(109.76)	(100.00)
Total Non-Operating Expenses	1,908.81	2,876.92	968.11	33.65	15,339.96	23,015.36	7,675.40	33.34
Net Income (Loss)	8,808.84	5,726.31	3,082.53	53.83	52,347.35	19,180.30	33,167.05	172.92

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
1000 - Operating Checking (Balance Forward As of 08/01/2021)											42,653.36
08/02/2021	08/02/2021	34	08/2021-400 Deposited 08/02/2021 Settlement:11987146125		MYS188		6828	OARB	917.00		43,570.36
08/02/2021	08/02/2021	20664	AP Pymt - Minnesota Housing Accounting		MYS188		11385	DB		7,278.33	36,292.03
08/02/2021	08/02/2021	20665	AP Pymt - Bank Forward - Visa		MYS188		11412	DB		2.47	36,289.56
08/03/2021	08/03/2021	35	08/2021-401 Deposited 08/03/2021 Settlement:12004663705		MYS188		6829	OARB	273.00		36,562.56
08/04/2021	08/04/2021	36	08/2021-402 Deposited 08/04/2021 Settlement:12030541305		MYS188		6916	OARB	177.00		36,739.56
08/05/2021	08/05/2021	37	08/2021-403 Deposited 08/05/2021 Settlement:12042233017		MYS188		7081	OARB	710.00		37,449.56
08/05/2021	08/05/2021	20666	AP Pymt - Culligan of Pine City		MYS188		11722	DB		44.46	37,405.10
08/05/2021	08/05/2021	20667	AP Pymt - Mora Municipal Utilities		MYS188		11723	DB		781.90	36,623.20
08/06/2021	08/06/2021	38	08/2021-1 Deposited 08/06/2021		MYS188		7205	OARB	8,388.00		45,011.20
08/10/2021	08/10/2021	39	08/2021-2 Deposited 08/10/2021		MYS188		7416	OARB	5,481.00		50,492.20
08/12/2021	08/12/2021	20668	AP Pymt - Ace Hardware		MYS188		12638	DB		135.45	50,356.75
08/12/2021	08/12/2021	20669	AP Pymt - DW Jones Management - Mgmt Fee		MYS188		12639	DB		1,536.00	48,820.75
08/12/2021	08/12/2021	20670	AP Pymt - DW Jones Management - Payroll		MYS188		12640	DB		892.51	47,928.24
08/12/2021	08/12/2021	20671	AP Pymt - Mora HRA		MYS188		12641	DB		210.00	47,718.24
08/12/2021	08/12/2021	20672	AP Pymt - Quality Disposal Systems		MYS188		12642	DB		112.20	47,606.04
08/12/2021	08/12/2021	20673	AP Pymt - Scott's Lawn & Landscapes		MYS188		12643	DB		292.90	47,313.14
08/12/2021	08/12/2021	20674	AP Pymt - VERIZON WIRELESS SPLITS		MYS188		12644	DB		27.50	47,285.64
08/17/2021	08/17/2021	40	08/2021-3 Deposited 08/17/2021		MYS188		7758	OARB	815.00		48,100.64
08/17/2021	08/17/2021	20675	AP Pymt - Cinnaire Fund for Hsg LP 32		MYS188		13306	DB		1,988.93	46,111.71
08/17/2021	08/17/2021	Voided - 20619	AP Pymt - Cinnaire Fund for Hsg LP 32: Check never received will reprint		MYS188		13305	DB	1,988.93		48,100.64
08/19/2021	08/19/2021	20676	AP Pymt - CTC splits		MYS188		13580	DB		4.26	48,096.38
08/19/2021	08/19/2021	20677	AP Pymt - East Central Energy		MYS188		13581	DB		515.89	47,580.49
08/19/2021	08/19/2021	20678	AP Pymt - Minnesota Energy Resources		MYS188		13582	DB		121.32	47,459.17
08/19/2021	08/19/2021	20679	AP Pymt - Mora HRA		MYS188		13583	DB		43,260.07	4,199.10
08/26/2021	08/26/2021	20680	AP Pymt - DW Jones Management - Payroll		MYS188		14012	DB		929.91	3,269.19
08/26/2021	08/26/2021	20681	AP Pymt - Midcontinent Communications		MYS188		14013	DB		371.05	2,898.14
08/31/2021	08/31/2021		Bank Service Charge: Check order chg		MYS188		14860	DB		71.64	2,826.50
08/31/2021	08/31/2021		Bank Service Charge: RPI		MYS188		14860	DB		7.00	2,819.50
Totals for 1000 - Operating Checking									18,749.93	58,583.79	2,819.50
Net Change for 1000 - Operating Checking											(39,833.86)
1002 - Security Deposit Checking (Balance Forward As of 08/01/2021)											16,895.89
08/31/2021	08/31/2021		Bank Interest Earned		MYS188		14860	DB	2.22		16,898.11
Totals for 1002 - Security Deposit Checking									2.22	0.00	16,898.11
Net Change for 1002 - Security Deposit Checking											2.22
1004 - Operating Savings (Balance Forward As of 08/01/2021)											30,672.14
08/31/2021	08/31/2021		Bank Interest Earned		MYS188		14860	DB	4.03		30,676.17
Totals for 1004 - Operating Savings									4.03	0.00	30,676.17
Net Change for 1004 - Operating Savings											4.03
1005 - Operating Reserves (Balance Forward As of 08/01/2021)											86,353.29
Totals for 1005 - Operating Reserves									0.00	0.00	86,353.29
Net Change for 1005 - Operating Reserves											0.00
1010 - Petty Cash (Balance Forward As of 08/01/2021)											150.00
Totals for 1010 - Petty Cash									0.00	0.00	150.00

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
Net Change for 1010 - Petty Cash											0.00
1100 - Accts Rec - Tenants (Balance Forward As of 08/01/2021)											0.00
08/01/2021	08/01/2021		Accts Rec - Tenants		MYS188		4488	OARA	16,306.00		16,306.00
08/01/2021	08/01/2021		Accts Rec - Tenants		MYS188		4581	OARA		917.00	15,389.00
08/01/2021	08/01/2021		Accts Rec - Tenants		MYS188		4639	OARA		273.00	15,116.00
08/01/2021	08/01/2021		Accts Rec - Tenants		MYS188		4729	OARA		177.00	14,939.00
08/04/2021	08/04/2021		Accts Rec - Tenants		MYS188		4877	OARA		710.00	14,229.00
08/06/2021	08/06/2021		Accts Rec - Tenants		MYS188		4975	OARA		7,848.00	6,381.00
08/10/2021	08/10/2021		Accts Rec - Tenants		MYS188		5179	OARA		5,481.00	900.00
08/17/2021	08/17/2021		Accts Rec - Tenants		MYS188		5446	OARA		815.00	85.00
08/30/2021	08/30/2021		Accts Rec - Tenants		MYS188		5792	OARA		6.00	79.00
08/31/2021	08/31/2021		Accts Rec - Tenants		MYS188		5853	OARA		25.00	54.00
Totals for 1100 - Accts Rec - Tenants									16,306.00	16,252.00	54.00
Net Change for 1100 - Accts Rec - Tenants											54.00
1102 - Accts Rec - Other (Balance Forward As of 08/01/2021)											9,498.24
Totals for 1102 - Accts Rec - Other									0.00	0.00	9,498.24
Net Change for 1102 - Accts Rec - Other											0.00
1300 - Furniture and Fixtures (Balance Forward As of 08/01/2021)											614,552.00
Totals for 1300 - Furniture and Fixtures									0.00	0.00	614,552.00
Net Change for 1300 - Furniture and Fixtures											0.00
1305 - Equipment (Balance Forward As of 08/01/2021)											330,647.00
Totals for 1305 - Equipment									0.00	0.00	330,647.00
Net Change for 1305 - Equipment											0.00
1306 - Accumulated Depreciation Equipment (Balance Forward As of 08/01/2021)											(455,576.00)
Totals for 1306 - Accumulated Depreciation Equipment									0.00	0.00	(455,576.00)
Net Change for 1306 - Accumulated Depreciation Equipment											0.00
1310 - Building (Balance Forward As of 08/01/2021)											2,807,254.00
Totals for 1310 - Building									0.00	0.00	2,807,254.00
Net Change for 1310 - Building											0.00
1311 - Accumulated Depreciation Building (Balance Forward As of 08/01/2021)											(193,771.00)
Totals for 1311 - Accumulated Depreciation Building									0.00	0.00	(193,771.00)
Net Change for 1311 - Accumulated Depreciation Building											0.00
1315 - Land (Balance Forward As of 08/01/2021)											501,491.00
Totals for 1315 - Land									0.00	0.00	501,491.00
Net Change for 1315 - Land											0.00
1325 - Accumulated Depreciation (Balance Forward As of 08/01/2021)											(86,187.00)
Totals for 1325 - Accumulated Depreciation									0.00	0.00	(86,187.00)
Net Change for 1325 - Accumulated Depreciation											0.00
1330 - Replacement Reserve (Balance Forward As of 08/01/2021)											15,337.75
08/01/2021	08/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		12538	APA	630.00		15,967.75
		pmt Aug 2021	counting: 1269689-MH pmt Aug 2021								
Totals for 1330 - Replacement Reserve									630.00	0.00	15,967.75
Net Change for 1330 - Replacement Reserve											630.00
1340 - Escrow Property Taxes (Balance Forward As of 08/01/2021)											5,165.11
08/01/2021	08/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		12538	APA	2,812.00		7,977.11

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
		pmt Aug 2021	counting: 1269689-MH pmt Aug 2021								
Totals for 1340 - Escrow Property Taxes									2,812.00	0.00	7,977.11
Net Change for 1340 - Escrow Property Taxes											2,812.00
1345 - Escrow Insurance (Balance Forward As of 08/01/2021)											5,683.75
08/01/2021	08/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		12538	APA	1,178.00		6,861.75
		pmt Aug 2021	counting: 1269689-MH pmt Aug 2021								
Totals for 1345 - Escrow Insurance									1,178.00	0.00	6,861.75
Net Change for 1345 - Escrow Insurance											1,178.00
1360 - Escrow FHA Insurance (Balance Forward As of 08/01/2021)											120.26
08/01/2021	08/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		12538	APA	55.00		175.26
		pmt Aug 2021	counting: 1269689-MH pmt Aug 2021								
Totals for 1360 - Escrow FHA Insurance									55.00	0.00	175.26
Net Change for 1360 - Escrow FHA Insurance											55.00
1400 - Financing Fees (Balance Forward As of 08/01/2021)											151,074.00
Totals for 1400 - Financing Fees									0.00	0.00	151,074.00
Net Change for 1400 - Financing Fees											0.00
1410 - Loan Fees (Balance Forward As of 08/01/2021)											26,308.50
Totals for 1410 - Loan Fees									0.00	0.00	26,308.50
Net Change for 1410 - Loan Fees											0.00
1411 - Accumulated Amortization Loan Fees (Balance Forward As of 08/01/2021)											(10,764.00)
Totals for 1411 - Accumulated Amortization Loan Fees									0.00	0.00	(10,764.00)
Net Change for 1411 - Accumulated Amortization Loan Fees											0.00
2003 - Prepaid Rents (Balance Forward As of 08/01/2021)											(524.00)
08/01/2021	08/01/2021		Prepaid Rents		MYS188		4488	OARA	488.00		(36.00)
08/01/2021	08/01/2021		Prepaid Rents		MYS188		4581	OARA	917.00		881.00
08/01/2021	08/01/2021		Prepaid Rents		MYS188		4639	OARA	273.00		1,154.00
08/01/2021	08/01/2021		Prepaid Rents		MYS188		4729	OARA	177.00		1,331.00
08/02/2021	08/02/2021	34	08/2021-400 Deposited 08/02/2021 Set- tlement:11987146125		MYS188		6828	OARB		917.00	414.00
08/03/2021	08/03/2021	35	08/2021-401 Deposited 08/03/2021 Set- tlement:12004663705		MYS188		6829	OARB		273.00	141.00
08/04/2021	08/04/2021	36	08/2021-402 Deposited 08/04/2021 Set- tlement:12030541305		MYS188		6916	OARB		177.00	(36.00)
08/04/2021	08/04/2021		Prepaid Rents		MYS188		4877	OARA	710.00		674.00
08/05/2021	08/05/2021	37	08/2021-403 Deposited 08/05/2021 Set- tlement:12042233017		MYS188		7081	OARB		710.00	(36.00)
08/06/2021	08/06/2021	38	08/2021-1 Deposited 08/06/2021		MYS188		7205	OARB		8,388.00	(8,424.00)
08/06/2021	08/06/2021		Prepaid Rents		MYS188		4975	OARA	7,873.00		(551.00)
08/10/2021	08/10/2021	39	08/2021-2 Deposited 08/10/2021		MYS188		7416	OARB		5,481.00	(6,032.00)
08/10/2021	08/10/2021		Prepaid Rents		MYS188		5179	OARA	5,481.00		(551.00)
08/17/2021	08/17/2021	40	08/2021-3 Deposited 08/17/2021		MYS188		7758	OARB		815.00	(1,366.00)
08/17/2021	08/17/2021		Prepaid Rents		MYS188		5446	OARA	815.00		(551.00)
08/30/2021	08/30/2021		Prepaid Rents		MYS188		5792	OARA	6.00		(545.00)
Totals for 2003 - Prepaid Rents									16,740.00	16,761.00	(545.00)
Net Change for 2003 - Prepaid Rents											(21.00)
2005 - Accounts Payable (Balance Forward As of 08/01/2021)											(46,190.48)
08/01/2021	08/01/2021	291112	AP Invoice - Ace Hardware		MYS188		16401	APA		17.16	(46,207.64)
08/01/2021	08/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		12538	APA		7,278.33	(53,485.97)
		pmt Aug 2021	counting								
08/02/2021	08/02/2021	20664	AP Pymt - Minnesota Housing Account- ing: 1269689-MH pmt Aug 2021		MYS188		11385	DB	7,278.33		(46,207.64)

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
08/02/2021	08/02/2021	20665	AP Pymt - Bank Forward - Visa: 4475-Target-toilet paper-split		MYS188		11412	DB	2.47		(46,205.17)
08/02/2021	08/02/2021	207432300-08022021	AP Invoice - East Central Energy		MYS188		15116	APA		515.89	(46,721.06)
08/02/2021	08/02/2021	4475-Beth P-08022021	AP Invoice - Bank Forward - Visa		MYS188		12651	APA		2.47	(46,723.53)
08/03/2021	08/03/2021	MH08-21	AP Invoice - Mora HRA		MYS188		13359	APA		210.00	(46,933.53)
08/05/2021	08/05/2021	20666	AP Pymt - Culligan of Pine City: 301X00979707-solar salt		MYS188		11722	DB	44.46		(46,889.07)
08/05/2021	08/05/2021	20667	AP Pymt - Mora Municipal Utilities: 09-03001411-00-3-07152021-u-104		MYS188		11723	DB	781.90		(46,107.17)
08/06/2021	08/06/2021	0617509934-0001-08062021	AP Invoice - Minnesota Energy Resources		MYS188		14719	APA		121.32	(46,228.49)
08/08/2021	08/08/2021	08-08-2021-MY S188	AP Invoice - DW Jones Management - Payroll		MYS188		14482	APA		892.51	(47,121.00)
08/11/2021	08/11/2021	291489	AP Invoice - Ace Hardware		MYS188		16402	APA		46.12	(47,167.12)
08/12/2021	08/12/2021	20668	AP Pymt - Ace Hardware: 290484-trimming shears		MYS188		12638	DB	31.12		(47,136.00)
08/12/2021	08/12/2021	20668	AP Pymt - Ace Hardware: 290717-hardware		MYS188		12638	DB	7.70		(47,128.30)
08/12/2021	08/12/2021	20668	AP Pymt - Ace Hardware: 290715-weed whip		MYS188		12638	DB	96.63		(47,031.67)
08/12/2021	08/12/2021	20669	AP Pymt - DW Jones Management - Mgmt Fee: MYS188-MgmtFee-MYS188-7/20211628712979		MYS188		12639	DB	1,536.00		(45,495.67)
08/12/2021	08/12/2021	20670	AP Pymt - DW Jones Management - Payroll: 07/26/2021-08/08/2021		MYS188		12640	DB	892.51		(44,603.16)
08/12/2021	08/12/2021	20671	AP Pymt - Mora HRA: MH08-21-boiler service		MYS188		12641	DB	210.00		(44,393.16)
08/12/2021	08/12/2021	20672	AP Pymt - Quality Disposal Systems: 1149708-garbage July		MYS188		12642	DB	112.20		(44,280.96)
08/12/2021	08/12/2021	20673	AP Pymt - Scott's Lawn & Landscapes: 8663-lawn application		MYS188		12643	DB	292.90		(43,988.06)
08/12/2021	08/12/2021	20674	AP Pymt - VERIZON WIRELESS SPLITS: 320-674-0724-phone		MYS188		12644	DB	27.50		(43,960.56)
08/12/2021	08/12/2021	20940444	AP Invoice - CTC splits		MYS188		15315	APA		4.26	(43,964.82)
08/13/2021	08/13/2021	16761170112153	AP Invoice - Midcontinent Communications		MYS188		15431	APA		371.05	(44,335.87)
08/16/2021	08/16/2021	09-03001411-00-3-08162021	AP Invoice - Mora Municipal Utilities		MYS188		16047	APA		1,061.45	(45,397.32)
08/17/2021	08/17/2021	20675	AP Pymt - Cinnaire Fund for Hsg LP 32: 2020 distribution investor service fee		MYS188		13306	DB	1,988.93		(43,408.39)
08/17/2021	08/17/2021	Voided - 20619	AP Pymt - Cinnaire Fund for Hsg LP 32: 2020 distribution investor service fee		MYS188		13305	DB		1,988.93	(45,397.32)
08/19/2021	08/19/2021	20676	AP Pymt - CTC splits: 20940444-phone		MYS188		13580	DB	4.26		(45,393.06)
08/19/2021	08/19/2021	20677	AP Pymt - East Central Energy: 207432300-08022021		MYS188		13581	DB	515.89		(44,877.17)
08/19/2021	08/19/2021	20678	AP Pymt - Minnesota Energy Resources: 0617509934-00001-08062021		MYS188		13582	DB	121.32		(44,755.85)
08/19/2021	08/19/2021	20679	AP Pymt - Mora HRA: 2020 distribution deferred developer fee		MYS188		13583	DB	43,260.07		(1,495.78)
08/22/2021	08/22/2021	08-22-2021-MY S188	AP Invoice - DW Jones Management - Payroll		MYS188		15863	APA		929.91	(2,425.69)
08/26/2021	08/26/2021	20680	AP Pymt - DW Jones Management - Payroll: 08/09/2021-08/22/2021		MYS188		14012	DB	929.91		(1,495.78)
08/26/2021	08/26/2021	20681	AP Pymt - Midcontinent Communications: 16761170112153-cable		MYS188		14013	DB	102.59		(1,393.19)
08/26/2021	08/26/2021	20681	AP Pymt - Midcontinent Communications: 16761170112153-elevator phone		MYS188		14013	DB	40.60		(1,352.59)
08/26/2021	08/26/2021	20681	AP Pymt - Midcontinent Communica-		MYS188		14013	DB	41.66		(1,310.93)

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
08/26/2021	08/26/2021	20681	tions: 16761170112153-entry AP Pymt - Midcontinent Communica-		MYS188		14013	DB	105.00		(1,205.93)
08/26/2021	08/26/2021	20681	tions: 16761170112153-internet AP Pymt - Midcontinent Communica-		MYS188		14013	DB	81.20		(1,124.73)
08/26/2021	08/26/2021	9887068653-spli	tions: 16761170112153-fire alarm AP Invoice - VERIZON WIRELESS		MYS188		16861	APA		27.11	(1,151.84)
08/31/2021	08/31/2021	1149708-08312	ts SPLITS AP Invoice - Quality Disposal Systems		MYS188		17819	APA		112.20	(1,264.04)
08/31/2021	08/31/2021	Dec 2020-Aug	021 AP Invoice - DW Jones Management -		MYS188		18160	APA		156.51	(1,420.55)
08/31/2021	08/31/2021	2021-postage-1	Postage MYS188-MgmtFAP Invoice - DW Jones Management -		MYS188		16869	APA		1,536.00	(2,956.55)
		ee-	Mgmt Fee: MYS188-8/2021 MYS188-MgmtFee-MYS188-8/2021163								
		1631038159	1038159								
Totals for 2005 - Accounts Payable									58,505.15	15,271.22	(2,956.55)
Net Change for 2005 - Accounts Payable											43,233.93
2007 - Accrued Interest (Balance Forward As of 08/01/2021)											(1,941.40)
Totals for 2007 - Accrued Interest									0.00	0.00	(1,941.40)
Net Change for 2007 - Accrued Interest											0.00
2010 - Security Deposits (Balance Forward As of 08/01/2021)											(16,687.18)
08/31/2021	08/31/2021		August 2021 Sec Dep Liab Interest		MYS188		3513	GJ		13.72	(16,700.90)
Totals for 2010 - Security Deposits									0.00	13.72	(16,700.90)
Net Change for 2010 - Security Deposits											(13.72)
2205 - Due to Limited Partner (Balance Forward As of 08/01/2021)											1,988.93
Totals for 2205 - Due to Limited Partner									0.00	0.00	1,988.93
Net Change for 2205 - Due to Limited Partner											0.00
2300 - Mortgage Payables - MHFA (Balance Forward As of 08/01/2021)											(535,083.83)
08/01/2021	08/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		12538	APA	708.24		(534,375.59)
		pmt Aug 2021	counting: 1269689-MH pmt Aug 2021								
Totals for 2300 - Mortgage Payables - MHFA									708.24	0.00	(534,375.59)
Net Change for 2300 - Mortgage Payables - MHFA											708.24
2305 - Mortgage Payable - MHFA Sr. Pilot (Balance Forward As of 08/01/2021)											(1,000,000.00)
Totals for 2305 - Mortgage Payable - MHFA Sr. Pilot									0.00	0.00	(1,000,000.00)
Net Change for 2305 - Mortgage Payable - MHFA Sr. Pilot											0.00
2310 - Mortgages Payable - GMHF (Balance Forward As of 08/01/2021)											(535,000.00)
Totals for 2310 - Mortgages Payable - GMHF									0.00	0.00	(535,000.00)
Net Change for 2310 - Mortgages Payable - GMHF											0.00
2315 - Mortgages Payable - Deferred (Balance Forward As of 08/01/2021)											(500,000.00)
Totals for 2315 - Mortgages Payable - Deferred									0.00	0.00	(500,000.00)
Net Change for 2315 - Mortgages Payable - Deferred											0.00
2465 - Deferred Developer Fee (Balance Forward As of 08/01/2021)											(87,068.93)
Totals for 2465 - Deferred Developer Fee									0.00	0.00	(87,068.93)
Net Change for 2465 - Deferred Developer Fee											0.00
3000 - Retained Earnings (Balance Forward As of 08/01/2021)											68,006.11
Totals for 3000 - Retained Earnings									0.00	0.00	68,006.11
Net Change for 3000 - Retained Earnings											0.00

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
3250 - Limited Partner Capital (Balance Forward As of 08/01/2021)											(1,201,519.00)
Totals for 3250 - Limited Partner Capital									0.00	0.00	(1,201,519.00)
Net Change for 3250 - Limited Partner Capital											0.00
4000 - Rental Income (Balance Forward As of 08/01/2021)											(89,568.00)
08/01/2021	08/01/2021		Rental Income		MYS188		4488	OARA		11,408.00	(100,976.00)
Totals for 4000 - Rental Income									0.00	11,408.00	(100,976.00)
Net Change for 4000 - Rental Income											(11,408.00)
4001 - Rental Assistance (Balance Forward As of 08/01/2021)											(27,850.00)
08/01/2021	08/01/2021		Rental Assistance		MYS188		4488	OARA		5,481.00	(33,331.00)
Totals for 4001 - Rental Assistance									0.00	5,481.00	(33,331.00)
Net Change for 4001 - Rental Assistance											(5,481.00)
4002 - Garage Rent (Balance Forward As of 08/01/2021)											(4,620.00)
08/01/2021	08/01/2021		Garage Rent		MYS188		4488	OARA		660.00	(5,280.00)
Totals for 4002 - Garage Rent									0.00	660.00	(5,280.00)
Net Change for 4002 - Garage Rent											(660.00)
4010 - TIF Income (Balance Forward As of 08/01/2021)											(20,071.45)
Totals for 4010 - TIF Income									0.00	0.00	(20,071.45)
Net Change for 4010 - TIF Income											0.00
4012 - Interest Security Deposit (Balance Forward As of 08/01/2021)											(14.50)
08/31/2021	08/31/2021		Bank Interest Earned: Interest earned		MYS188		14860	DB		2.22	(16.72)
Totals for 4012 - Interest Security Deposit									0.00	2.22	(16.72)
Net Change for 4012 - Interest Security Deposit											(2.22)
4014 - Interest Operating Svgs (Balance Forward As of 08/01/2021)											(30.55)
08/31/2021	08/31/2021		Bank Interest Earned: Interest earned		MYS188		14860	DB		4.03	(34.58)
Totals for 4014 - Interest Operating Svgs									0.00	4.03	(34.58)
Net Change for 4014 - Interest Operating Svgs											(4.03)
4016 - Interest Operating Reserves (Balance Forward As of 08/01/2021)											(0.66)
Totals for 4016 - Interest Operating Reserves									0.00	0.00	(0.66)
Net Change for 4016 - Interest Operating Reserves											0.00
4025 - Late Fee (Balance Forward As of 08/01/2021)											0.00
08/06/2021	08/06/2021		Late Fee		MYS188		4975	OARA		25.00	(25.00)
08/31/2021	08/31/2021		Late Fee		MYS188		5853	OARA	25.00		0.00
Totals for 4025 - Late Fee									25.00	25.00	0.00
Net Change for 4025 - Late Fee											0.00
4090 - Interest Income ~ Reserves (Balance Forward As of 08/01/2021)											(64.40)
Totals for 4090 - Interest Income ~ Reserves									0.00	0.00	(64.40)
Net Change for 4090 - Interest Income ~ Reserves											0.00
4099 - Other Income (Balance Forward As of 08/01/2021)											(546.48)
Totals for 4099 - Other Income									0.00	0.00	(546.48)
Net Change for 4099 - Other Income											0.00
4550 - Loss to Lease (Balance Forward As of 08/01/2021)											(185.00)
Totals for 4550 - Loss to Lease									0.00	0.00	(185.00)
Net Change for 4550 - Loss to Lease											0.00
4700 - Resident Mgr Free Rent (Balance Forward As of 08/01/2021)											5,280.00

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
08/01/2021	08/01/2021		Resident Mgr Free Rent		MYS188		4488	OARA	755.00		6,035.00
Totals for 4700 - Resident Mgr Free Rent									755.00	0.00	6,035.00
Net Change for 4700 - Resident Mgr Free Rent											755.00
4709 - Reimbursements (Balance Forward As of 08/01/2021)											600.00
Totals for 4709 - Reimbursements									0.00	0.00	600.00
Net Change for 4709 - Reimbursements											0.00
4960 - PPP Reimbursement (Balance Forward As of 08/01/2021)											(2,598.08)
Totals for 4960 - PPP Reimbursement									0.00	0.00	(2,598.08)
Net Change for 4960 - PPP Reimbursement											0.00
6110 - Maint/Repairs Payroll (Balance Forward As of 08/01/2021)											10,159.47
08/08/2021	08/08/2021	08-08-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 07/26/2021-08/08/2021		MYS188		14482	APA		348.46	9,811.01
08/08/2021	08/08/2021	08-08-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 07/26/2021-08/08/2021		MYS188		14482	APA	995.84		10,806.85
08/22/2021	08/22/2021	08-22-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 08/09/2021-08/22/2021		MYS188		15863	APA		348.46	10,458.39
08/22/2021	08/22/2021	08-22-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 08/09/2021-08/22/2021		MYS188		15863	APA	1,018.08		11,476.47
Totals for 6110 - Maint/Repairs Payroll									2,013.92	696.92	11,476.47
Net Change for 6110 - Maint/Repairs Payroll											1,317.00
6115 - Maint/Repairs Supply (Balance Forward As of 08/01/2021)											1,248.50
08/11/2021	08/11/2021	291489	AP Invoice - Ace Hardware: 291489-torch kit/coupling/clamps		MYS188		16402	APA	46.12		1,294.62
Totals for 6115 - Maint/Repairs Supply									46.12	0.00	1,294.62
Net Change for 6115 - Maint/Repairs Supply											46.12
6120 - General Repairs (Balance Forward As of 08/01/2021)											498.65
Totals for 6120 - General Repairs									0.00	0.00	498.65
Net Change for 6120 - General Repairs											0.00
6130 - Snow removal (Balance Forward As of 08/01/2021)											1,471.47
Totals for 6130 - Snow removal									0.00	0.00	1,471.47
Net Change for 6130 - Snow removal											0.00
6135 - Elevator Maint.Contract (Balance Forward As of 08/01/2021)											934.51
Totals for 6135 - Elevator Maint.Contract									0.00	0.00	934.51
Net Change for 6135 - Elevator Maint.Contract											0.00
6137 - Elevator Phone (Balance Forward As of 08/01/2021)											283.62
08/13/2021	08/13/2021	16761170112153	AP Invoice - Midcontinent Communications: 16761170112153-elevator phone		MYS188		15431	APA	40.60		324.22
Totals for 6137 - Elevator Phone									40.60	0.00	324.22
Net Change for 6137 - Elevator Phone											40.60
6140 - Grounds Maintenance (Balance Forward As of 08/01/2021)											1,287.64
08/01/2021	08/01/2021	291112	AP Invoice - Ace Hardware: 291112-weed whip string		MYS188		16401	APA	17.16		1,304.80
Totals for 6140 - Grounds Maintenance									17.16	0.00	1,304.80
Net Change for 6140 - Grounds Maintenance											17.16
6147 - Fire Alarm Contract/Repairs (Balance Forward As of 08/01/2021)											572.15
08/13/2021	08/13/2021	16761170112153	AP Invoice - Midcontinent Communications: 16761170112153-fire alarm		MYS188		15431	APA	81.20		653.35

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
Totals for 6147 - Fire Alarm Contract/Repairs									81.20	0.00	653.35
Net Change for 6147 - Fire Alarm Contract/Repairs											81.20
6150 - Janitor Supplies (Balance Forward As of 08/01/2021)											100.60
08/02/2021	08/02/2021	4475-Beth P-08022021	AP Invoice - Bank Forward - Visa: 4475-Target-toilet paper-split		MYS188		12651	APA	2.47		103.07
Totals for 6150 - Janitor Supplies									2.47	0.00	103.07
Net Change for 6150 - Janitor Supplies											2.47
6160 - Exterminating Contract (Balance Forward As of 08/01/2021)											279.96
Totals for 6160 - Exterminating Contract									0.00	0.00	279.96
Net Change for 6160 - Exterminating Contract											0.00
6165 - Heat & A/C Repairs (Balance Forward As of 08/01/2021)											210.00
08/03/2021	08/03/2021	MH08-21	AP Invoice - Mora HRA: MH08-21-boiler service		MYS188		13359	APA	210.00		420.00
Totals for 6165 - Heat & A/C Repairs									210.00	0.00	420.00
Net Change for 6165 - Heat & A/C Repairs											210.00
6171 - Security System Phone (Balance Forward As of 08/01/2021)											290.22
08/13/2021	08/13/2021	16761170112153	AP Invoice - Midcontinent Communications: 16761170112153-entry		MYS188		15431	APA	41.66		331.88
Totals for 6171 - Security System Phone									41.66	0.00	331.88
Net Change for 6171 - Security System Phone											41.66
6175 - Tenant Relations (Balance Forward As of 08/01/2021)											36.01
Totals for 6175 - Tenant Relations									0.00	0.00	36.01
Net Change for 6175 - Tenant Relations											0.00
6210 - Electric (Balance Forward As of 08/01/2021)											4,658.13
08/02/2021	08/02/2021	207432300-08022021	AP Invoice - East Central Energy: 207432300-08022021		MYS188		15116	APA	515.89		5,174.02
Totals for 6210 - Electric									515.89	0.00	5,174.02
Net Change for 6210 - Electric											515.89
6215 - Water/Sewer (Balance Forward As of 08/01/2021)											2,990.90
08/16/2021	08/16/2021	09-03001411-00-3-08162021	AP Invoice - Mora Municipal Utilities: 09-03001411-00-3-08162021-u-157		MYS188		16047	APA	1,061.45		4,052.35
Totals for 6215 - Water/Sewer									1,061.45	0.00	4,052.35
Net Change for 6215 - Water/Sewer											1,061.45
6225 - Fuel (Oil/Coal.Gas) (Balance Forward As of 08/01/2021)											3,562.25
08/06/2021	08/06/2021	0617509934-001-08062021	AP Invoice - Minnesota Energy Resources: 0617509934-00001-08062021		MYS188		14719	APA	121.32		3,683.57
Totals for 6225 - Fuel (Oil/Coal.Gas)									121.32	0.00	3,683.57
Net Change for 6225 - Fuel (Oil/Coal.Gas)											121.32
6230 - Trash removal (Balance Forward As of 08/01/2021)											785.40
08/31/2021	08/31/2021	1149708-08312021	AP Invoice - Quality Disposal Systems: 1149708-garbage August		MYS188		17819	APA	112.20		897.60
Totals for 6230 - Trash removal									112.20	0.00	897.60
Net Change for 6230 - Trash removal											112.20
6245 - Cable Television (Balance Forward As of 08/01/2021)											715.43
08/13/2021	08/13/2021	16761170112153	AP Invoice - Midcontinent Communications: 16761170112153-cable		MYS188		15431	APA	102.59		818.02

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
Totals for 6245 - Cable Television									102.59	0.00	818.02
Net Change for 6245 - Cable Television											102.59
6305 - Activity Director (Balance Forward As of 08/01/2021)											405.51
08/08/2021	08/08/2021	08-08-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 07/26/2021-08/08/2021		MYS188		14482	APA	100.00		505.51
08/22/2021	08/22/2021	08-22-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 08/09/2021-08/22/2021		MYS188		15863	APA	110.08		615.59
Totals for 6305 - Activity Director									210.08	0.00	615.59
Net Change for 6305 - Activity Director											210.08
6306 - Activity Director Expenses (Balance Forward As of 08/01/2021)											15.10
Totals for 6306 - Activity Director Expenses									0.00	0.00	15.10
Net Change for 6306 - Activity Director Expenses											0.00
6315 - Management Fees (Balance Forward As of 08/01/2021)											10,752.00
08/31/2021	08/31/2021	MYS188-MgmtFAP Invoice - DW Jones Management - ee- Mgmt Fee: MYS188-8/2021 MYS188-MgmtFee-MYS188-8/20211631631038159 1038159			MYS188		16869	APA	1,536.00		12,288.00
Totals for 6315 - Management Fees									1,536.00	0.00	12,288.00
Net Change for 6315 - Management Fees											1,536.00
6320 - Auditing (Balance Forward As of 08/01/2021)											8,130.00
Totals for 6320 - Auditing									0.00	0.00	8,130.00
Net Change for 6320 - Auditing											0.00
6340 - Phone (Balance Forward As of 08/01/2021)											220.93
08/12/2021	08/12/2021	20940444	AP Invoice - CTC splits: 20940444-phone		MYS188		15315	APA	4.26		225.19
08/26/2021	08/26/2021	9887068653-splts	AP Invoice - VERIZON WIRELESS SPLITS: 320-674-0724-phone		MYS188		16861	APA	27.11		252.30
Totals for 6340 - Phone									31.37	0.00	252.30
Net Change for 6340 - Phone											31.37
6342 - Property Internet (Balance Forward As of 08/01/2021)											735.00
08/13/2021	08/13/2021	16761170112153	AP Invoice - Midcontinent Communications: 16761170112153-internet		MYS188		15431	APA	105.00		840.00
Totals for 6342 - Property Internet									105.00	0.00	840.00
Net Change for 6342 - Property Internet											105.00
6345 - Office Supplies (Balance Forward As of 08/01/2021)											1,605.14
Totals for 6345 - Office Supplies									0.00	0.00	1,605.14
Net Change for 6345 - Office Supplies											0.00
6346 - Postage (Balance Forward As of 08/01/2021)											27.83
08/31/2021	08/31/2021	Dec 2020-Aug 2021-postage-1	AP Invoice - DW Jones Management - Postage: Dec 2020-Aug 2021-postage		MYS188		18160	APA	156.51		184.34
Totals for 6346 - Postage									156.51	0.00	184.34
Net Change for 6346 - Postage											156.51
6355 - Training Expense (Balance Forward As of 08/01/2021)											22.54
Totals for 6355 - Training Expense									0.00	0.00	22.54
Net Change for 6355 - Training Expense											0.00
6365 - Payroll Taxes (Balance Forward As of 08/01/2021)											1,134.35
08/08/2021	08/08/2021	08-08-2021-MY	AP Invoice - DW Jones Management -		MYS188		14482	APA	77.85		1,212.20

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
08/22/2021	08/22/2021	S188 08-22-2021-MY S188	Payroll: 07/26/2021-08/08/2021 AP Invoice - DW Jones Management - Payroll: 08/09/2021-08/22/2021		MYS188		15863	APA	80.94		1,293.14
Totals for 6365 - Payroll Taxes									158.79	0.00	1,293.14
Net Change for 6365 - Payroll Taxes											158.79
6370 - Workmans' Comp Ins (Balance Forward As of 08/01/2021)											875.11
08/08/2021	08/08/2021	08-08-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 07/26/2021-08/08/2021		MYS188		14482	APA	67.28		942.39
08/22/2021	08/22/2021	08-22-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 08/09/2021-08/22/2021		MYS188		15863	APA	69.27		1,011.66
Totals for 6370 - Workmans' Comp Ins									136.55	0.00	1,011.66
Net Change for 6370 - Workmans' Comp Ins											136.55
6375 - Bank Charges (Balance Forward As of 08/01/2021)											26.50
08/31/2021	08/31/2021		Bank Service Charge: Service charge		MYS188		14860	DB	71.64		98.14
08/31/2021	08/31/2021		Bank Service Charge: Service charge		MYS188		14860	DB	7.00		105.14
Totals for 6375 - Bank Charges									78.64	0.00	105.14
Net Change for 6375 - Bank Charges											78.64
6410 - Real Estate Taxes (Balance Forward As of 08/01/2021)											13,599.00
Totals for 6410 - Real Estate Taxes									0.00	0.00	13,599.00
Net Change for 6410 - Real Estate Taxes											0.00
6421 - Minnesota Minimum Fee (Balance Forward As of 08/01/2021)											630.00
Totals for 6421 - Minnesota Minimum Fee									0.00	0.00	630.00
Net Change for 6421 - Minnesota Minimum Fee											0.00
6422 - Rental License (Balance Forward As of 08/01/2021)											158.86
Totals for 6422 - Rental License									0.00	0.00	158.86
Net Change for 6422 - Rental License											0.00
6425 - Property Insurance (Balance Forward As of 08/01/2021)											12,742.75
Totals for 6425 - Property Insurance									0.00	0.00	12,742.75
Net Change for 6425 - Property Insurance											0.00
6430 - Fidelity Coverage (Balance Forward As of 08/01/2021)											663.93
Totals for 6430 - Fidelity Coverage									0.00	0.00	663.93
Net Change for 6430 - Fidelity Coverage											0.00
6560 - Mortgage Interest (Balance Forward As of 08/01/2021)											13,335.11
08/01/2021	08/01/2021	1269689-MH pmt Aug 2021	AP Invoice - Minnesota Housing Ac- counting: 1269689-MH pmt Aug 2021		MYS188		12538	APA	1,895.09		15,230.20
Totals for 6560 - Mortgage Interest									1,895.09	0.00	15,230.20
Net Change for 6560 - Mortgage Interest											1,895.09
6565 - Security Deposit Interest Liability (Balance Forward As of 08/01/2021)											96.04
08/31/2021	08/31/2021		August 2021 Sec Dep Liab Interest		MYS188		3513	GJ	13.72		109.76
Totals for 6565 - Security Deposit Interest Liability									13.72	0.00	109.76
Net Change for 6565 - Security Deposit Interest Liability											13.72
6571 - MHFA LIRC Fee (Balance Forward As of 08/01/2021)											150.00
Totals for 6571 - MHFA LIRC Fee									0.00	0.00	150.00
Net Change for 6571 - MHFA LIRC Fee											0.00
6572 - MHFA Annual Compliance Fee (Balance Forward As of 08/01/2021)											720.00

MYSA HOUSE
General Ledger Report
For Current Month (08/01/2021 to 08/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
Totals for 6572 - MHFA Annual Compliance Fee									0.00	0.00	720.00
Net Change for 6572 - MHFA Annual Compliance Fee											0.00
Grand Total									125,158.90	125,158.90	0.00

MYSA HOUSE Check Register

Date	Vendor	Document No	Amount	Cleared	Property	Unit
AP In-voice Date	AP Invoice No	GL account/Account label	Method	Amount Applied	Memo	
Bank: MYS188 OPERATING - Account No: 5536920						
08/02/2021	10249--Bank Forward - Visa		20665	2.47	08/31/2021	
08/02/2021	4475-Beth P-08022021	6150--Janitor Supplies	Printed Check	2.47	4475-Target-toilet paper-split	MYS188--MYS A HOUSE
08/02/2021	10677--Minnesota Housing Accounting		20664	7,278.33	08/31/2021	
08/01/2021	1269689-MH pmt Aug 2021	1330--Replacement Reserve	Printed Check	630.00	1269689-MH pmt Aug 2021	MYS188--MYS A HOUSE
		6560--Mortgage Interest	Printed Check	1,895.09	1269689-MH pmt Aug 2021	MYS188--MYS A HOUSE
		2300--Mortgage Payables - MHFA	Printed Check	708.24	1269689-MH pmt Aug 2021	MYS188--MYS A HOUSE
		1345--Escrow Insurance	Printed Check	1,178.00	1269689-MH pmt Aug 2021	MYS188--MYS A HOUSE
		1360--Escrow FHA Insurance	Printed Check	55.00	1269689-MH pmt Aug 2021	MYS188--MYS A HOUSE
		1340--Escrow Property Taxes	Printed Check	2,812.00	1269689-MH pmt Aug 2021	MYS188--MYS A HOUSE
08/05/2021	10751--Culligan of Pine City		20666	44.46	08/31/2021	
07/31/2021	301X00979707	6115--Maintenance Supply	Printed Check	44.46	301X00979707-solar salt	MYS188--MYS A HOUSE
08/05/2021	10466--Mora Municipal Utilities		20667	781.90	08/31/2021	
07/15/2021	09-03001411-00-3-07152021	6215--Water/Sewer	Printed Check	781.90	09-03001411-00-3-07152021-u-104	MYS188--MYS A HOUSE
08/12/2021	10424--Quality Disposal Systems		20672	112.20	08/31/2021	
07/30/2021	1149708-07302021	6230--Trash removal	Printed Check	112.20	1149708-garbage July	MYS188--MYS A HOUSE
08/12/2021	10138--VERIZON WIRELESS SPLITS		20674	27.50	08/31/2021	
07/28/2021	9884898325	6340--Phone	Printed Check	27.50	320-674-0724-phone	MYS188--MYS A HOUSE
08/12/2021	10500--DW Jones Management - Payroll		20670	892.51	08/31/2021	
08/08/2021	08-08-2021-MYS188	6370--Workmans ' Comp Ins	Printed Check	67.28	07/26/2021-08/08/2021	MYS188--MYS A HOUSE
		6365--Payroll Taxes	Printed Check	77.85	07/26/2021-08/08/2021	MYS188--MYS A HOUSE
		6305--Activity Director	Printed Check	100.00	07/26/2021-08/08/2021	MYS188--MYS A HOUSE
		6110--Maintenance Supply	Printed Check	647.38	07/26/2021-08/08/2021	MYS188--MYS A HOUSE
08/12/2021	10994--Scott's Lawn & Landscapes		20673	292.90	In Transit	
07/06/2021	8663	6140--Grounds Maintenance	Printed Check	292.90	8663-lawn application	MYS188--MYS A HOUSE
08/12/2021	10877--Ace Hardware		20668	135.45	08/31/2021	
07/01/2021	290484	6140--Grounds Maintenance	Printed Check	31.12	290484-trimming shears	MYS188--MYS A HOUSE
07/13/2021	290717	6115--Maintenance Supply	Printed Check	7.70	290717-hardware	MYS188--MYS A HOUSE
07/13/2021	290715	6140--Grounds Maintenance	Printed Check	96.63	290715-weed whip	MYS188--MYS A HOUSE
08/12/2021	10831--Mora HRA		20671	210.00	08/31/2021	
08/03/2021	MH08-21	6165--Heat & A/C Repairs	Printed Check	210.00	MH08-21-boiler service	MYS188--MYS A HOUSE
08/12/2021	10484--DW Jones Management - Mgmt Fee		20669	1,536.00	08/31/2021	
07/31/2021	MYS188-MgmtFee-MYS188-7/2021 1628712979	6315--Management Fees	Printed Check	1,536.00	MYS188-Mgmt Fee-MYS188-7/2021 1628712979	MYS188--MYS A HOUSE
08/17/2021	10924--Cinnaire Fund for Hsg LP 32		20675	1,988.93	08/31/2021	
05/19/2021	2020	2205--Due to Limited Partner	Printed Check	1,988.93	2020 distribution investor service fee	MYS188--MYS A HOUSE
08/17/2021	10924--Cinnaire Fund for Hsg LP 32		Voided - 20619	(1,988.93)	08/31/2021	

MYSA HOUSE Check Register

Date	Vendor	Document No	Amount	Cleared	Property	Unit
AP In-voice Date	AP Invoice No	GL account/ Account la- bel	Method	Amount Ap-plied Memo		
05/19/2021	2020	2205--Due to Limited Partner	Printed Check	(1,988.93) 2020 distribu- tion investor service fee	MYS188--MYS A HOUSE	
08/19/2021	10512--Minnesota Energy Re- sources		20678	121.32 08/31/2021		
08/06/2021	0617509934-00001-08062021	6225--Fuel (Oil/Coal.Gas)	Printed Check	121.32 0617509934-00 001-08062021	MYS188--MYS A HOUSE	
08/19/2021	10453--East Central Energy		20677	515.89 08/31/2021		
08/02/2021	207432300-08022021	6210--Electric	Printed Check	515.89 207432300-080 22021	MYS188--MYS A HOUSE	
08/19/2021	10750--CTC splits		20676	4.26 08/31/2021		
08/12/2021	20940444	6340--Phone	Printed Check	4.26 20940444-phon e	MYS188--MYS A HOUSE	
08/19/2021	10831--Mora HRA		20679	43,260.07 In Transit		
05/19/2021	2020	2465--Deferred Developer Fee	Printed Check	43,260.07 2020 distribu- tion deferred developer fee	MYS188--MYS A HOUSE	
08/26/2021	10129--Midcontinent Communica- tions		20681	371.05 In Transit		
08/13/2021	16761170112153	6137--Elevator Phone	Printed Check	40.60 167611701121 53-elevator phone	MYS188--MYS A HOUSE	
		6342--Property Internet	Printed Check	105.00 167611701121 53-internet	MYS188--MYS A HOUSE	
		6245--Cable Television	Printed Check	102.59 167611701121 53-cable	MYS188--MYS A HOUSE	
		6171--Security System Phone	Printed Check	41.66 167611701121 53-entry	MYS188--MYS A HOUSE	
		6147--Fire Alarm Contract/Repa	Printed Check	81.20 167611701121 53-fire alarm	MYS188--MYS A HOUSE	
08/26/2021	10500--DW Jones Management - Payroll		20680	929.91 08/31/2021		
08/22/2021	08-22-2021-MYS188	6305--Activity Di- rector	Printed Check	110.08 08/09/2021-08/ 22/2021	MYS188--MYS A HOUSE	
		6365--Payroll Taxes	Printed Check	80.94 08/09/2021-08/ 22/2021	MYS188--MYS A HOUSE	
		6370--Workmans ' Comp Ins	Printed Check	69.27 08/09/2021-08/ 22/2021	MYS188--MYS A HOUSE	
		6110--Maint/Rep airs Payroll	Printed Check	669.62 08/09/2021-08/ 22/2021	MYS188--MYS A HOUSE	
Applied To- tal:				<u>56,516.22</u>		
Total:				<u>56,516.22</u>		
Grand Total:				<u>56,516.22</u>		

MYSA HOUSE

Vendor Aging Report

Based on: GL posting Date As of: 08/31/2021

Vendor ID	Vendor Name	0-30	31-60	61-90	91-	Total
10138	VERIZON WIRELESS SPLITS	27.11	0.00	0.00	0.00	27.11
10424	Quality Disposal Systems	112.20	0.00	0.00	0.00	112.20
10466	Mora Municipal Utilities	1,061.45	0.00	0.00	0.00	1,061.45
10484	DW Jones Management - Mgmt Fee	1,536.00	0.00	0.00	0.00	1,536.00
10735	DW Jones Management - Postage	156.51	0.00	0.00	0.00	156.51
10877	Ace Hardware	63.28	0.00	0.00	0.00	63.28
	Grand Totals	2,956.55	0.00	0.00	0.00	2,956.55

09/01/2021 10:46:57AM

DELINQUENT AND PREPAID

120.080.106

Fiscal Period 082021 As of 08/31/2021

Parameters: Report Type: Details

Subproperties: ALL

Subjournals: ALL

Statuses to include: Applicant, Approved applicant, Former applicant, Pending resident, Current resident, Former resident; Include delinquencies that equal NTV Credit? Yes; Exclude transactions payable in arrears: No; Delinquency range 0 through 99999999; Aging Columns: Fiscal; Filter type: ALL; Summaries: ALL; Show Prepaid As Allocated: No; Include outstanding deposits: No;

Detail - 9 Account(s)

Bldg/ Unit	Name Phone Number Email	Status	Move-In/ Out	Code Description	Total Prepaid	Total Delinquent	Net Balance	Current	30 Days	60 Days	90+ Days	Prorate Credits	Deposits Held	Outstanding Deposit	# Late/ # NSF
141 - 103	Lind, Rose (320) 674-0052	Current resident	10/25/2018	PMTCHECK	(24.00)	0.00	(24.00)	(24.00)	0.00	0.00	0.00	0.00	600.00	0.00	0/0
141 - 105	Lilyerd, Marlene (320) 679-3214 lilyerd2002@gmail.com	Current resident	07/26/2018	PMTCHECK	(41.00)	0.00	(41.00)	(41.00)	0.00	0.00	0.00	0.00	600.00	0.00	0/0
141 - 204	Gunderson, Delores (763) 444-3657	Current resident	07/26/2018	PMTCHECK	(6.00)	0.00	(6.00)	(6.00)	0.00	0.00	0.00	0.00	600.00	0.00	0/0
141 - 207	Kroschel, Frances (320) 384-6976	Current resident	07/26/2018	GARAGE	0.00	54.00	54.00	54.00	0.00	0.00	0.00	0.00	600.00	0.00	0/0
141 - 302	Osterdyk, Gerrett (320) 679-1123	Current resident	07/26/2018	PMTCHECK	(386.00)	0.00	(386.00)	(386.00)	0.00	0.00	0.00	0.00	600.00	0.00	0/0
141 - 304	Cooper, Alvan (612) 558-0924 alvancooper54@gmail.com	Current resident	07/26/2018	PMTCHECK	(42.00)	0.00	(42.00)	(42.00)	0.00	0.00	0.00	0.00	600.00	0.00	0/0
141 - 305	Williams, Gilbert (320) 679-1799 gwilliams@midco.net	Current resident	07/26/2018	PMTCHECK	(6.00)	0.00	(6.00)	(6.00)	0.00	0.00	0.00	0.00	950.00	0.00	0/0
141 - 307	Townley, Jane (320) 279-1171	Current resident	08/23/2018	PMTCHECK	(10.00)	0.00	(10.00)	(10.00)	0.00	0.00	0.00	0.00	600.00	0.00	0/0
141 - 309	Perrin, Carol (952) 220-2684 carol.perrin.cp@gmail.com	Current resident	08/28/2018	PMTCHECK	(30.00)	0.00	(30.00)	0.00	0.00	0.00	(30.00)	0.00	600.00	0.00	0/0

* -- Resident is under eviction

† -- Balance due includes NSF transaction(s). Please refer to the appropriate ledger for more information

‡ -- Includes amounts that are 120+ days past due

§ -- Cash basis charge codes: Income account will match the AR account

** -- The resident count total delinquent number is the number of unique residents that are delinquent. It may not be equal to the sum of the current, 30, 60, and 90+ delinquencies.

DELINQUENT AND PREPAID

Fiscal Period 082021 As of 08/31/2021

Parameters: Report Type: Details

Subproperties: ALL

Subjournals: ALL

Statuses to include: Applicant, Approved applicant, Former applicant, Pending resident, Current resident, Former resident; Include delinquencies that equal NTV Credit? Yes; Exclude transactions payable in arrears: No; Delinquency range 0 through 99999999; Aging Columns: Fiscal; Filter type: ALL; Summaries: ALL; Show Prepaid As Allocated: No; Include outstanding deposits: No;

Grand Totals:	(545.00)	54.00	(491.00)	(461.00)	0.00	0.00	(30.00)	0.00	5,750.00
Resident Count:	8	1 **		1	0	0	0		
		Net Prepaid:	(545.00)						
		Net Delinquent:	54.00						

* -- Resident is under eviction

† -- Balance due includes NSF transaction(s). Please refer to the appropriate ledger for more information

‡ -- Includes amounts that are 120+ days past due

§ -- Cash basis charge codes: Income account will match the AR account

** -- The resident count total delinquent number is the number of unique residents that are delinquent. It may not be equal to the sum of the current, 30, 60, and 90+ delinquencies.

09/01/2021 10:46:57AM

DELINQUENT AND PREPAID

120.080.106

Fiscal Period 082021 As of 08/31/2021

Parameters: Report Type: Details

Subproperties: ALL

Subjournals: ALL

Statuses to include: Applicant, Approved applicant, Former applicant, Pending resident, Current resident, Former resident; Include delinquencies that equal NTV Credit? Yes; Exclude transactions payable in arrears: No; Delinquency range 0 through 99999999; Aging Columns: Fiscal; Filter type: ALL; Summaries: ALL; Show Prepaid As Allocated: No; Include outstanding deposits: No;

** These subtotals consist of transaction code level balances, and may not sum up to grand totals that equate to beginning/ending prepaid or delinquent balances that are subtotaled by resident ledger or subjournal, such as is done on the Resident Summary Balances report.

Summary By Transaction Code **														
Description	Delinquent / Prepaid Account	Beginning Prepaid	Current Prepaid	Change In Prepaid	Beginning Delinquent	Current Delinquent	Change In Delinquent	Beginning Balance	Current Balance	Change In Balance	Current	30 Days	60 Days	90+ Days
GARAGE	1100	0.00	0.00	0.00	0.00	54.00	54.00	0.00	54.00	54.00	54.00	0.00	0.00	0.00
PMTCHECK	2003	(524.00)	(545.00)	(21.00)	0.00	0.00	0.00	(524.00)	(545.00)	(21.00)	(515.00)	0.00	0.00	(30.00)
		(524.00)	(545.00)	(21.00)	0.00	54.00	54.00	(524.00)	(491.00)	33.00	(461.00)	0.00	0.00	(30.00)

Summary by General Ledger Account				
		Beginning	Ending	
Grand Totals:		(524.00)	(491.00)	33.00
1100 Accts Rec - Tenants	Total:	0.00	54.00	54.00
	GARAGE	0.00	54.00	54.00
2003 Prepaid Rents	Total:	(524.00)	(545.00)	(21.00)
	PMTCHECK	(524.00)	(545.00)	(21.00)

* -- Resident is under eviction

† -- Balance due includes NSF transaction(s). Please refer to the appropriate ledger for more information

‡ -- Includes amounts that are 120+ days past due

§ -- Cash basis charge codes: Income account will match the AR account

** -- The resident count total delinquent number is the number of unique residents that are delinquent. It may not be equal to the sum of the current, 30, 60, and 90+ delinquencies.

Pine Crest

Occupancy

Total Units	43	Occupied	41	Pre-leased	0
Move-Ins	0	Move Outs	2	Wait List (1BR/2BR)	64/14

Certifications

Completed	34	In Progress	9*
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* 5 for November and 4 for December

Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	0	Explanation: n/a			

Work Orders Completed

Non-Emergency	5	Emergency	0
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Aging Rent Balances

Over 30 Days	792.00	Over 60 Days	284.00	Over 90 Days	75.00*
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*Tenant is on a payment plan. She makes up most of the over 60 days and all of the over 90 days.

Dala House

Occupancy

Total Units	24	Occupied	24	Pre-leased	0
Move-Ins	0	Move Outs	0	Wait List (1BR/2BR)	20/6

Certifications

Completed	20	In Progress	4*
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*3 for November and 1 for December

Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	0	Explanation: n/a			

Work Orders Completed

Non-Emergency	9	Emergency	2*
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*1 clogged sink, 1 plugged toilet

Aging Rent Balances

Over 30 Days	535.00*	Over 60 Days	0	Over 90 Days	\$33.00
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*Tenant is on payment plan.

Vasa House

Occupancy

Total Units	22	Occupied	21*	Pre-leased	0
Move-Ins	1	Move Outs		Wait List	20

*Had a potential tenant back out at the last minute. Working on the next potential tenant.

Certifications

Completed	19	In Progress	3
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Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	0	Explanation: n/a			

Work Orders Completed

Non-Emergency	0	Emergency	0
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Aging Rent Balances

Over 30 Days	319.00*	Over 60 Days	0	Over 90 Days	0
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*Tenant agreed to catch up in two months. Pay all of October rent plus half of the outstanding amount. Then pay all of November and the remainder of the outstanding balance.

Bridges Rental Assistance

Vouchers

Leased	21	Shop Mode	0	Wait List	103
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Certifications

Completed	0	In Progress	0
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Inspections Completed

All certifications going forward will be done by St. Cloud HRA.

Financial Summary (*prior month*)

Admin Fee Earned	\$945.00
Comments	The program has successfully transitioned to St. Cloud HRA.

HCV (Sec. 8)

Chisago, Kanabec, Isanti, Pine Counties

Vouchers

Leased	1,714	Shop Mode	0	Port-In	0
Port-Out	0	Project Based (Mysa)	12	Wait List	41

Certifications

Completed	63*	In Progress	42**
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*May – 10, June – 12, July – 12, and August - 29

** September – 18, October - 24

Inspections Completed:

10

Management & Maintenance Activity

Staffing	<ul style="list-style-type: none"> - We had three interviews for the office assistant position on 9/27. - We hope to advertise for the part-time maintenance technician soon. - Staff is working on a new board member orientation and staff training materials. - Jack and Adrian will be attending an online Section 8 training on Friday, 10/15.
Miscellaneous	<ul style="list-style-type: none"> - Jack was granted HUD access and is able to get on the Secure Systems website now. - The proposed Dala House budget has been completed and is being reviewed by HUD before formal submission. - Adrian has been conducting annual Section 8 inspections virtually. - The Bridges Program has been fully transferred to the St. Cloud HRA. - The LEC is open to the public. Currently, the card club uses the facility on Tuesdays and Fridays. - Annual maintenance inspections have been completed for Pine Crest. Anthony is working on various work orders for items identified during inspections. - We received approval from the USDA to use reserve funds for a Dala House roof repair and the security panel. Anthony is working with contractors to schedule the work. - Our five-year plan was approved for Pine Crest. Anthony is working on the gazebo, the replacement of counter tops, and replacement of hood ranges included in the plan.

Lindy Crawford

From: Lindy Crawford
Sent: Wednesday, September 22, 2021 12:00 PM
Cc: Alan Skramstad
Subject: HRA Merger Decision

Importance: High

Good morning HRA Board,

At last night's meeting the City Council made a final decision regarding merging the HRA with the City of Mora. The unanimous decision was not to move forward with the merger; they tabled the discussion indefinitely.

A discussion was also had about the possibility of a contract between the City and HRA for executive director services, meaning the city administrator would still assist with executive director duties and the HRA would be responsible for paying the City for such duties. There was unanimous consensus of the Council that it is not in the best interest of the city to have the city administrator also act as the executive director. Therefore, a motion was made, and unanimously carried, to direct the mayor to draft a letter the HRA notifying them that the city administrator will cease executive director duties in 60 days.

I am reaching out to you before you receive the letter and ahead of next week's board meeting as this will need to be discussed. We all want what is best for the HRA and I want to share some suggestions for you to consider:

1. Promote Jack to the executive director position, combining his current position (program/administrative supervisor) with the ED. This may not be a long-term fix but could be sustainable for 1-2 years. Jack's current salary is \$50,000 and the ED position was left at \$76,000 in December 2020. The board needs to decide what the appropriate salary is for the position.
2. Instead of hiring a part-time office assistant, hire a full-time office assistant. This will assist all staff with routine duties and relieve some pressure. Jack, Adrian and I have three interviews for the part-time position next Monday. It is my plan to ask if the candidates would be interested in full-time, at least 30 hours per week, but not making any promises.
3. Hire a part-time maintenance technician. We've been talking about this for a while now and desperately need this position filled. I confirmed there is sufficient funding in the Pine Crest fund to cover this person. Therefore, their main duties would be at Pine Crest. I would like to move forward with this recruitment process ASAP.
4. No change to Adrian and Anthony's positions.

I met with Jack this morning and he is willing to take on the ED position should the Board wish to promote him. In addition, he agrees with the above four suggestions. Lastly, we recommend the Board consider implementing a retirement/401k plan for HRA employees. Currently there isn't one and it would be valuable to the employees and potentially help with employee retention.

I will meet with Adrian and Anthony this afternoon to discuss the Council's decision and ask that I be the one to share this news.

The best way to reach me today is on my cell phone as I have meetings back to back most of the day and evening. Thank you,

Lindy Crawford
City Administrator | Public Utilities General Manager



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September 24, 2021

Mora HRA Board of Directors
Mr. Dennis Olson
PO Box 209
160 Valhalla Circle
Mora, MN 55051

Dear HRA Board of Directors:

In November 2020, city staff was directed to begin researching best practices to potentially merge the Mora HRA (HRA) with the City of Mora (City). At its regular meeting on September 21, 2021, the City Council made a final decision regarding such merger. The Council unanimously determined that merging the organizations is not in the best interest of either the City or the HRA.

In addition, there was a unanimous consensus among the Council that it is not in the best interest of the City to have the city administrator also act as the HRA's executive director. The city administrator has been with operations of the HRA for the past ten months at no cost to the HRA. We trust that she has provided sound guidance throughout that time and believe that the HRA is in a better position now financially to hire/retain the necessary staff needed for maintenance and operations. Therefore, the Council directed me to notify you that the services of the city administrator will cease on November 30, 2021.

Great consideration was given by the Council before making these difficult decisions. The Council will continue to be a sounding board and support the HRA Board as you continue to strengthen the HRA.

On behalf of the City Council, I want to express our gratitude for the time and dedication that current board members have given to the HRA. We appreciate your hard work in governing the HRA and its programs for our community.

Sincerely,

Alan Skramstad
Mayor