



*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: Wednesday, November 24, 2021  
Time: 3:30 PM  
Location: Mora City Hall – 101 Lake Street South, Mora, MN 55051

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1. **Call to Order**
2. **Roll Call**
3. **Adopt Agenda**
4. **Public Comment**
5. **Consent Agenda**
  - a. Regular Meeting Minutes – October 27, 2021
6. **Consideration of Items Removed from Consent Agenda**
7. **Budget/Financial Review**
  - a. October 2021 Financials
8. **Management Reports**
  - a. Eastwood Senior Living
  - b. Mysa House
  - c. HRA Programs & Maintenance
9. **Old Business**
  - a. LEC Rentals
10. **New Business**

None
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 – October 27, 2021. See attached minutes for review and approval.
6. **Consideration of Items Removed from Consent Agenda**
7. **Budget/Financial Review**
  - a. October 2021 Financials. See attached combined financial statements for 10/31/21.
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. LEC Rentals. In the meeting packet is the staff report and draft policy from the August 2021 board meeting. At that meeting, staff was directed to bring back information from 2019 rentals. See below:
    - 4 Eastwood resident parties at no charge.
    - 6 private party rentals, \$560.00 collected.
    - 2 nonprofit drivers' class, Lakes and Pines tax courses
10. **New Business**

None.
11. **Adjournment.** The next regular meeting is scheduled for Wednesday, December 22, 2021 at 3:30pm at the Life Enrichment Center (LEC).

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 October 27, 2021. The meeting was called to order by Chair Olson at 3:31pm.
2. **Roll Call:** Present: Roberta Folkestad, Robert Jensen, Jake Mathison, and Dennis Olson  
Absent: Michael Anderson  
Staff Present: Lindy Crawford, Jack L'Heureux
3. **Approve Agenda:** Motion made by Jensen and seconded by Mathison, and unanimously carried to approve the agenda as presented.
4. **Public Comment:** No one spoke during public comment.
5. **Consent Agenda:** Motion made by Mathison and seconded by Folkestad, and unanimously carried to adopt the consent agenda as presented.
  - a. Regular Meeting Minutes – September 28, 2021
6. **Consideration of Items Removed from Consent Agenda:** No items were removed from the consent agenda.
7. **Budget/Financial Review:** Crawford presented the September 2021 financial reports to the board. She stated that the year-to-date expenditures for the HRA were in line and expenses were below projections. She drew the attention to the comparison of the six-month period in 2020 versus this year for the same period. It showed a significant improvement (e.g. total net income for the 6 month period in 2020 was a loss of \$87,816 versus a net income of \$121,517 for the same period in 2021. Dala House continued to be a challenge, but L'Heureux stated that our amended budget for Dala House was approved by the USDA and rent increases would take effect on November 1, 2021. Crawford mentioned that HRA revenue would be slightly reduced by the phasing out of the Bridges program, however, this year's development payment from the Mysel House was \$48,000 which was higher than budgeted. She also mentioned that we were seeing above budget revenues for administrative fees from the Section 8 program and that HUD CARES Act money needed to be spent by December 31, 2021. Jensen asked what restrictions were on the money to be spent. Crawford answered that it could be spend on staffing needs per the fee accountant.
8. **Management Reports**
  - a. Eastwood Senior Living Facility: Ron Donacik, Walker Methodist, presented the September report. He stated that they averaged 17.9 residents on a forecast of 22. The census at the date of the meeting was 20. Revenue was below budget, but expense control put the facility ahead of monthly projections for the net income. He stated that they continue to work on staff recruitment. The board asked Donacik for an update on Walker's position on employee COVID-19 vaccination mandates. Donacik stated that the mandate was for hospitals and nursing homes. It was still unclear what the federal government's position on assisted living. Until the federal government clarifies their position, Walker would not mandate the vaccination for employees.

Donacik presented an updated budget forecast to the board. The forecast showed significant improvement but still had a negative cash flow at the end of the fiscal year of approximately \$12,333. Jensen asked about the \$35,680 listed for capital purchases. Donacik stated that as the building ages, there needs to be a budget for repairs and replacement. He gave an example of the nursing call system. Jensen agreed that there should be some budgeted, but stated that the negative cash flow must get to zero, or positive.

- b. Mysa House: Crawford presented the management report. The census remained at 100% and operations has been stable. Mathison asked about door damage which a tenant appealed the decision to be charged for it. Olson stated that the tenant's property insurance should have been billed for it.
- c. HRA Programs & Maintenance: Crawford presented the September 2021 HRA programs and maintenance report, which included updates on each property. She reported that Shalai Moffett was hired as the part-time office assistant and started on October 12<sup>th</sup>. L'Heureux reported that she was working out very well, and was a big help to Bixby. Crawford shared that interviews were scheduled for the part-time maintenance technician for Monday, November 1<sup>st</sup>.

Crawford stated that staff attended a virtual Section 8 training session. L'Heureux reported that it was very informational, but only covered the basics. There would be an advanced class that they will attend in February. The new boiler at Eastwood had been installed. Crawford asked Donacik if Walker Methodist had a licensed boiler operator in to complete the required daily checks. Donacik stated that they currently did not. Crawford offered Donacik that the HRA could supply that service under an agreement similar to the Mysa House/DW Jones agreement. She instructed L'Heureux to get the information to Donacik.

There was a brief discussion about COVID-19 cases at HRA facilities. There were currently two cases at Pine Crest and two cases at Dala House. COVID-19 protocol was being followed.

Crawford mentioned that the Vasa House recently had a HUD inspection, which went very well. She shared that both Pine Crest and Dala House should be on the docket for HUD inspections soon. HRA staff had done site inspections at both buildings and was currently completing repairs to ensure we were ready for future HUD inspections.

**9. Old Business**

- a. No old business was discussed.

**10. New Business**

- a. No new business was discussed.

- 11. Adjournment:** Motion made by Mathison and seconded by Jensen, and unanimously carried to adjourn the meeting at 4:25pm.

Draft minutes respectfully submitted by Lindy Crawford, Interim Executive Director. Approved by the Board of Directors on November 24, 2021.

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Robert Jensen, Secretary

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Dennis Olson, Chair

**HOUSING & REDEVELOPMENT AUTHORITY OF MORA**  
**BALANCE SHEET**  
**October 31, 2021**

	Management	Pinecrest	HCV	Dala	TOTALS
Cash-Operating	45,721.12	87,773.67	264,774.43	15,568.23	413,837.45
Cash-Reserves	67,184.43		-	32,283.58	99,468.01
Receivables	54,773.03	3,238.65	18,976.44	1,626.00	78,614.12
Due from Projects	11,848.14				11,848.14
Deferred and Prepaid charges	471.40	388.62	1,253.77	210.51	2,324.30
					-
Total Current Assets	<u>179,998.12</u>	<u>91,400.94</u>	<u>285,004.64</u>	<u>49,688.32</u>	<u>606,092.02</u>
Capital Assets, net of Depreciation	435,927.34	406,974.37	-	475,236.01	1,318,137.72
<b>Total Assets</b>	<b><u>615,925.46</u></b>	<b><u>498,375.31</u></b>	<b><u>285,004.64</u></b>	<b><u>524,924.33</u></b>	<b><u>1,924,229.74</u></b>
					-
Accounts Payable	3,201.15	18,178.86	1,052.14	9,719.87	32,152.02
Due to Management		2,588.03	3,654.83	5,605.28	11,848.14
Accrued Liabilities	14,777.41	10,804.90	2,758.21	7,733.73	36,074.25
Deferred Credits	6,095.82	-	-	533.17	6,628.99
Total Current Liabilities	<u>24,074.38</u>	<u>31,571.79</u>	<u>7,465.18</u>	<u>23,592.05</u>	<u>86,703.40</u>
					-
Long Term Debt	86,619.52	9,425.69	-	818,238.01	914,283.22
Total Liabilities	<u>110,693.90</u>	<u>40,997.48</u>	<u>7,465.18</u>	<u>841,830.06</u>	<u>1,000,986.62</u>
Unrestricted Net Assets	483,271.38	423,396.37	208,200.72	(341,013.95)	773,854.52
Restricted Net Assets			4,987.42	32,283.58	37,271.00
CY Net Income	21,960.18	33,981.46	64,351.32	(8,175.36)	112,117.60
CFP Net Income		-			-
Total Equity	<u>505,231.56</u>	<u>457,377.83</u>	<u>277,539.46</u>	<u>(316,905.73)</u>	<u>923,243.12</u>
<b>Total Liability/Equity</b>	<b><u>615,925.46</u></b>	<b><u>498,375.31</u></b>	<b><u>285,004.64</u></b>	<b><u>524,924.33</u></b>	<b><u>1,924,229.74</u></b>

**HOUSING & REDEVELOPMENT AUTHORITY OF MORA**  
**INCOME & EXPENSE STATEMENT**  
**For the 7 months Ended October 31,2021**

INCOME	7		7		7		7		TOTALS
	Management	Month Budget	Pinecrest	Month Budget	HCV	Month Budget	Dala	Month Budget	
Grant Income	58,982.00	59,001	62,577.50	29,167	591,644.04	548,333	20,514.61	22,167	733,718.15
Rental Income	-		95,562.00	98,175	-		73,798.00	69,972	169,360.00
Management Income	24,410.58	32,367	-		-		-		24,410.58
Other Income	47,981.41	10,267	9,606.14	10,599	18,227.98	14,175	14,873.78	10,558	90,689.31
Total Operating Income	131,373.99	101,635	167,745.64	137,941	609,872.02	562,508	109,186.39	102,697	1,018,178.04
<b>EXPENSES</b>									
Administration	13,803.63	17,551	25,946.90	45,799	53,802.93	67,306	14,419.35	15,535	107,972.81
Utilities	3,001.80	2,713	20,925.42	21,875	-		10,808.69	12,425	34,735.91
Maintenance	3,189.21	3,802	32,184.73	36,871	-		19,915.60	29,635	55,289.54
Other General Expenses	28,869.32	22,556	22,031.13	22,681	1,265.77	2,917	33,081.11	29,586	85,247.33
HAP Expenses	54,260.00	54,260	-		490,452.00	484,167	-		544,712.00
Total Operating Expenses	103,123.96	100,881	101,088.18	127,226	545,520.70	554,389	78,224.75	87,181	827,957.59
Operating Income (Loss)	28,250.03	754	66,657.46	10,715	64,351.32	8,119	30,961.64	15,516	190,220.45
Depreciation	6,289.85		32,676.00		-		39,137.00		78,102.85
<b>NET INCOME</b>	<b>21,960.18</b>		<b>33,981.46</b>		<b>64,351.32</b>		<b>(8,175.36)</b>		<b>112,117.60</b>

**HOUSING & REDEVELOPMENT AUTHORITY OF MORA**  
**BALANCE SHEET**  
**October 31, 2020**

	Management	Pinecrest	HCV	Dala	TOTALS
Cash-Operating	36,221.43	32,638.75	20,516.25	17,033.67	106,410.10
Cash-Reserves	67,246.12		-	23,363.51	90,609.63
Receivables	85,419.50	3,602.77	138.00	44.46	89,204.73
Deferred and Prepaid charges	1,774.05	2,470.59	465.17	930.39	5,640.20
					-
Total Current Assets	<u>190,661.10</u>	<u>38,712.11</u>	<u>21,119.42</u>	<u>41,372.03</u>	<u>291,864.66</u>
Capital Assets, net of Depreciation	441,858.18	437,070.38	-	519,250.85	1,398,179.41
<b>Total Assets</b>	<b><u>632,519.28</u></b>	<b><u>475,782.49</u></b>	<b><u>21,119.42</u></b>	<b><u>560,622.88</u></b>	<b><u>1,690,044.07</u></b>
					-
Accounts Payable	6,570.48	28,369.83	1,994.89	12,882.74	49,817.94
Accrued Liabilities	19,203.79	10,822.32	1,859.93	14,232.58	46,118.62
Deferred Credits	18,399.24	-		553.67	18,952.91
Total Current Liabilities	<u>44,173.51</u>	<u>39,192.15</u>	<u>3,854.82</u>	<u>27,668.99</u>	<u>114,889.47</u>
					-
Long Term Debt	117,952.69	9,916.21	-	830,433.61	958,302.51
Total Liabilities	<u>162,126.20</u>	<u>49,108.36</u>	<u>3,854.82</u>	<u>858,102.60</u>	<u>1,073,191.98</u>
Unrestricted Net Assets	488,299.81	378,883.02	23,945.19	(317,430.71)	573,697.31
Restricted Net Assets			(8,301.58)	23,363.51	15,061.93
CY Net Income	(17,906.73)	(48,658.93)	1,620.99	(3,412.52)	(68,357.19)
CFP Net Income		96,450.04			96,450.04
Total Equity	<u>470,393.08</u>	<u>426,674.13</u>	<u>17,264.60</u>	<u>(297,479.72)</u>	<u>616,852.09</u>
<b>Total Liability/Equity</b>	<b><u>632,519.28</u></b>	<b><u>475,782.49</u></b>	<b><u>21,119.42</u></b>	<b><u>560,622.88</u></b>	<b><u>1,690,044.07</u></b>

**HOUSING & REDEVELOPMENT AUTHORITY OF MORA**  
**INCOME & EXPENSE STATEMENT**  
For the 7 months Ended October 31,2020

<b>INCOME</b>	<b>Management</b>	<b>Pinecrest</b>	<b>HCV</b>	<b>Dala</b>	<b>TOTALS</b>
Grant Income	85,308.00	33,356.90	249,905.00	20,041.34	388,611.24
Rental Income	-	99,436.00	-	72,103.00	171,539.00
Management Income	96,004.51	-	-	-	96,004.51
Other Income	26,245.00	11,465.12	1,187.61	22,232.13	61,129.86
Total Operating Income	207,557.51	144,258.02	251,092.61	114,376.47	717,284.61
<b>EXPENSES</b>					
Administration	90,973.43	49,715.32	34,258.91	16,588.03	191,535.69
Utilities	2,783.15	22,194.94	-	9,572.30	34,550.39
Maintenance	6,801.35	65,041.40	-	21,347.99	93,190.74
Other General Expenses	40,197.36	23,583.29	4,118.71	30,926.67	98,826.03
HAP Expenses	78,648.00	-	211,094.00	-	289,742.00
Total Operating Expenses	219,403.29	160,534.95	249,471.62	78,434.99	707,844.85
Operating Income (Loss)	(11,845.78)	(16,276.93)	1,620.99	35,941.48	9,439.76
Depreciation	6,060.95	32,382.00	-	39,354.00	77,796.95
<b>NET INCOME</b>	<b>(17,906.73)</b>	<b>(48,658.93)</b>	<b>1,620.99</b>	<b>(3,412.52)</b>	<b>(68,357.19)</b>



"A Senior Community & Life Enrichment Center"

## Item No. 8a

### Management Report to the Board of the HRA of Mora 11/18/21

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

#### Finance:

The October statement is attached.

- Monthly/YTD Revenue Variance: (\$10,160)/(\$13,766)
- Monthly/YTD Expenses Variance: \$16,887/\$104,787
- Monthly/YTD EBITDA Variance: \$6,727/\$91,021

#### Revenue Notes: \$10,160 under budget

- Rental revenue was under budgeted revenue by \$5,150
  - Census in October averaged 19.7 on a budget of 23 (Sept avg = 17.9)
  - Currently (through 10/20/21) at 20 on a budget of 24
  - One hospice resident, 1 hot lead, & 1 warm lead
- Housing Revenue Services revenue was under budget by \$5,000

#### Expense Notes: \$16,887 under budget

- Health Services: under \$6,200
- Administration: under \$3,100
- Taxes & Benefits: under \$3,600

#### Covid – 19:

- One new employee case: 11/14/21
- Ron will discuss vaccine mandate protocols & how it could affect Mora at the meeting

#### Staff:

- Open positions include:
  - 3 FT Evening Resident Assistants & 1 PT Night Resident Assistant
  - 1 FT Cook
  - 2 PT Life Enrichment Assistants.
  - Did hire maint/hskp combined position

#### Equipment:

- Boiler working great
- Pendant system is ok
- No other concerns noted

Ron Donacik

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

	Balance 10/31/2021	Balance 3/31/2021	Net Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Petty Cash	500	500	-
Cash - Checking Operating	55,105	58,243	(3,138)
Total Cash	55,605	58,743	(3,138)
Accts Rec - Tenants	51,191	82,888	(31,697)
Allowance for Doubtful Accounts	(23,875)	(19,678)	(4,197)
Total Receivables	27,316	63,210	(35,894)
Prepaid Expense - Other	5,727	3,295	2,432
Total Prepaid	5,727	3,295	2,432
Cash - Savings Security Deposits	3,352	5,351	(1,999)
Bond Payment Fund	133,041	51,414	81,627
Bond Operating Reserve Fund	250,053	250,053	-
Bond Debt Service Reserve Fund	387	387	-
Total Restricted Assets	386,833	307,205	79,628
Land	36,536	36,536	-
Building & Improvements	3,178,601	3,174,834	3,767
Construction in Progress	-	42,425	(42,425)
Furniture & Equipment - General	306,453	242,798	63,655
Total Capital Assets	3,521,590	3,496,593	24,997
Accumulated Depreciation - Bldg	(1,230,558)	(1,165,261)	(65,297)
Accumulated Depreciation - FFE	(232,258)	(228,448)	(3,810)
Total Accumulated Depreciation	(1,462,816)	(1,393,709)	(69,107)
Net Capital Assets	2,058,774	2,102,884	(44,110)
<b>Total Assets</b>	<b>2,534,255</b>	<b>2,535,337</b>	<b>(1,082)</b>
Accounts Payable	10,661	26,105	(15,444)
Other Accrued Expenses	119,633	121,095	(1,462)
Total Accounts Payable	130,294	147,200	(16,906)
Security Deposits	1,939	2,464	(525)
Total Other Payables	1,939	2,464	(525)
Accrued Sales Tax Liability	51	37	14
Accr Real Estate Taxes	(295)	443	(738)
Total Taxes Payable	(244)	480	(724)
Accrued Salaries	98,296	117,984	(19,688)
Accrued Flex Leave	29,826	31,725	(1,899)
Total Accrued Payroll Related	128,122	149,709	(21,587)
Accrued Interest - Bonds Series A	27,848	21,423	6,425
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	(4,663)	(3,303)	(1,360)
Accumulated Amortization - Underwriters Disc	7,793	5,520	2,273
Deferred Financing Costs	(63,311)	(63,311)	-
Accumulated Amortization	6,331	4,485	1,846
Total Bond/Note Payables	3,151,894	3,079,863	72,031
Total Payables	3,412,005	3,379,716	32,289
Net Income	(33,371)	(196,662)	163,291
Unrestricted Net Assets	(844,379)	(648,827)	(195,552)
Temporarily Restricted Contributions	-	1,110	(1,110)
Total Equity	(877,750)	(844,379)	(33,371)
<b>Total Liabilities &amp; Equity</b>	<b>2,534,255</b>	<b>2,535,337</b>	<b>(1,082)</b>

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

<b>ASSETS</b>	<b>Balance 10/31/2021</b>	<b>Balance 3/31/2021</b>	<b>Net Change</b>
<b>CURRENT ASSETS</b>			
Petty Cash:			
324-000-11-10105 PETTY CASH	500	500	-
Total Petty Cash	500	500	-
Cash - Checking Operating:			
324-000-11-10120 OPERATING CASH	55,105	58,243	(3,138)
Total Cash - Checking Operating	55,105	58,243	(3,138)
Total Cash	55,605	58,743	(3,138)
Accts Rec - Tenants:			
324-000-11-24110 ACCTS REC - TENANTS	51,191	82,888	(31,697)
Total Accts Rec - Tenants	51,191	82,888	(31,697)
Allowance for Doubtful Accounts:			
324-000-11-24995 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(23,875)	(19,678)	(4,197)
Total Allowance for Doubtful Accounts	(23,875)	(19,678)	(4,197)
Total Receivables	27,316	63,210	(35,894)
Prepaid Expense - Other:			
324-000-11-49110 PREPAID EXPENSE - OTHER	5,727	3,295	2,432
Total Prepaid Expense - Other	5,727	3,295	2,432
Total Prepaid	5,727	3,295	2,432
Cash - Savings Security Deposits:			
324-000-14-10150 CASH - SAVINGS SECURITY DEPOSITS	3,352	5,351	(1,999)
Total Cash - Savings Security Deposits	3,352	5,351	(1,999)
Bond Payment Fund:			
324-000-14-60110 BOND PAYMENT FUND	133,041	51,414	81,627
Total Bond Payment Fund	133,041	51,414	81,627
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:			

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

	Balance 10/31/2021	Balance 3/31/2021	Net Change
324-000-14-60170 BOND DEBT SERVICE RESERVE FUND	387	387	-
Total Bond Debt Service Reserve Fund	387	387	-
Total Restricted Assets	386,833	307,205	79,628
Land:			
324-000-16-10010 LAND	36,536	36,536	-
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	-	42,425	(42,425)
Total Construction in Progress	-	42,425	(42,425)
Furniture & Equipment - General:			
324-000-16-30110 FURNITURE & EQUIPMENT - GENERAL	306,453	242,798	63,655
Total Furniture & Equipment - General	306,453	242,798	63,655
Total Capital Assets	3,521,590	3,496,593	24,997
Accumulated Depreciation - Bldg:			
324-000-17-20110 ACCUMULATED DEPRECIATION - BLDG	(1,230,558)	(1,165,261)	(65,297)
Total Accumulated Depreciation - Bldg	(1,230,558)	(1,165,261)	(65,297)
Accumulated Depreciation - FFE:			
324-000-17-30110 ACCUMULATED DEPRECIATION - FFE	(232,258)	(228,448)	(3,810)
Total Accumulated Depreciation - FFE	(232,258)	(228,448)	(3,810)
Total Accumulated Depreciation	(1,462,816)	(1,393,709)	(69,107)
Net Capital Assets	2,058,774	2,102,884	(44,110)
<b>Total Assets</b>	<b>2,534,255</b>	<b>2,535,337</b>	<b>(1,082)</b>

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

	<b>Balance 10/31/2021</b>	<b>Balance 3/31/2021</b>	<b>Net Change</b>
Accounts Payable:			
324-000-20-10010 ACCOUNTS PAYABLE	10,663	26,105	(15,442)
~ Rounding Adjustment ~	(2)	-	-
<b>Total Accounts Payable</b>	<b>10,661</b>	<b>26,105</b>	<b>(15,444)</b>
Other Accrued Expenses:			
324-000-20-10095 OTHER ACCRUED EXPENSES	119,633	121,095	(1,462)
<b>Total Other Accrued Expenses</b>	<b>119,633</b>	<b>121,095</b>	<b>(1,462)</b>
<b>Total Accounts Payable</b>	<b>130,294</b>	<b>147,200</b>	<b>(16,906)</b>
Security Deposits:			
324-000-20-50020 SECURITY DEPOSITS	1,939	2,464	(525)
<b>Total Security Deposits</b>	<b>1,939</b>	<b>2,464</b>	<b>(525)</b>
<b>Total Other Payables</b>	<b>1,939</b>	<b>2,464</b>	<b>(525)</b>
Accrued Sales Tax Liability:			
324-000-21-20000 ACCRUED SALES TAX LIABILITY	51	37	14
<b>Total Accrued Sales Tax Liability</b>	<b>51</b>	<b>37</b>	<b>14</b>
Accr Real Estate Taxes:			
324-000-21-40000 ACCR REAL ESTATE TAXES	(295)	443	(738)
<b>Total Accr Real Estate Taxes</b>	<b>(295)</b>	<b>443</b>	<b>(738)</b>
<b>Total Taxes Payable</b>	<b>(244)</b>	<b>480</b>	<b>(724)</b>
Accrued Salaries:			
324-000-22-10010 ACCRUED SALARIES	98,296	117,984	(19,688)
<b>Total Accrued Salaries</b>	<b>98,296</b>	<b>117,984</b>	<b>(19,688)</b>
Accrued Flex Leave:			
324-000-22-10020 ACCRUED FLEX LEAVE	29,826	31,725	(1,899)
<b>Total Accrued Flex Leave</b>	<b>29,826</b>	<b>31,725</b>	<b>(1,899)</b>
<b>Total Accrued Payroll Related</b>	<b>128,122</b>	<b>149,709</b>	<b>(21,587)</b>
Accrued Interest - Bonds Series A:			
324-000-23-40010 ACCRUED INTEREST - BONDS SERIES A	27,848	21,423	6,425
<b>Total Accrued Interest - Bonds Series A</b>	<b>27,848</b>	<b>21,423</b>	<b>6,425</b>
Bonds Payable Series A:			
324-000-27-40010 BONDS PAYABLE SERIES A	3,080,000	3,080,000	-

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

	<b>Balance 10/31/2021</b>	<b>Balance 3/31/2021</b>	<b>Net Change</b>
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	(4,663)	(3,303)	(1,360)
Total Accumulated Amortization - Original Issue	(4,663)	(3,303)	(1,360)
Accumulated Amortization - Underwriters Disc:			
324-000-27-42120 ACCUM AMORT UNDERWRITER'S DISCOUNT	7,793	5,520	2,273
Total Accumulated Amortization - Underwriters Disc	7,793	5,520	2,273
Deferred Financing Costs:			
324-000-18-10120 DEFERRED FINANCING COSTS	(63,311)	(63,311)	-
Total Deferred Financing Costs	(63,311)	(63,311)	-
Accumulated Amortization:			
324-000-18-20110 ACCUMULATED AMORTIZATION	6,331	4,485	1,846
Total Accumulated Amortization	6,331	4,485	1,846
Total Bond/Note Payables	3,151,894	3,079,863	72,031
Total Payables	3,412,005	3,379,716	32,289
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	166,675	91,541	75,134
324-400-42-21515 IL - 2ND PERSON RENT	232	-	232
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	201,458	87,607	113,851
324-440-40-13120 MC - EW SERVICES	258,423	202,489	55,934
324-440-40-13520 CS - EW SERVICES	-	(4,370)	4,370
324-440-40-14110 HS SKILLED NURSING SERVICES	-	8,166	(8,166)

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

	<b>Balance 10/31/2021</b>	<b>Balance 3/31/2021</b>	<b>Net Change</b>
324-440-40-15110 HS RESIDENT ASSISTANT SERVICES	(2,784)	(232)	(2,552)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	295	1,047	(752)
324-450-40-31410 GUEST MEAL SALES	201	152	49
324-480-48-10110 INTEREST INCOME - UNRESTRICTED SAVINGS	1	8	(7)
324-495-41-62110 COMMUNITY FEE	4,331	3,500	831
324-495-41-62410 PET DEPOSIT FEE (NON-REFUNDABLE)	-	300	(300)
324-495-47-99110 MISCELLANEOUS INCOME	998	49,017	(48,019)
324-495-47-99120 GPO INCENTIVES	667	114	553
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(44,884)	(62,894)	18,010
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(2,407)	(2,360)	(47)
324-540-50-10605 STAFF	-	(8,082)	8,082
324-540-50-10620 RN STAFF	(18,786)	(981)	(17,805)
324-540-50-10621 RN STAFF - OT	(1,414)	-	(1,414)
324-540-50-10622 RN STAFF - FLEX	(324)	-	(324)
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	(149,102)	(278,426)	129,324
324-540-50-10651 NAR STAFF - OT	(8,072)	(28,945)	20,873
324-540-50-10652 NAR STAFF - FLEX	2,219	(97)	2,316
324-540-50-10653 NAR STAFF - FLEX CASHOUT	(6,625)	(6,272)	(353)
324-540-50-10701 TRAINING WAGES	(7,625)	(3,094)	(4,531)
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	(5,058)	(7,556)	2,498
324-540-50-40120 SUPPLIES - COVID-19	-	(6,610)	6,610
324-540-50-40170 SUPPLIES- PROGRAM OTHER	(331)	(1,532)	1,201
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	(961)	(71)	(890)
324-540-50-90095 MISCELLANEOUS	-	(297)	297
324-610-50-10605 STAFF	(21,818)	(33,336)	11,518
324-610-50-10606 STAFF - OT	(12)	(222)	210
324-610-50-10607 STAFF - FLEX	578	(411)	989
324-610-50-10608 STAFF - FLEX CASHOUT	(1,145)	-	(1,145)
324-610-50-10701 TRAINING WAGES	(45)	(22)	(23)
324-610-50-31270 PURCH SVCS - ENTERTAINERS & SPEAKERS	(150)	-	(150)
324-610-50-40170 SUPPLIES- PROGRAM OTHER	(773)	(1,039)	266
324-700-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(20,261)	(33,468)	13,207
324-700-50-10601 SUPERVISOR/MANAGER/DIRECTOR - OT	(3,572)	(3,301)	(271)
324-700-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(375)	(752)	377

**Eastwood Senior Living  
Balance Sheet Detailed  
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	<b>Balance 10/31/2021</b>	<b>Balance 3/31/2021</b>	<b>Net Change</b>
324-700-50-10605 STAFF	(40,082)	(59,058)	18,976
324-700-50-10606 STAFF - OT	(462)	(238)	(224)
324-700-50-10607 STAFF - FLEX	(727)	(1,102)	375
324-700-50-10608 STAFF - FLEX CASHOUT	(662)	(2,192)	1,530
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	(109)	(214)	105
324-700-50-40131 SUPPLIES - CHEMICALS	(960)	(1,433)	473
324-700-50-40132 SUPPLIES - PAPER GOODS	(82)	(388)	306
324-700-50-40170 SUPPLIES- PROGRAM OTHER	-	(229)	229
324-700-50-40175 SUPPLIES - UNIFORM	-	(691)	691
324-700-50-40240 FOOD - GENERAL	(31,063)	(59,967)	28,904
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	(20)	20
324-700-50-86010 EQUIP LEASE/RENTAL	(1,665)	-	(1,665)
324-710-50-10605 STAFF	(6,987)	(14,719)	7,732
324-710-50-10607 STAFF - FLEX	309	536	(227)
324-710-50-10608 STAFF - FLEX CASHOUT	(267)	-	(267)
324-710-50-40170 SUPPLIES- PROGRAM OTHER	(4,267)	(6,229)	1,962
324-730-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(4,055)	(7,772)	3,717
324-730-50-10605 STAFF	(1,041)	(296)	(745)
324-730-50-10606 STAFF - OT	-	(111)	111
324-730-50-31105 PURCH SVCS - OTHER	(382)	-	(382)
324-730-50-31305 PURCH SVCS - TRASH REMOVAL	(808)	(3,188)	2,380
324-730-50-31320 PURCH SVCS - MAINT CONTRACTS	(4,419)	(4,547)	128
324-730-50-31335 PURCH SVCS - BLDG & GROUNDS	(621)	(11,084)	10,463
324-730-50-31340 PURCH SVCS - EQUIPMENT	(238)	-	(238)
324-730-50-40170 SUPPLIES- PROGRAM OTHER	(4,258)	(6,071)	1,813
324-730-50-80210 MINOR EQUIPMENT	(178)	-	(178)
324-730-50-90090 TRAVEL EXPENSE	(928)	(1,680)	752
324-740-50-80310 UTILITIES - ELECTRICITY	(11,779)	(17,946)	6,167
324-740-50-80320 UTILITIES - GAS	(2,120)	(4,456)	2,336
324-740-50-80340 UTILITIES - SEWER & WATER	(3,977)	(5,473)	1,496
324-740-50-80350 UTILITIES - CABLE	(4,214)	(7,791)	3,577
324-800-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(4,056)	(56,763)	52,707
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	(1,917)	(5,572)	3,655
324-800-50-31140 PURCH SVCS - BANK FEES	(783)	(220)	(563)
324-800-50-31180 PURCH SVCS - OUTSIDE COUNSEL	-	(106)	106
324-800-50-31185 MANAGEMENT FEES	(31,564)	(53,683)	22,119
324-800-50-31190 PURCH SVCS - INDEPENDENT ACCOUNTING	(1,867)	(11,149)	9,282
324-800-50-31360 PURCH SERV - SHRED IT	(433)	(419)	(14)
324-800-50-40160 RESIDENT RECOGNITION	(86)	(221)	135
324-800-50-80030 SALES TAX EXPENSE	(14)	(10)	(4)
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	(8,034)	(4,000)	(4,034)
324-800-50-86030 COPIER LEASE / RENTAL	(4,772)	(6,407)	1,635

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

	Balance 10/31/2021	Balance 3/31/2021	Net Change
324-800-50-90010 CONTINUING EDUCATION	(85)	-	(85)
324-800-50-90020 LICENSES & PERMITS	(3,620)	(4,059)	439
324-800-50-90030 MEETINGS & SEMINARS	-	(168)	168
324-800-50-90040 POSTAGE & DELIVERY	(64)	(440)	376
324-800-50-90070 STATIONERY & OFFICE	(896)	(2,128)	1,232
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	(3,286)	(2,946)	(340)
324-800-50-92010 TELEPHONE	(4,730)	(7,123)	2,393
324-800-50-98120 BAD DEBT EXPENSE	(7,000)	(15,000)	8,000
324-800-50-98255 EMPLOYEE RECOGNITION	(219)	(4,794)	4,575
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	(1,357)	(1,062)	(295)
324-870-50-32020 SALES EXPENSE	(1,140)	-	(1,140)
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	(65,297)	(112,499)	47,202
324-950-50-81030 DEPREC - FFE	(3,810)	(20,652)	16,842
324-950-50-81090 AMORTIZATION OF	(2,760)	(4,731)	1,971
324-950-50-82010 REAL ESTATE TAXES	(1,034)	(1,763)	729
324-950-50-83110 INTEREST - MORTGAGES	(44,296)	(91,732)	47,436
324-950-50-86010 EQUIP LEASE/RENTAL	-	(1,098)	1,098
324-980-50-70101 EMPLOYER FICA	(26,294)	(48,078)	21,784
324-980-50-70201 FUTA TAXES	(737)	(1,533)	796
324-980-50-70301 EMPLOYER SUI	(736)	(4,713)	3,977
324-980-50-71101 HEALTH INSURANCE PREMIUM	(11,974)	(20,000)	8,026
324-980-50-71102 DENTAL INSURANCE PREMIUM	(2,020)	(2,825)	805
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	3,425	5,932	(2,507)
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	804	1,751	(947)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	(3,294)	(7,581)	4,287
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	(4,833)	(7,962)	3,129
324-980-50-78001 EMPLOYEE BENEFITS OTHER	1	3	(2)
<b>Total Net Income</b>	<b>(33,371)</b>	<b>(196,662)</b>	<b>163,291</b>
<b>Unrestricted Net Assets:</b>			
324-000-30-10010 UNRESTRICTED NET ASSETS	(844,379)	(648,827)	(195,552)
<b>Total Unrestricted Net Assets</b>	<b>(844,379)</b>	<b>(648,827)</b>	<b>(195,552)</b>
<b>Temporarily Restricted Contributions:</b>			
324-490-49-93050 CONTRIBUTIONS - TEMPORARILY RESTRICTED	-	1,110	(1,110)
<b>Total Temporarily Restricted Contributions</b>	<b>-</b>	<b>1,110</b>	<b>(1,110)</b>
<b>Total Equity</b>	<b>(877,750)</b>	<b>(844,379)</b>	<b>(33,371)</b>
<b>Total Liabilities &amp; Equity</b>	<b>2,534,255</b>	<b>2,535,337</b>	<b>(1,082)</b>

**Eastwood Senior Living**  
**Unaudited Income Statement**  
**For the Seven Months Ending October 31, 2021**

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>OPERATING REVENUE</b>						
Housing Resident Service Revenue	71,609	76,780	(5,171)	457,681	466,120	(8,439)
Rental Revenue	25,112	30,138	(5,026)	167,401	178,926	(11,525)
Culinary Services	12	-	12	201	-	201
Fees & Charges	-	-	-	4,331	-	4,331
Other Revenue	25	-	25	1,666	-	1,666
<b>TOTAL OPERATING REVENUES</b>	<b>96,758</b>	<b>106,918</b>	<b>(10,160)</b>	<b>631,280</b>	<b>645,046</b>	<b>(13,766)</b>
<b>OPERATING EXPENSES</b>						
Health Services	37,742	43,929	6,187	249,255	298,257	49,002
Therapeutic Recreation/Life Enrichment	3,518	4,316	798	23,364	29,847	6,483
Culinary Services	14,569	15,672	1,103	100,174	110,971	10,797
Housekeeping and Laundry	1,705	1,498	(207)	11,213	10,669	(544)
Environmental Services	1,438	3,036	1,598	16,930	21,188	4,258
Utilities	2,908	3,535	627	22,090	24,935	2,845
Administration	11,031	14,155	3,124	76,130	93,522	17,392
Sales and Marketing	703	755	52	2,641	5,285	2,644
Property and Related	148	148	-	1,034	1,034	-
Employee Taxes and Benefits	4,788	8,393	3,605	45,656	57,566	11,910
<b>TOTAL OPERATING EXPENSES</b>	<b>78,550</b>	<b>95,437</b>	<b>16,887</b>	<b>548,487</b>	<b>653,274</b>	<b>104,787</b>
<b>EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)</b>	<b>18,208</b>	<b>11,481</b>	<b>6,727</b>	<b>82,793</b>	<b>(8,228)</b>	<b>91,021</b>
<b>EBITDA %</b>	<b>18.82%</b>	<b>10.74%</b>		<b>13.12%</b>	<b>(1.28%)</b>	
Depreciation Expense	10,020	11,183	1,163	69,107	78,489	9,382
Interest & Amortization Expense	6,706	7,107	401	47,056	49,999	2,943
<b>OPERATING INCOME (LOSS)</b>	<b>1,482</b>	<b>(6,809)</b>	<b>8,291</b>	<b>(33,370)</b>	<b>(136,716)</b>	<b>103,346</b>
Investment Income	-	-	-	1	-	1
<b>NET INCOME (LOSS)</b>	<b>1,482</b>	<b>(6,809)</b>	<b>8,291</b>	<b>(33,369)</b>	<b>(136,716)</b>	<b>103,347</b>

**Eastwood Senior Living**  
**Unaudited Income Statement**  
**For the Seven Months Ending October 31, 2021**

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
RESIDENT DAYS:	-	-	-	-	-	-
<b>OPERATING REVENUE</b>						
Housing Resident Service Revenue:						
324-440-40-11120 IL/AL - EW SERVICES	-	-	-	288	-	288
324-440-40-13110 MC - PRIVATE PAY SERVICES	25,365	35,860	(10,495)	201,458	202,120	(662)
324-440-40-13120 MC - EW SERVICES	46,227	40,920	5,307	258,423	264,000	(5,577)
324-440-40-15110 HS RESIDENT ASSISTANT SERVICES	-	-	-	(2,784)	-	(2,784)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	17	-	17	295	-	295
Total Housing Resident Service Revenue	71,609	76,780	(5,171)	457,681	466,120	(8,439)
Rental Revenue:						
324-400-42-20010 AL - RENT	-	-	-	494	-	494
324-400-42-20510 MC - RENT	24,880	30,938	(6,058)	166,675	184,526	(17,851)
324-400-42-21515 IL - 2ND PERSON RENT	232	-	232	232	-	232
324-400-42-49025 MARKET RATE LOSS	-	(800)	800	-	(5,600)	5,600
Total Rental Revenue	25,112	30,138	(5,026)	167,401	178,926	(11,525)
Culinary Services:						
324-450-40-31410 GUEST MEAL SALES	12	-	12	201	-	201
Total Culinary Services	12	-	12	201	-	201
Fees & Charges:						
324-495-41-62110 COMMUNITY FEE	-	-	-	4,331	-	4,331
Total Fees & Charges	-	-	-	4,331	-	4,331
Other Revenue:						
324-495-47-99110 MISCELLANEOUS INCOME	25	-	25	998	-	998
324-495-47-99120 GPO INCENTIVES	-	-	-	667	-	667
Total Other Revenue	25	-	25	1,666	-	1,666
<b>TOTAL OPERATING REVENUES</b>	<b>96,758</b>	<b>106,918</b>	<b>(10,160)</b>	<b>631,280</b>	<b>645,046</b>	<b>(13,766)</b>
<b>OPERATING EXPENSES</b>						
Health Services:						
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	6,643	5,561	(1,082)	44,884	38,390	(6,494)
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	-	-	-	2,407	-	(2,407)
324-540-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	6	6	-	38	38
324-540-50-10620 RN STAFF	5,717	-	(5,717)	18,786	-	(18,786)
324-540-50-10621 RN STAFF - OT	414	-	(414)	1,414	-	(1,414)
324-540-50-10622 RN STAFF - FLEX	324	-	(324)	324	-	(324)
324-540-50-10640 LPN STAFF	-	4,310	4,310	5,347	30,927	25,580
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	-	125	125
324-540-50-10650 NAR STAFF	19,643	31,393	11,750	149,102	210,995	61,893
324-540-50-10651 NAR STAFF - OT	2,122	1,323	(799)	8,072	8,571	499
324-540-50-10652 NAR STAFF - FLEX	970	-	(970)	(2,219)	-	2,219
324-540-50-10653 NAR STAFF - FLEX CASHOUT	-	-	-	6,625	-	(6,625)
324-540-50-10654 NAR STAFF - STD	-	134	134	-	926	926
324-540-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-540-50-10701 TRAINING WAGES	579	-	(579)	7,625	-	(7,625)
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	-	408	408
324-540-50-40119 SUPPLIES- OTHER MEDICAL	1,065	1,000	(65)	5,058	7,000	1,942
324-540-50-40170 SUPPLIES- PROGRAM OTHER	90	125	35	331	875	544
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	176	-	(176)	961	-	(961)
324-540-50-90095 MISCELLANEOUS	-	-	-	-	-	-
Total Health Services	37,742	43,929	6,187	249,255	298,257	49,002
Therapeutic Recreation/Life Enrichment:						
324-610-50-10605 STAFF	3,154	3,759	605	21,818	25,951	4,133

**Eastwood Senior Living**  
**Unaudited Income Statement**  
**For the Seven Months Ending October 31, 2021**

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-610-50-10606 STAFF - OT	-	-	-	12	-	(12)
324-610-50-10607 STAFF - FLEX	173	-	(173)	(578)	-	578
324-610-50-10608 STAFF - FLEX CASHOUT	-	-	-	1,145	-	(1,145)
324-610-50-10609 STAFF - STD	-	15	15	-	104	104
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	150	167	17	150	1,167	1,017
324-610-50-40170 SUPPLIES- PROGRAM OTHER	41	125	84	773	875	102
324-610-50-80210 MINOR EQUIPMENT	-	83	83	-	583	583
324-610-50-90010 CONTINUING EDUCATION	-	-	-	-	-	-
324-610-50-90093 INTERNAL FOOD EXPENSE	-	167	167	-	1,167	1,167
324-610-50-90095 MISCELLANEOUS	-	-	-	-	-	-
<b>Total Therapeutic Recreation/Life Enrichment</b>	<b>3,518</b>	<b>4,316</b>	<b>798</b>	<b>23,364</b>	<b>29,847</b>	<b>6,483</b>
Culinary Services:						
324-700-50-10600 SUPERVISOR/MANAGER/DIRECTOR	2,999	1,678	(1,321)	20,261	12,041	(8,220)
324-700-50-10601 SUPERVISOR/MANAGER/DIRECTOR - OT	460	76	(384)	3,572	521	(3,051)
324-700-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	-	-	-	375	-	(375)
324-700-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	2	2	-	13	13
324-700-50-10605 STAFF	6,640	6,542	(98)	40,082	46,790	6,708
324-700-50-10606 STAFF - OT	99	194	95	462	1,340	878
324-700-50-10607 STAFF - FLEX	(417)	-	417	727	-	(727)
324-700-50-10608 STAFF - FLEX CASHOUT	174	-	(174)	662	-	(662)
324-700-50-10609 STAFF - STD	-	28	28	-	195	195
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	-	-	-	-	-	-
324-700-50-31105 PURCH SVCS - OTHER	-	-	-	-	-	-
324-700-50-40130 SUPPLIES - CHINA / GLASS	-	85	85	109	598	489
324-700-50-40131 SUPPLIES - CHEMICALS	-	228	228	960	1,595	635
324-700-50-40132 SUPPLIES - PAPER GOODS	-	199	199	82	1,396	1,314
324-700-50-40170 SUPPLIES- PROGRAM OTHER	-	-	-	-	-	-
324-700-50-40175 SUPPLIES - UNIFORM	-	57	57	-	399	399
324-700-50-40240 FOOD - GENERAL	4,416	6,583	2,167	31,063	46,083	15,020
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	-	-	-	-	-
324-700-50-86010 EQUIP LEASE/RENTAL	199	-	(199)	1,665	-	(1,665)
324-700-50-90095 MISCELLANEOUS	-	-	-	-	-	-
<b>Total Culinary Services</b>	<b>14,569</b>	<b>15,672</b>	<b>1,103</b>	<b>100,174</b>	<b>110,971</b>	<b>10,797</b>
Housekeeping and Laundry:						
324-710-50-10605 STAFF	465	1,061	596	6,987	7,611	624
324-710-50-10606 STAFF - OT	-	16	16	-	110	110
324-710-50-10607 STAFF - FLEX	(247)	-	247	(309)	-	309
324-710-50-10608 STAFF - FLEX CASHOUT	267	-	(267)	267	-	(267)
324-710-50-10609 STAFF - STD	-	5	5	-	31	31
324-710-50-10905 STAFF HRS	-	-	-	-	-	-
324-710-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-710-50-10908 STAFF - FLEX CASHOUT HRS	-	-	-	-	-	-
324-710-50-40170 SUPPLIES- PROGRAM OTHER	1,220	417	(803)	4,267	2,917	(1,350)
324-710-50-90095 MISCELLANEOUS	-	-	-	-	-	-
<b>Total Housekeeping and Laundry</b>	<b>1,705</b>	<b>1,498</b>	<b>(207)</b>	<b>11,213</b>	<b>10,669</b>	<b>(544)</b>
Environmental Services:						
324-730-50-10600 SUPERVISOR/MANAGER/DIRECTOR	-	655	655	4,055	4,522	467
324-730-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	1	1	-	5	5
324-730-50-10605 STAFF	-	-	-	1,041	-	(1,041)
324-730-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-730-50-10905 STAFF HRS	-	-	-	-	-	-
324-730-50-31105 PURCH SVCS - OTHER	-	-	-	382	-	(382)
324-730-50-31305 PURCH SVCS - TRASH REMOVAL	271	-	(271)	808	-	(808)
324-730-50-31320 PURCH SVCS - MAINT CONTRACTS	307	1,464	1,157	4,419	10,245	5,826
324-730-50-31335 PURCH SVCS - BLDG & GROUNDS	621	-	(621)	621	-	(621)
324-730-50-31340 PURCH SVCS - EQUIPMENT	238	-	(238)	238	-	(238)
324-730-50-40170 SUPPLIES- PROGRAM OTHER	-	500	500	4,258	3,500	(758)
324-730-50-41110 SUPPLIES - PAINTER	-	-	-	-	-	-
324-730-50-41170 SUPPLIES - TOOLS	-	-	-	-	-	-
324-730-50-80110 EQUIPMENT REPAIRS	-	333	333	-	2,333	2,333
324-730-50-80210 MINOR EQUIPMENT	-	-	-	178	-	(178)
324-730-50-90090 TRAVEL EXPENSE	-	83	83	928	583	(345)

**Eastwood Senior Living**  
**Unaudited Income Statement**  
**For the Seven Months Ending October 31, 2021**

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Total Environmental Services	1,438	3,036	1,598	16,930	21,188	4,258
Utilities:						
324-740-50-80310 UTILITIES - ELECTRICITY	1,486	2,200	714	11,779	11,800	21
324-740-50-80320 UTILITIES - GAS	234	169	(65)	2,120	4,969	2,849
324-740-50-80340 UTILITIES - SEWER & WATER	688	542	(146)	3,977	3,792	(185)
324-740-50-80350 UTILITIES - CABLE	500	625	125	4,214	4,375	161
Total Utilities	2,908	3,535	627	22,090	24,935	2,845
Administration:						
324-800-50-10600 SUPERVISOR/MANAGER/DIRECTOR	100	4,077	3,977	4,056	28,143	24,087
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	-	28	28
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	1,917	2,639	722
324-800-50-31140 PURCH SVCS - BANK FEES	30	30	-	783	210	(573)
324-800-50-31185 MANAGEMENT FEES	4,838	5,346	508	31,564	32,252	688
324-800-50-31190 PURCH SVCS - INDEPENDENT ACCOUNTING	267	375	108	1,867	2,625	758
324-800-50-31360 PURCH SERV - SHRED IT	56	49	(7)	433	343	(90)
324-800-50-40160 RESIDENT RECOGNITION	-	-	-	86	-	(86)
324-800-50-44010 SPECIAL EVENTS	-	-	-	-	-	-
324-800-50-80030 SALES TAX EXPENSE	1	-	(1)	14	-	(14)
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	920	544	(376)	8,034	3,808	(4,226)
324-800-50-86030 COPIER LEASE / RENTAL	1,331	292	(1,039)	4,772	2,042	(2,730)
324-800-50-90010 CONTINUING EDUCATION	85	-	(85)	85	-	(85)
324-800-50-90020 LICENSES & PERMITS	763	500	(263)	3,620	3,500	(120)
324-800-50-90030 MEETINGS & SEMINARS	-	13	13	-	88	88
324-800-50-90040 POSTAGE & DELIVERY	-	42	42	64	292	228
324-800-50-90050 PRINTING	-	-	-	-	-	-
324-800-50-90070 STATIONERY & OFFICE SUPPLIES	-	250	250	896	1,750	854
324-800-50-90080 SUBSCRIPTIONS	-	17	17	-	117	117
324-800-50-90090 TRAVEL EXPENSE	-	25	25	2,403	175	(2,228)
324-800-50-90091 BUSINESS MEALS	-	-	-	-	-	-
324-800-50-90095 MISCELLANEOUS	-	-	-	-	-	-
324-800-50-91010 PROPERTY & LIABILITY INSURANCE	761	362	(399)	3,286	2,534	(752)
324-800-50-92010 TELEPHONE	723	708	(15)	4,730	4,956	226
324-800-50-98120 BAD DEBT EXPENSE	1,000	1,000	-	7,000	7,000	-
324-800-50-98255 EMPLOYEE RECOGNITION	-	146	146	219	1,021	802
Total Administration	11,031	14,155	3,124	76,130	93,522	17,392
Sales and Marketing:						
324-870-50-31405 PURCH SVCS - PUBLIC RELATIONS	-	-	-	-	-	-
324-870-50-31415 PURCH SVCS - NEW AD CREATION	-	-	-	-	-	-
324-870-50-31420 PURCH SVCS - COLLATERAL MATERIAL	-	33	33	-	233	233
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	258	292	34	1,357	2,042	685
324-870-50-32010 NETWORKING	-	65	65	-	452	452
324-870-50-32020 SALES EXPENSE	445	180	(265)	1,140	1,260	120
324-870-50-44010 SPECIAL EVENTS	-	83	83	69	583	514
324-870-50-90050 PRINTING	-	83	83	75	583	508
324-870-50-90060 PROFESSIONAL ORG DUES	-	19	19	-	131	131
Total Sales and Marketing	703	755	52	2,641	5,285	2,644
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	-	1,034	1,034	-
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	-	1,034	1,034	-
Employee Taxes and Benefits:						
324-980-50-70101 EMPLOYER FICA	4,262	4,653	391	26,294	31,910	5,616
324-980-50-70201 FUTA TAXES	119	107	(12)	737	734	(3)
324-980-50-70301 EMPLOYER SUI	129	583	454	736	3,997	3,261
324-980-50-71101 HEALTH INSURANCE PREMIUM	(727)	1,996	2,723	11,974	13,691	1,717
324-980-50-71102 DENTAL INSURANCE PREMIUM	258	256	(2)	2,020	1,752	(268)
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	(261)	(659)	(398)	(3,425)	(4,520)	(1,095)
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	(40)	(267)	(227)	(804)	(1,829)	(1,025)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	357	686	329	3,294	4,703	1,409
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	690	1,039	349	4,833	7,128	2,295

**Eastwood Senior Living**  
**Unaudited Income Statement**  
**For the Seven Months Ending October 31, 2021**

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-980-50-78001 EMPLOYEE BENEFITS OTHER	-	-	-	(1)	-	1
Total Employee Taxes and Benefits	4,788	8,393	3,605	45,656	57,566	11,910
<b>TOTAL OPERATING EXPENSES</b>	<b>78,550</b>	<b>95,437</b>	<b>16,887</b>	<b>548,487</b>	<b>653,274</b>	<b>104,787</b>
<b>EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)</b>	<b>18,208</b>	<b>11,481</b>	<b>6,727</b>	<b>82,793</b>	<b>(8,228)</b>	<b>91,021</b>
<b>EBITDA %</b>	<b>18.82%</b>	<b>10.74%</b>		<b>13.12%</b>	<b>(1.28%)</b>	
Depreciation Expense:						
324-950-50-81020 DEPREC - BUILDING	9,382	11,183	1,801	65,297	78,489	13,192
324-950-50-81030 DEPREC - FFE	637	-	(637)	3,810	-	(3,810)
324-950-50-81090 AMORTIZATION OF INTANGIBLES	-	-	-	-	-	-
Total Depreciation Expense	10,020	11,183	1,163	69,107	78,489	9,382
Interest & Amortization Expense:						
324-950-50-81090 AMORTIZATION OF INTANGIBLES	394	478	84	2,760	3,343	583
324-950-50-83010 INTEREST - BONDS SERIES A	-	6,350	6,350	-	44,447	44,447
324-950-50-83020 INTEREST - BONDS SERIES B	-	280	280	-	2,210	2,210
324-950-50-83110 INTEREST - MORTGAGES	6,312	-	(6,312)	44,296	-	(44,296)
Total Interest & Amortization Expense	6,706	7,107	401	47,056	49,999	2,943
<b>OPERATING INCOME (LOSS)</b>	<b>1,482</b>	<b>(6,809)</b>	<b>8,291</b>	<b>(33,370)</b>	<b>(136,716)</b>	<b>103,346</b>
Investment Income:						
324-480-48-10110 INTEREST INCOME - UNRESTRICTED SAVINGS	-	-	-	1	-	1
Total Investment Income	-	-	-	1	-	1
<b>NET INCOME (LOSS)</b>	<b>1,482</b>	<b>(6,809)</b>	<b>8,291</b>	<b>(33,369)</b>	<b>(136,716)</b>	<b>103,347</b>

November 15, 2021

**Item No. 8b**

RE: Mysa House – October 2021 Final

- Occupancy of the (24) apartments:
  - Move-ins – none- 96 % Occupancy.
  - Move-outs – 1
- Vacancy
  - Unit was filled 11/1/2021.
- **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 – 2<sup>nd</sup> 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
      - September – no other income over rents
      - October – MIDCO rebate
  - **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
    - September – Installed new ignitors, flame rods and burners in boilers.
    - October – 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
- Bingo once a month
- Birthday monthly party
- HRA maintenance is checking boilers daily
- Holiday craft and bake show was a hit. So much positive feedback we will be doing it again this winter!

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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Mysa House

Mora

For the Month of October - 2021

7942

	(1) Actual		(3) Budget To-Date	(4) Annual Budget	(5) Comments	
	Month	To-Date				
1	Apartment Rent Potential	\$16,869.00	\$168,065.00	\$168,104.00	\$201,884.00	
2	Parking/Garage Rent Potential	\$660.00	\$6,600.00	\$6,600.00	\$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)	\$17,529.00	\$174,665.00	\$174,704.00	\$209,804.00	
6	Apartment Vacancy	\$709.00	\$709.00	\$0.00	\$0.00	
7	Parking/Garage Vacancy	\$0.00	\$0.00	\$264.20	\$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	\$7,540.00	\$7,500.00	\$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)	\$1,464.00	\$8,249.00	\$7,764.20	\$9,317.00	
14	Net Rental Income (Line 5 less 13)	\$16,065.00	\$166,416.00	\$166,939.80	\$200,487.00	
15	- Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	
16	Net Rental Collections (Line 14 less 15)	\$16,065.00	\$166,416.00	\$166,939.80	\$200,487.00	
17	Tenant Fees	\$25.00	(\$575.00)	\$0.00	\$0.00	
18	Other Income (specify in notes)	\$179.12	\$23,395.13	\$9,485.00	\$18,970.00	
19	Forfeited Security Deposits	\$0.00	\$0.00	\$0.00	\$0.00	
20	Interest Income (incl. escrows/reserves)	\$3.24	\$116.77	\$369.80	\$443.72	
21	Total Other Income (Lines 17 - 20)	\$207.36	\$22,936.90	\$9,854.80	\$19,413.72	
22	Total Revenue (Lines 16,21)	\$16,272.36	\$189,352.90	\$176,794.60	\$219,900.72	
23	Advertising and Marketing	\$0.00	\$0.00	\$166.70	\$200.00	
24	Property Management Fee	\$0.00	\$13,824.00	\$15,360.00	\$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	\$185.59	\$3,349.07	\$3,108.30	\$3,730.00	
28	On-Site Management Payroll	\$768.29	\$2,040.91	\$8,906.70	\$10,688.00	
29	Other Administration (specify in notes)	\$7.00	\$2,063.00	\$1,408.30	\$1,690.00	
30	Total Administration (Lines 23 - 29)	\$960.88	\$29,406.98	\$35,092.68	\$40,883.00	
31	Elevator Maint/Contract	\$39.91	\$1,339.20	\$2,068.32	\$2,230.00	
32	Security	\$40.91	\$414.35	\$416.70	\$500.00	
33	Rubbish Removal	\$0.00	\$1,009.80	\$1,133.30	\$1,360.00	
34	Other Contract Services	\$525.43	\$2,595.27	\$2,500.00	\$3,000.00	
35	Unique Operating Expenses (specify in notes)	\$0.00	\$0.00	\$0.00	\$0.00	
36	Maintenance/Janitor Supplies	\$58.62	\$1,567.44	\$2,000.00	\$2,400.00	
37	Grounds Maintenance	\$34.12	\$1,338.92	\$1,500.03	\$1,500.00	
38	Snow Removal	\$31.37	\$1,502.84	\$4,280.00	\$5,350.00	
39	Heat & A/C Repair Services	\$210.00	\$4,404.30	\$625.00	\$750.00	
40	General Repair Services	\$0.00	\$498.65	\$5,833.30	\$7,000.00	
41	Paint/Decorating Materials	\$153.76	\$153.76	\$833.30	\$1,000.00	
42	Maintenance & Jan. Payroll	\$2,758.44	\$18,166.62	\$17,635.00	\$21,162.00	
43	Other Maint. & Oper. (specify in notes)	\$102.59	\$1,023.20	\$1,000.00	\$1,200.00	
44	Total Maintenance (Lines 31 - 43)	\$3,955.15	\$34,014.35	\$39,824.95	\$47,452.00	
45	Electricity	\$421.46	\$6,099.77	\$8,333.30	\$10,000.00	
46	Water & Sewer	\$418.46	\$5,368.15	\$5,633.30	\$6,760.00	
47	Gas and Oil	\$188.93	\$4,019.74	\$5,133.20	\$6,260.00	
48	Total Utilities (Lines 45 - 47)	\$1,028.85	\$15,487.66	\$19,099.80	\$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)	\$5,944.88	\$92,315.67	\$106,717.43	\$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)	\$5,944.88	\$105,914.67	\$118,572.93	\$147,766.00	
53	Net Operating Income (Line 22 less 52)	\$10,327.48	\$83,438.23	\$58,221.67	\$72,134.72	
54	Interest on Amortizing Debt(s)	\$1,890.06	\$19,012.84	\$18,962.50	\$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	\$600.00	\$720.00	
57	Total Financing (Lines 54 - 56)	\$1,890.06	\$19,012.84	\$19,562.50	\$23,475.00	
58	Income from Oper. (Line 53 less 57)	\$8,437.42	\$64,425.39	\$38,659.17	\$48,659.72	

Mysa House

Mora

For the Month of October - 2021

7942

Part 1	Actual		Budget	Current Balances
	Current Month	Year-To-Date	Year-To-Date	
58 Income from Operations (Line 58 from 258A)	\$8,437.42	\$64,425.39	\$38,659.17	
59 Amortization/Depreciation Exp. (if applicable)	\$0.00	\$0.00	\$0.00	
60 Net Income or (Loss) (Line 58 less 59)	\$8,437.42	\$64,425.39	\$38,659.17	
61 ADJUSTMENTS TO BUSINESS ACTIVITIES				
62 Adjustments to Operating Assets				
63 Tenant Receivables	\$0.00	\$117.00		
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	(\$1,232.75)	(\$3,130.99)		
70 Accrued Expenses	\$0.00	\$0.00		
71 Prepaid Rent	(\$311.00)	\$441.00		
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) (-)	(\$713.27)	(\$7,020.46)		
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)	(\$47,917.11)		
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)	(\$6,300.00)		
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)	(\$580.00)		
93 Withdrawal from MIP/FA-FAF Escrow (+)	\$0.00	\$663.93		
94 Other (includ. int on res./escrows - specify in notes)	(\$0.78)	(\$77.14)		
95 Total Adjustments (Lines 63 - 94)	(\$6,932.80)	(\$82,711.02)		
96 Cash Flow from Operations (Line 60 plus 95)	\$1,504.62	(\$18,285.63)		
97 Beginning Cash Balance (Operating Account)	\$32,359.48	\$52,149.73		
98 Adjustments to Cash (specify in notes)	\$0.00	\$0.00		
99 Ending Cash Balance (Operating Account)	\$33,864.10	\$33,864.10		\$33,864.10
100 Components of Operating Cash				
101 Operating checking				\$13,032.88
102 Operating savings				\$20,681.22
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)				\$33,864.10
<b>Part 2</b>				
109 Rent Receivable Balance (tenant & subsidy)				(\$111.00)
110 Prior Years Affiliate Loans & Notes (Short Term)				\$0.00
111 Security Deposit Liability				\$16,817.84
112 Security Deposit Account Balance				\$16,991.74
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 October - 2021

7942

Mysa House

Mora

		Column A	Column B	Column C
<b>OCCUPANCY</b>				
Occupied Units		Sec. 8, 236/RAP, Hollman	All other units	Total
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	<b>Total Occupied Units</b>	0	24	24
Vacant		Sec. 8, 236/RAP, Hollman	All other units	Total
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	<b>Total Vacant Units</b>	0	0	0
14	<b>Grand Total</b>	0	24	24
<b>TURNOVER UNITS</b>		This Month	Next Month	
15	Move-ins	0	0	
16	Move-outs	0	0	
17	Net Turnover	0	0	
<b>ELDERLY, HANDICAPPED, DISABLED</b>		# 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

October 31, 2021

### Assets

#### Current Assets

##### Cash

Operating Checking	13,032.88
Security Deposit Checking	16,991.74
Operating Savings	20,681.22
Operating Reserves	86,354.11
Petty Cash	150.00

Total Cash 137,209.95

##### Accounts Receivable

Accts Rec - Other 9,498.24

Total Accounts Receivable 9,498.24

##### Deposits & Escrows

Replacement Reserve	17,233.69
Escrow Property Taxes	13,603.89
Escrow Insurance	9,220.23
Escrow FHA Insurance	285.32

Total Deposits & Escrows 40,343.13

Total Current Assets 187,051.32

#### 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)

Total Fixed Assets 3,507,646.00

#### Other Assets

Financing Fees	151,074.00
Loan Fees	26,308.50

Total Other Assets 177,382.50

### Total Assets

3,872,079.82

# MYSA HOUSE

## Balance Sheet

October 31, 2021

### Liabilities & Equity

#### Liabilities

##### Current Liabilities

Prepaid Rents	261.00
Accounts Payable	1,826.08
Security Deposits	16,817.84
Total Current Liabilities	<u>18,904.92</u>

##### Other Current Liabilities

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

##### Long Term Liabilities

Mortgage Payables - MHFA	532,951.57
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>2,567,951.57</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 2,673,877.89

#### Equity

Limited Partner Capital	1,201,519.00
Retained Earnings	(68,006.11)
Current Net Income	64,689.04

Total Equity 1,198,201.93

**Total Liabilities & Equity 3,872,079.82**

## MYSA HOUSE Trial Balance

Account Number	Account Name	Opening balance on 10/01/2021	debit	credit	Closing balance on 10/31/2021
1000	Operating Checking	11,530.72	16,552.58	15,050.42	13,032.88
1002	Security Deposit Checking	16,900.19	711.05	619.50	16,991.74
1004	Operating Savings	20,678.76	2.46	0.00	20,681.22
1005	Operating Reserves	86,353.33	0.78	0.00	86,354.11
1010	Petty Cash	150.00	0.00	0.00	150.00
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	16,603.69	630.00	0.00	17,233.69
1340	Escrow Property Taxes	10,791.89	2,812.00	0.00	13,603.89
1345	Escrow Insurance	8,042.23	1,178.00	0.00	9,220.23
1360	Escrow FHA Insurance	230.32	55.00	0.00	285.32
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	(572.00)	17,097.50	16,786.50	(261.00)
2005	Accounts Payable	(3,058.83)	15,660.46	14,427.71	(1,826.08)
2007	Accrued Interest	(1,941.40)	0.00	0.00	(1,941.40)
2010	Security Deposits	(16,714.62)	1,011.00	1,114.22	(16,817.84)
2205	Due to Limited Partner	1,988.93	0.00	0.00	1,988.93
2300	Mortgage Payables - MHFA	(533,664.84)	713.27	0.00	(532,951.57)
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	(112,384.00)	370.00	11,941.00	(123,955.00)
4001	Rental Assistance	(38,812.00)	220.00	5,538.00	(44,130.00)
4002	Garage Rent	(5,940.00)	0.00	660.00	(6,600.00)
4010	TIF Income	(20,071.45)	0.00	0.00	(20,071.45)
4012	Interest Security Deposit	(18.80)	0.00	2.05	(20.85)
4014	Interest Operating Svgs	(37.17)	2.46	4.92	(39.63)
4016	Interest Operating Reserves	(0.70)	0.00	0.78	(1.48)
4090	Interest Income ~ Reserves	(75.66)	0.00	0.00	(75.66)
4099	Other Income	(546.48)	0.00	179.12	(725.60)
4500	Vacancies	0.00	709.00	0.00	709.00
4550	Loss to Lease	(185.00)	20.00	0.00	(165.00)
4700	Resident Mgr Free Rent	6,790.00	755.00	0.00	7,545.00
4709	Reimbursements	600.00	0.00	0.00	600.00
4960	PPP Reimbursement	(2,598.08)	0.00	0.00	(2,598.08)
4995	Application Fees	0.00	0.00	25.00	(25.00)
6110	Maint/Repairs Payroll	12,703.71	3,253.77	1,045.38	14,912.10
6115	Maint/Repairs Supply	1,405.75	11.73	0.00	1,417.48
6120	General Repairs	498.65	0.00	0.00	498.65
6125	Painting & Decorating	0.00	153.76	0.00	153.76
6130	Snow removal	1,471.47	31.37	0.00	1,502.84
6135	Elevator Maint.Contract	934.51	0.00	0.00	934.51
6137	Elevator Phone	364.78	39.91	0.00	404.69
6140	Grounds Maintenance	1,304.80	34.12	0.00	1,338.92
6146	Fire Ext Contract/Repairs	101.50	0.00	0.00	101.50
6147	Fire Alarm Contract/Repairs	1,387.72	79.81	0.00	1,467.53
6150	Janitor Supplies	103.07	46.89	0.00	149.96
6160	Exterminating Contract	580.62	445.62	0.00	1,026.24
6165	Heat & A/C Repairs	4,194.30	210.00	0.00	4,404.30
6171	Security System Phone	373.44	40.91	0.00	414.35
6175	Tenant Relations	36.01	0.00	0.00	36.01

## MYS HOUSE Trial Balance

Account Number	Account Name	Opening balance on 10/01/2021	debit	credit	Closing balance on 10/31/2021
6210	Electric	5,678.31	421.46	0.00	6,099.77
6215	Water/Sewer	4,949.69	418.46	0.00	5,368.15
6225	Fuel (Oil/Coal.Gas)	3,830.81	188.93	0.00	4,019.74
6230	Trash removal	1,009.80	0.00	0.00	1,009.80
6245	Cable Television	920.61	102.59	0.00	1,023.20
6305	Activity Director	1,269.03	596.80	0.00	1,865.83
6306	Activity Director Expenses	15.10	171.49	0.00	186.59
6315	Management Fees	13,824.00	0.00	0.00	13,824.00
6320	Auditing	8,130.00	0.00	0.00	8,130.00
6340	Phone	256.46	58.59	0.00	315.05
6342	Property Internet	945.00	105.00	0.00	1,050.00
6345	Office Supplies	1,755.14	0.00	0.00	1,755.14
6346	Postage	184.34	22.00	0.00	206.34
6355	Training Expense	22.54	0.00	0.00	22.54
6365	Payroll Taxes	1,487.03	304.19	0.00	1,791.22
6370	Workmans' Comp Ins	1,169.92	245.86	0.00	1,415.78
6375	Bank Charges	112.14	7.00	0.00	119.14
6395	Other Administrative Expense	85.00	0.00	0.00	85.00
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	17,122.78	1,890.06	0.00	19,012.84
6565	Security Deposit Interest Liability	123.48	13.72	0.00	137.20
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
<b>Totals:</b>		<b>0.00</b>	<b>67,394.60</b>	<b>67,394.60</b>	<b>0.00</b>

# MYSA HOUSE Income Statement

October 31, 2021

	Month Ending 10/31/2021		Year to Date 10/31/2021	
	Actual	%	Actual	%
<b>Income</b>				
<b>Rental Income</b>				
4000 - Rental Income	11,571.00	72.03	123,955.00	74.40
4001 - Rental Assistance	5,318.00	33.10	44,130.00	26.49
4002 - Garage Rent	660.00	4.11	6,600.00	3.96
<b>Total Rental Income</b>	<b>17,549.00</b>	<b>109.24</b>	<b>174,685.00</b>	<b>104.86</b>
<b>Vacancy, Losses &amp; Concessions</b>				
4500 - Vacancies	(709.00)	(4.41)	(709.00)	(0.43)
4550 - Loss to Lease	(20.00)	(0.12)	165.00	0.10
4700 - Resident Mgr Free Rent	(755.00)	(4.70)	(7,545.00)	(4.53)
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(1,484.00)</b>	<b>(9.24)</b>	<b>(8,089.00)</b>	<b>(4.86)</b>
<b>Net Rental Income</b>	<b>16,065.00</b>	<b>100.00</b>	<b>166,596.00</b>	<b>100.00</b>
<b>Financial Income</b>				
4012 - Interest Security Deposit	2.05	0.01	20.85	0.01
4014 - Interest Operating Svgs	2.46	0.02	39.63	0.02
4016 - Interest Operating Reserves	0.78	0.00	1.48	0.00
4090 - Interest Income ~ Reserves	0.00	0.00	75.66	0.05
<b>Total Financial Income</b>	<b>5.29</b>	<b>0.03</b>	<b>137.62</b>	<b>0.08</b>
<b>Other Income</b>				
4010 - TIF Income	0.00	0.00	20,071.45	12.05
4099 - Other Income	179.12	1.11	725.60	0.44
4709 - Reimbursements	0.00	0.00	(600.00)	(0.36)
4960 - PPP Reimbursement	0.00	0.00	2,598.08	1.56
4995 - Application Fees	25.00	0.16	25.00	0.02
<b>Total Other Income</b>	<b>204.12</b>	<b>1.27</b>	<b>22,820.13</b>	<b>13.70</b>
<b>Total Income</b>	<b>16,274.41</b>	<b>101.30</b>	<b>189,553.75</b>	<b>113.78</b>
<b>Expenses</b>				
<b>Payroll &amp; Related</b>				
6110 - Maint/Repairs Payroll	2,208.39	13.75	14,912.10	8.95
6305 - Activity Director	596.80	3.71	1,865.83	1.12
6365 - Payroll Taxes	304.19	1.89	1,791.22	1.08
6370 - Workmans' Comp Ins	245.86	1.53	1,415.78	0.85
<b>Total Payroll &amp; Related</b>	<b>3,355.24</b>	<b>20.89</b>	<b>19,984.93</b>	<b>12.00</b>
<b>Administrative Expenses</b>				
6320 - Auditing	0.00	0.00	8,130.00	4.88
6340 - Phone	58.59	0.36	315.05	0.19
6342 - Property Internet	105.00	0.65	1,050.00	0.63
6345 - Office Supplies	0.00	0.00	1,755.14	1.05
6346 - Postage	22.00	0.14	206.34	0.12
6355 - Training Expense	0.00	0.00	22.54	0.01
6375 - Bank Charges	7.00	0.04	119.14	0.07
6395 - Other Administrative Expense	0.00	0.00	85.00	0.05
<b>Total Administrative Expenses</b>	<b>192.59</b>	<b>1.20</b>	<b>11,683.21</b>	<b>7.01</b>
<b>Utilities</b>				
6210 - Electric	421.46	2.62	6,099.77	3.66
6215 - Water/Sewer	418.46	2.60	5,368.15	3.22
6225 - Fuel (Oil/Coal.Gas)	188.93	1.18	4,019.74	2.41

# MYSA HOUSE

## Income Statement

October 31, 2021

	Month Ending 10/31/2021		Year to Date 10/31/2021	
	Actual	%	Actual	%
6230 - Trash removal	0.00	0.00	1,009.80	0.61
6245 - Cable Television	102.59	0.64	1,023.20	0.61
<b>Total Utilities</b>	<b>1,131.44</b>	<b>7.04</b>	<b>17,520.66</b>	<b>10.52</b>
<b>Operating &amp; Maintenance Expenses</b>				
6175 - Tenant Relations	0.00	0.00	36.01	0.02
6306 - Activity Director Expenses	171.49	1.07	186.59	0.11
<b>Total Operating &amp; Maintenance Expenses</b>	<b>171.49</b>	<b>1.07</b>	<b>222.60</b>	<b>0.13</b>
<b>Maintenance &amp; Repairs</b>				
6115 - Maint/Repairs Supply	11.73	0.07	1,417.48	0.85
6120 - General Repairs	0.00	0.00	498.65	0.30
6125 - Painting & Decorating	153.76	0.96	153.76	0.09
6130 - Snow removal	31.37	0.20	1,502.84	0.90
6135 - Elevator Maint.Contract	0.00	0.00	934.51	0.56
6137 - Elevator Phone	39.91	0.25	404.69	0.24
6140 - Grounds Maintenance	34.12	0.21	1,338.92	0.80
6146 - Fire Ext Contract/Repairs	0.00	0.00	101.50	0.06
6147 - Fire Alarm Contract/Repairs	79.81	0.50	1,467.53	0.88
6150 - Janitor Supplies	46.89	0.29	149.96	0.09
6160 - Exterminating Contract	445.62	2.77	1,026.24	0.62
6165 - Heat & A/C Repairs	210.00	1.31	4,404.30	2.64
6171 - Security System Phone	40.91	0.25	414.35	0.25
<b>Total Maintenance &amp; Repairs</b>	<b>1,094.12</b>	<b>6.81</b>	<b>13,814.73</b>	<b>8.29</b>
<b>Management Fees</b>				
6315 - Management Fees	0.00	0.00	13,824.00	8.30
<b>Total Management Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>13,824.00</b>	<b>8.30</b>
<b>Taxes &amp; Insurance</b>				
6410 - Real Estate Taxes	0.00	0.00	13,599.00	8.16
6421 - Minnesota Minimum Fee	0.00	0.00	630.00	0.38
6422 - Rental License	0.00	0.00	158.86	0.10
6425 - Property Insurance	0.00	0.00	12,742.75	7.65
6430 - Fidelity Coverage	0.00	0.00	663.93	0.40
6571 - MHFA LIRC Fee	0.00	0.00	150.00	0.09
6572 - MHFA Annual Compliance Fee	0.00	0.00	720.00	0.43
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>28,664.54</b>	<b>17.21</b>
<b>Total Operating Expenses</b>	<b>5,944.88</b>	<b>37.01</b>	<b>105,714.67</b>	<b>63.46</b>
<b>Net Operating Income (Loss)</b>	<b>10,329.53</b>	<b>64.30</b>	<b>83,839.08</b>	<b>50.32</b>
<b>Non-Operating Expenses</b>				
<b>Debt Services</b>				
6560 - Mortgage Interest	1,890.06	11.77	19,012.84	11.41
<b>Total Debt Services</b>	<b>1,890.06</b>	<b>11.77</b>	<b>19,012.84</b>	<b>11.41</b>
<b>Other Non-Operating Expenses</b>				
6565 - Security Deposit Interest Liability	13.72	0.09	137.20	0.08
<b>Total Other Non-Operating Expenses</b>	<b>13.72</b>	<b>0.09</b>	<b>137.20</b>	<b>0.08</b>
<b>Total Non-Operating Expenses</b>	<b>1,903.78</b>	<b>11.85</b>	<b>19,150.04</b>	<b>11.49</b>
<b>Net Income (Loss)</b>	<b>8,425.75</b>	<b>52.45</b>	<b>64,689.04</b>	<b>38.83</b>

**MYSA HOUSE**  
**Budget Comparison**  
 October 31, 2021

	Month Ending 10/31/2021				Year to Date 10/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
<b>Income</b>								
<b>Rental Income</b>								
4000 - Rental Income	11,571.00	16,889.00	(5,318.00)	(31.48)	123,955.00	168,890.00	(44,935.00)	(26.60)
4001 - Rental Assistance	5,318.00	0.00	5,318.00	(100.00)	44,130.00	0.00	44,130.00	(100.00)
4002 - Garage Rent	660.00	660.00	0.00	0.00	6,600.00	6,600.00	0.00	0.00
<b>Total Rental Income</b>	<b>17,549.00</b>	<b>17,549.00</b>	<b>0.00</b>	<b>0.00</b>	<b>174,685.00</b>	<b>175,490.00</b>	<b>(805.00)</b>	<b>(0.45)</b>
<b>Vacancy, Losses &amp; Concessions</b>								
4500 - Vacancies	(709.00)	0.00	(709.00)	(100.00)	(709.00)	0.00	(709.00)	(100.00)
4510 - Vacancies - Garage	0.00	(26.42)	26.42	100.00	0.00	(264.20)	264.20	100.00
4550 - Loss to Lease	(20.00)	0.00	(20.00)	(100.00)	165.00	0.00	165.00	(100.00)
4700 - Resident Mgr Free Rent	(755.00)	(750.00)	(5.00)	(0.66)	(7,545.00)	(7,500.00)	(45.00)	(0.60)
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(1,484.00)</b>	<b>(776.42)</b>	<b>(707.58)</b>	<b>(91.13)</b>	<b>(8,089.00)</b>	<b>(7,764.20)</b>	<b>(324.80)</b>	<b>(4.18)</b>
<b>Net Rental Income</b>	<b>16,065.00</b>	<b>16,772.58</b>	<b>(707.58)</b>	<b>(4.21)</b>	<b>166,596.00</b>	<b>167,725.80</b>	<b>(1,129.80)</b>	<b>(0.67)</b>
<b>Financial Income</b>								
4012 - Interest Security Deposit	2.05	2.00	0.05	2.50	20.85	20.00	0.85	4.25
4014 - Interest Operating Svgs	2.46	2.83	(0.37)	(13.07)	39.63	28.30	11.33	40.03
4016 - Interest Operating Reserves	0.78	20.92	(20.14)	(96.27)	1.48	209.20	(207.72)	(99.29)
4090 - Interest Income ~ Reserves	0.00	11.23	(11.23)	(100.00)	75.66	112.30	(36.64)	(32.62)
<b>Total Financial Income</b>	<b>5.29</b>	<b>36.98</b>	<b>(31.69)</b>	<b>(85.69)</b>	<b>137.62</b>	<b>369.80</b>	<b>(232.18)</b>	<b>(62.78)</b>
<b>Other Income</b>								
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	179.12	0.00	179.12	(100.00)	725.60	0.00	725.60	(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)
4995 - Application Fees	25.00	0.00	25.00	(100.00)	25.00	0.00	25.00	(100.00)
<b>Total Other Income</b>	<b>204.12</b>	<b>0.00</b>	<b>204.12</b>	<b>(100.00)</b>	<b>22,820.13</b>	<b>9,485.00</b>	<b>13,335.13</b>	<b>140.59</b>
<b>Total Income</b>	<b>16,274.41</b>	<b>16,809.56</b>	<b>(535.15)</b>	<b>(3.18)</b>	<b>189,553.75</b>	<b>177,580.60</b>	<b>11,973.15</b>	<b>6.74</b>
<b>Expenses</b>								
<b>Payroll &amp; Related</b>								
6110 - Maint/Repairs Payroll	2,208.39	1,438.67	(769.72)	(53.50)	14,912.10	14,386.70	(525.40)	(3.65)
6305 - Activity Director	596.80	732.33	135.53	18.50	1,865.83	7,323.30	5,457.47	74.52
6365 - Payroll Taxes	304.19	216.67	(87.52)	(40.39)	1,791.22	2,166.70	375.48	17.32
6370 - Workmans' Comp Ins	245.86	108.17	(137.69)	(127.29)	1,415.78	1,081.70	(334.08)	(30.88)
<b>Total Payroll &amp; Related</b>	<b>3,355.24</b>	<b>2,495.84</b>	<b>(859.40)</b>	<b>(34.43)</b>	<b>19,984.93</b>	<b>24,958.40</b>	<b>4,973.47</b>	<b>19.92</b>
<b>Administrative Expenses</b>								
6320 - Auditing	0.00	0.00	0.00	0.00	8,130.00	6,143.00	(1,987.00)	(32.34)
6340 - Phone	58.59	60.00	1.41	2.35	315.05	600.00	284.95	47.49

**MYSA HOUSE**  
**Budget Comparison**  
 October 31, 2021

	Month Ending 10/31/2021				Year to Date 10/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6342 - Property Internet	105.00	105.00	0.00	0.00	1,050.00	1,050.00	0.00	0.00
6345 - Office Supplies	0.00	83.33	83.33	100.00	1,755.14	833.30	(921.84)	(110.62)
6346 - Postage	22.00	16.67	(5.33)	(31.97)	206.34	166.70	(39.64)	(23.77)
6350 - Office Furniture/Equip	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00
6355 - Training Expense	0.00	20.83	20.83	100.00	22.54	208.30	185.76	89.17
6375 - Bank Charges	7.00	7.50	0.50	6.66	119.14	75.00	(44.14)	(58.85)
6395 - Other Administrative Expense	0.00	0.00	0.00	0.00	85.00	0.00	(85.00)	(100.00)
<b>Total Administrative Expenses</b>	<b>192.59</b>	<b>318.33</b>	<b>125.74</b>	<b>39.49</b>	<b>11,683.21</b>	<b>9,326.30</b>	<b>(2,356.91)</b>	<b>(25.27)</b>
<b>Marketing Expenses</b>								
6335 - Advertising	0.00	16.67	16.67	100.00	0.00	166.70	166.70	100.00
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>16.67</b>	<b>16.67</b>	<b>100.00</b>	<b>0.00</b>	<b>166.70</b>	<b>166.70</b>	<b>100.00</b>
<b>Utilities</b>								
6210 - Electric	421.46	833.33	411.87	49.42	6,099.77	8,333.30	2,233.53	26.80
6215 - Water/Sewer	418.46	563.33	144.87	25.71	5,368.15	5,633.30	265.15	4.70
6225 - Fuel (Oil/Coal.Gas)	188.93	521.67	332.74	63.78	4,019.74	5,216.70	1,196.96	22.94
6230 - Trash removal	0.00	113.33	113.33	100.00	1,009.80	1,133.30	123.50	10.89
6245 - Cable Television	102.59	100.00	(2.59)	(2.59)	1,023.20	1,000.00	(23.20)	(2.32)
<b>Total Utilities</b>	<b>1,131.44</b>	<b>2,131.66</b>	<b>1,000.22</b>	<b>46.92</b>	<b>17,520.66</b>	<b>21,316.60</b>	<b>3,795.94</b>	<b>17.80</b>
<b>Operating &amp; Maintenance Expenses</b>								
6175 - Tenant Relations	0.00	0.00	0.00	0.00	36.01	0.00	(36.01)	(100.00)
6306 - Activity Director Expenses	171.49	158.33	(13.16)	(8.31)	186.59	1,583.30	1,396.71	88.21
<b>Total Operating &amp; Maintenance Expenses</b>	<b>171.49</b>	<b>158.33</b>	<b>(13.16)</b>	<b>(8.31)</b>	<b>222.60</b>	<b>1,583.30</b>	<b>1,360.70</b>	<b>85.94</b>
<b>Maintenance &amp; Repairs</b>								
6115 - Maint/Repairs Supply	11.73	125.00	113.27	90.61	1,417.48	1,250.00	(167.48)	(13.39)
6120 - General Repairs	0.00	583.33	583.33	100.00	498.65	5,833.30	5,334.65	91.45
6125 - Painting & Decorating	153.76	83.33	(70.43)	(84.51)	153.76	833.30	679.54	81.54
6130 - Snow removal	31.37	0.00	(31.37)	(100.00)	1,502.84	3,566.68	2,063.84	57.86
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	625.00	625.00	100.00
6137 - Elevator Phone	39.91	40.00	0.09	0.22	404.69	400.00	(4.69)	(1.17)
6140 - Grounds Maintenance	34.12	250.00	215.88	86.35	1,338.92	1,500.00	161.08	10.73
6146 - Fire Ext Contract/Repairs	0.00	0.00	0.00	0.00	101.50	300.00	198.50	66.16
6147 - Fire Alarm Contract/Repairs	79.81	141.67	61.86	43.66	1,467.53	1,416.70	(50.83)	(3.58)
6149 - Fire Sprinkler Contract/Repairs	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00
6150 - Janitor Supplies	46.89	75.00	28.11	37.48	149.96	750.00	600.04	80.00
6160 - Exterminating Contract	445.62	0.00	(445.62)	(100.00)	1,026.24	525.00	(501.24)	(95.47)
6165 - Heat & A/C Repairs	210.00	62.50	(147.50)	(236.00)	4,404.30	625.00	(3,779.30)	(604.68)
6171 - Security System Phone	40.91	41.67	0.76	1.82	414.35	416.70	2.35	0.56
<b>Total Maintenance &amp; Repairs</b>	<b>1,094.12</b>	<b>1,490.00</b>	<b>395.88</b>	<b>26.56</b>	<b>13,814.73</b>	<b>19,291.68</b>	<b>5,476.95</b>	<b>28.39</b>
<b>Management Fees</b>								
6315 - Management Fees	0.00	1,536.00	1,536.00	100.00	13,824.00	15,360.00	1,536.00	10.00

**MYSA HOUSE**  
**Budget Comparison**  
October 31, 2021

	Month Ending 10/31/2021				Year to Date 10/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
<b>Total Management Fees</b>	<b>0.00</b>	<b>1,536.00</b>	<b>1,536.00</b>	<b>100.00</b>	<b>13,824.00</b>	<b>15,360.00</b>	<b>1,536.00</b>	<b>10.00</b>
<b>Taxes &amp; Insurance</b>								
6410 - Real Estate Taxes	0.00	11,855.50	11,855.50	100.00	13,599.00	23,711.00	10,112.00	42.64
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	595.00	595.00	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
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>11,915.00</b>	<b>11,915.00</b>	<b>100.00</b>	<b>28,664.54</b>	<b>38,506.00</b>	<b>9,841.46</b>	<b>25.55</b>
<b>Total Operating Expenses</b>	<b>5,944.88</b>	<b>20,061.83</b>	<b>14,116.95</b>	<b>70.36</b>	<b>105,714.67</b>	<b>130,508.98</b>	<b>24,794.31</b>	<b>18.99</b>
<b>Net Operating Income (Loss)</b>	<b>10,329.53</b>	<b>(3,252.27)</b>	<b>13,581.80</b>	<b>417.60</b>	<b>83,839.08</b>	<b>47,071.62</b>	<b>36,767.46</b>	<b>78.10</b>
<b>Non-Operating Expenses</b>								
<b>Capital Expenditures</b>								
6191 - Cap Exp - Appliances	0.00	158.33	158.33	100.00	0.00	1,583.30	1,583.30	100.00
6196 - Cap Exp - Grounds	0.00	791.67	791.67	100.00	0.00	7,916.70	7,916.70	100.00
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>950.00</b>	<b>950.00</b>	<b>100.00</b>	<b>0.00</b>	<b>9,500.00</b>	<b>9,500.00</b>	<b>100.00</b>
<b>Debt Services</b>								
6560 - Mortgage Interest	1,890.06	1,926.92	36.86	1.91	19,012.84	19,269.20	256.36	1.33
<b>Total Debt Services</b>	<b>1,890.06</b>	<b>1,926.92</b>	<b>36.86</b>	<b>1.91</b>	<b>19,012.84</b>	<b>19,269.20</b>	<b>256.36</b>	<b>1.33</b>
<b>Other Non-Operating Expenses</b>								
6565 - Security Deposit Interest Liability	13.72	0.00	(13.72)	(100.00)	137.20	0.00	(137.20)	(100.00)
<b>Total Other Non-Operating Expenses</b>	<b>13.72</b>	<b>0.00</b>	<b>(13.72)</b>	<b>(100.00)</b>	<b>137.20</b>	<b>0.00</b>	<b>(137.20)</b>	<b>(100.00)</b>
<b>Total Non-Operating Expenses</b>	<b>1,903.78</b>	<b>2,876.92</b>	<b>973.14</b>	<b>33.82</b>	<b>19,150.04</b>	<b>28,769.20</b>	<b>9,619.16</b>	<b>33.43</b>
<b>Net Income (Loss)</b>	<b>8,425.75</b>	<b>(6,129.19)</b>	<b>14,554.94</b>	<b>237.46</b>	<b>64,689.04</b>	<b>18,302.42</b>	<b>46,386.62</b>	<b>253.44</b>

**MYSA HOUSE**  
**General Ledger Report**  
**For Current Month (10/01/2021 to 10/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
<b>1000 - Operating Checking (Balance Forward As of 10/01/2021)</b>											<b>11,530.72</b>
10/01/2021	10/01/2021	48	10/2021-400 Deposited 10/01/2021 Settlement:12531430833		MYS188		9867	OARB	725.00		12,255.72
10/01/2021	10/01/2021	49	10/2021-401 Deposited 10/01/2021 Settlement:12546085437		MYS188		9868	OARB	192.00		12,447.72
10/03/2021	10/03/2021	50	10/2021-402 Deposited 10/03/2021 Settlement:12546085437		MYS188		9929	OARB	273.00		12,720.72
10/04/2021	10/04/2021	20703	AP Pymt - Minnesota Housing Accounting		MYS188		17270	DB		7,278.33	5,442.39
10/05/2021	10/05/2021	51	10/2021-403 Deposited 10/05/2021 Settlement:12588466781		MYS188		10144	OARB	710.00		6,152.39
10/05/2021	10/05/2021	52	10/2021-1 Deposited 10/05/2021		MYS188		10143	OARB	5,538.00		11,690.39
10/06/2021	10/06/2021	53	10/2021-2 Deposited 10/06/2021		MYS188		10271	OARB	8,908.00		20,598.39
10/07/2021	10/07/2021	20704	AP Pymt - Culligan of Pine City		MYS188		17683	DB		111.13	20,487.26
10/07/2021	10/07/2021	20705	AP Pymt - DW Jones Management - Payroll		MYS188		17684	DB		989.65	19,497.61
10/07/2021	10/07/2021	20706	AP Pymt - East Central Extermnating		MYS188		17685	DB		746.28	18,751.33
10/07/2021	10/07/2021	20707	AP Pymt - Mora Municipal Utilities		MYS188		17686	DB		897.34	17,853.99
10/07/2021	10/07/2021	20708	AP Pymt - Quality Disposal Systems		MYS188		17687	DB		112.20	17,741.79
10/07/2021	10/07/2021	20709	AP Pymt - Summit Fire Protection		MYS188		17688	DB		101.50	17,640.29
10/13/2021	10/13/2021	54	10/2021-3 Deposited 10/13/2021		MYS188		10727	OARB	25.00		17,665.29
10/14/2021	10/14/2021	20710	AP Pymt - DW Jones Management - Mgmt Fee		MYS188		18387	DB		1,536.00	16,129.29
10/14/2021	10/14/2021	20711	AP Pymt - George Hampey		MYS188		18388	DB		171.49	15,957.80
10/14/2021	10/14/2021	20712	AP Pymt - Minnesota Energy Resources		MYS188		18389	DB		188.93	15,768.87
10/20/2021	10/20/2021	20713	AP Pymt - Gerrett Osterdyk: Unit - 141-302		MYS188		18949	DB		372.00	15,396.87
10/21/2021	10/21/2021	20714	AP Pymt - Mora HRA		MYS188		18964	DB		220.00	15,176.87
10/21/2021	10/21/2021	20715	AP Pymt - CTC splits		MYS188		19185	DB		4.16	15,172.71
10/21/2021	10/21/2021	20716	AP Pymt - DW Jones Management - Payroll		MYS188		19186	DB		1,312.27	13,860.44
10/21/2021	10/21/2021	20717	AP Pymt - East Central Energy		MYS188		19187	DB		421.46	13,438.98
10/21/2021	10/21/2021	1364940	Other Receipt: rebate MIDCO		MYS188		644	CR	179.12		13,618.10
10/28/2021	10/28/2021	20718	AP Pymt - Midcontinent Communications		MYS188		19613	DB		368.22	13,249.88
10/28/2021	10/28/2021	20719	AP Pymt - Mora HRA		MYS188		19614	DB		210.00	13,039.88
10/30/2021	10/30/2021		Bank Interest Earned		MYS188		19946	DB	2.46		13,042.34
10/30/2021	10/30/2021		Bank Interest Earned		MYS188		19947	DB		2.46	13,039.88
10/31/2021	10/31/2021		Bank Service Charge: RPI		MYS188		20004	DB		7.00	13,032.88
<b>Totals for 1000 - Operating Checking</b>									<b>16,552.58</b>	<b>15,050.42</b>	<b>13,032.88</b>
<b>Net Change for 1000 - Operating Checking</b>											<b>1,502.16</b>
<b>1002 - Security Deposit Checking (Balance Forward As of 10/01/2021)</b>											<b>16,900.19</b>
10/13/2021	10/13/2021	55	10/2021-4 Deposited 10/13/2021		MYS188		10728	OARB	645.00		17,545.19
10/20/2021	10/20/2021	10001	AP Pymt - Gerrett Osterdyk: Unit - 141-302		MYS188		18948	DB		619.50	16,925.69
10/21/2021	10/21/2021	58	10/2021-5 Deposited 10/21/2021		MYS188		11006	OARB	64.00		16,989.69
10/30/2021	10/30/2021		Bank Interest Earned		MYS188		19946	DB	2.05		16,991.74
<b>Totals for 1002 - Security Deposit Checking</b>									<b>711.05</b>	<b>619.50</b>	<b>16,991.74</b>
<b>Net Change for 1002 - Security Deposit Checking</b>											<b>91.55</b>
<b>1004 - Operating Savings (Balance Forward As of 10/01/2021)</b>											<b>20,678.76</b>
10/30/2021	10/30/2021		Bank Interest Earned		MYS188		19946	DB	2.46		20,681.22
<b>Totals for 1004 - Operating Savings</b>									<b>2.46</b>	<b>0.00</b>	<b>20,681.22</b>
<b>Net Change for 1004 - Operating Savings</b>											<b>2.46</b>
<b>1005 - Operating Reserves (Balance Forward As of 10/01/2021)</b>											<b>86,353.33</b>
10/31/2021	10/31/2021		Fifth 3rd Bank October Interest		MYS188		4393	GJ	0.78		86,354.11
<b>Totals for 1005 - Operating Reserves</b>									<b>0.78</b>	<b>0.00</b>	<b>86,354.11</b>

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<b>Net Change for 1005 - Operating Reserves</b>											<b>0.78</b>
<b>1010 - Petty Cash (Balance Forward As of 10/01/2021)</b>											<b>150.00</b>
<b>Totals for 1010 - Petty Cash</b>									<b>0.00</b>	<b>0.00</b>	<b>150.00</b>
<b>Net Change for 1010 - Petty Cash</b>											<b>0.00</b>
<b>1100 - Accts Rec - Tenants (Balance Forward As of 10/01/2021)</b>											<b>0.00</b>
10/01/2021	10/01/2021		Accts Rec - Tenants		MYS188		7238	OARA	15,547.00		15,547.00
10/02/2021	10/02/2021		Accts Rec - Tenants		MYS188		7344	OARA		273.00	15,274.00
10/04/2021	10/04/2021		Accts Rec - Tenants		MYS188		7491	OARA		710.00	14,564.00
10/05/2021	10/05/2021		Accts Rec - Tenants		MYS188		7492	OARA		5,538.00	9,026.00
10/06/2021	10/06/2021		Accts Rec - Tenants		MYS188		7627	OARA		8,783.00	243.00
10/11/2021	10/11/2021		Accts Rec - Tenants		MYS188		7928	OARA	9.00		252.00
10/14/2021	10/14/2021		Accts Rec - Tenants		MYS188		8112	OARA		126.00	126.00
10/19/2021	10/19/2021		Accts Rec - Tenants		MYS188		8223	OARA		126.00	0.00
<b>Totals for 1100 - Accts Rec - Tenants</b>									<b>15,556.00</b>	<b>15,556.00</b>	<b>0.00</b>
<b>Net Change for 1100 - Accts Rec - Tenants</b>											<b>0.00</b>
<b>1102 - Accts Rec - Other (Balance Forward As of 10/01/2021)</b>											<b>9,498.24</b>
<b>Totals for 1102 - Accts Rec - Other</b>									<b>0.00</b>	<b>0.00</b>	<b>9,498.24</b>
<b>Net Change for 1102 - Accts Rec - Other</b>											<b>0.00</b>
<b>1300 - Furniture and Fixtures (Balance Forward As of 10/01/2021)</b>											<b>614,552.00</b>
<b>Totals for 1300 - Furniture and Fixtures</b>									<b>0.00</b>	<b>0.00</b>	<b>614,552.00</b>
<b>Net Change for 1300 - Furniture and Fixtures</b>											<b>0.00</b>
<b>1305 - Equipment (Balance Forward As of 10/01/2021)</b>											<b>330,647.00</b>
<b>Totals for 1305 - Equipment</b>									<b>0.00</b>	<b>0.00</b>	<b>330,647.00</b>
<b>Net Change for 1305 - Equipment</b>											<b>0.00</b>
<b>1306 - Accumulated Depreciation Equipment (Balance Forward As of 10/01/2021)</b>											<b>(455,576.00)</b>
<b>Totals for 1306 - Accumulated Depreciation Equipment</b>									<b>0.00</b>	<b>0.00</b>	<b>(455,576.00)</b>
<b>Net Change for 1306 - Accumulated Depreciation Equipment</b>											<b>0.00</b>
<b>1310 - Building (Balance Forward As of 10/01/2021)</b>											<b>2,807,254.00</b>
<b>Totals for 1310 - Building</b>									<b>0.00</b>	<b>0.00</b>	<b>2,807,254.00</b>
<b>Net Change for 1310 - Building</b>											<b>0.00</b>
<b>1311 - Accumulated Depreciation Building (Balance Forward As of 10/01/2021)</b>											<b>(193,771.00)</b>
<b>Totals for 1311 - Accumulated Depreciation Building</b>									<b>0.00</b>	<b>0.00</b>	<b>(193,771.00)</b>
<b>Net Change for 1311 - Accumulated Depreciation Building</b>											<b>0.00</b>
<b>1315 - Land (Balance Forward As of 10/01/2021)</b>											<b>501,491.00</b>
<b>Totals for 1315 - Land</b>									<b>0.00</b>	<b>0.00</b>	<b>501,491.00</b>
<b>Net Change for 1315 - Land</b>											<b>0.00</b>
<b>1325 - Accumulated Depreciation (Balance Forward As of 10/01/2021)</b>											<b>(86,187.00)</b>
<b>Totals for 1325 - Accumulated Depreciation</b>									<b>0.00</b>	<b>0.00</b>	<b>(86,187.00)</b>
<b>Net Change for 1325 - Accumulated Depreciation</b>											<b>0.00</b>
<b>1330 - Replacement Reserve (Balance Forward As of 10/01/2021)</b>											<b>16,603.69</b>
10/01/2021	10/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		19639	APA	630.00		17,233.69
		pmt Oct 2021	counting: 1269689-MH pmt Oct 2021								
<b>Totals for 1330 - Replacement Reserve</b>									<b>630.00</b>	<b>0.00</b>	<b>17,233.69</b>
<b>Net Change for 1330 - Replacement Reserve</b>											<b>630.00</b>

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<b>1340 - Escrow Property Taxes (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		19639	APA	2,812.00		10,791.89
		pmt Oct 2021	counting: 1269689-MH pmt Oct 2021								13,603.89
<b>Totals for 1340 - Escrow Property Taxes</b>									<b>2,812.00</b>	<b>0.00</b>	<b>13,603.89</b>
<b>Net Change for 1340 - Escrow Property Taxes</b>											
<b>1345 - Escrow Insurance (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		19639	APA	1,178.00		8,042.23
		pmt Oct 2021	counting: 1269689-MH pmt Oct 2021								9,220.23
<b>Totals for 1345 - Escrow Insurance</b>									<b>1,178.00</b>	<b>0.00</b>	<b>9,220.23</b>
<b>Net Change for 1345 - Escrow Insurance</b>											
<b>1360 - Escrow FHA Insurance (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		19639	APA	55.00		230.32
		pmt Oct 2021	counting: 1269689-MH pmt Oct 2021								285.32
<b>Totals for 1360 - Escrow FHA Insurance</b>									<b>55.00</b>	<b>0.00</b>	<b>285.32</b>
<b>Net Change for 1360 - Escrow FHA Insurance</b>											
<b>1400 - Financing Fees (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 1400 - Financing Fees</b>									<b>0.00</b>	<b>0.00</b>	<b>151,074.00</b>
<b>Net Change for 1400 - Financing Fees</b>											
<b>1410 - Loan Fees (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 1410 - Loan Fees</b>									<b>0.00</b>	<b>0.00</b>	<b>26,308.50</b>
<b>Net Change for 1410 - Loan Fees</b>											
<b>1411 - Accumulated Amortization Loan Fees (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 1411 - Accumulated Amortization Loan Fees</b>									<b>0.00</b>	<b>0.00</b>	<b>(10,764.00)</b>
<b>Net Change for 1411 - Accumulated Amortization Loan Fees</b>											
<b>2003 - Prepaid Rents (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021	48	10/2021-400 Deposited 10/01/2021 Set-		MYS188		9867	OARB		725.00	(572.00)
			tlement:12531430833								(1,297.00)
10/01/2021	10/01/2021	49	10/2021-401 Deposited 10/01/2021 Set-		MYS188		9868	OARB		192.00	(1,489.00)
			tlement:12546085437								
10/01/2021	10/01/2021		Prepaid Rents		MYS188		7238	OARA	1,377.00		(112.00)
10/02/2021	10/02/2021		Prepaid Rents		MYS188		7344	OARA	273.00		161.00
10/03/2021	10/03/2021	50	10/2021-402 Deposited 10/03/2021 Set-		MYS188		9929	OARB		273.00	(112.00)
			tlement:12546085437								
10/04/2021	10/04/2021		Prepaid Rents		MYS188		7491	OARA	710.00		598.00
10/05/2021	10/05/2021	51	10/2021-403 Deposited 10/05/2021 Set-		MYS188		10144	OARB		710.00	(112.00)
			tlement:12588466781								
10/05/2021	10/05/2021	52	10/2021-1 Deposited 10/05/2021		MYS188		10143	OARB		5,538.00	(5,650.00)
10/05/2021	10/05/2021		Prepaid Rents		MYS188		7492	OARA	5,538.00		(112.00)
10/06/2021	10/06/2021	53	10/2021-2 Deposited 10/06/2021		MYS188		10271	OARB		8,908.00	(9,020.00)
10/06/2021	10/06/2021		Prepaid Rents		MYS188		7627	OARA	8,783.00		(237.00)
10/13/2021	10/13/2021	54	10/2021-3 Deposited 10/13/2021		MYS188		10727	OARB		25.00	(262.00)
10/13/2021	10/13/2021		Prepaid Rents		MYS188		8056	OARA	25.00		(237.00)
10/14/2021	10/14/2021		Prepaid Rents		MYS188		8112	OARA		24.00	(261.00)
10/19/2021	10/19/2021		Prepaid Rents		MYS188		8223	OARA		148.00	(409.00)
10/20/2021	10/20/2021	57	10/2021-935 Adjustment 10/20/2021		MYS188		10971	OARB	391.50		(17.50)
10/20/2021	10/20/2021		Prepaid Rents		MYS188		8268	OARA		243.50	(261.00)
<b>Totals for 2003 - Prepaid Rents</b>									<b>17,097.50</b>	<b>16,786.50</b>	<b>(261.00)</b>
<b>Net Change for 2003 - Prepaid Rents</b>											
<b>2005 - Accounts Payable (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021	210698	AP Invoice - East Central Extermnating		MYS188		20041	APA		445.62	(3,058.83)
10/01/2021	10/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		19639	APA		7,278.33	(10,782.78)

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10/01/2021	10/01/2021	pmt Oct 2021 9889249381-1	counting AP Invoice - VERIZON WIRELESS SPLITS		MYS188		23639	APA		27.05	(10,809.83)
10/03/2021	10/03/2021	10-03-2021-MY S188	AP Invoice - DW Jones Management - Payroll		MYS188		20410	APA		989.65	(11,799.48)
10/03/2021	10/03/2021	MH010-21	AP Invoice - Mora HRA		MYS188		22433	APA		210.00	(12,009.48)
10/04/2021	10/04/2021	20703	AP Pymt - Minnesota Housing Account- ing: 1269689-MH pmt Oct 2021		MYS188		17270	DB	7,278.33		(4,731.15)
10/04/2021	10/04/2021	207432300-100 42021	AP Invoice - East Central Energy		MYS188		21812	APA		394.61	(5,125.76)
10/04/2021	10/04/2021	207443003-100 42021	AP Invoice - East Central Energy		MYS188		21811	APA		26.85	(5,152.61)
10/07/2021	10/07/2021	20704	AP Pymt - Culligan of Pine City: 301X00993906-solar salt		MYS188		17683	DB	111.13		(5,041.48)
10/07/2021	10/07/2021	20705	AP Pymt - DW Jones Management - Payroll: 09/22/2021-10/03/2021		MYS188		17684	DB	989.65		(4,051.83)
10/07/2021	10/07/2021	20706	AP Pymt - East Central Extermnating: 210698-service Sept-Nov		MYS188		17685	DB	445.62		(3,606.21)
10/07/2021	10/07/2021	20706	AP Pymt - East Central Extermnating: 210463-service July-Sept		MYS188		17685	DB	300.66		(3,305.55)
10/07/2021	10/07/2021	20707	AP Pymt - Mora Municipal Utilities: 09-03001411-00-3-09152021-u-128		MYS188		17686	DB	897.34		(2,408.21)
10/07/2021	10/07/2021	20708	AP Pymt - Quality Disposal Systems: 1149708-garbage Sept		MYS188		17687	DB	112.20		(2,296.01)
10/07/2021	10/07/2021	20709	AP Pymt - Summit Fire Protection: 150006598-annual fire extinguisher		MYS188		17688	DB	101.50		(2,194.51)
10/07/2021	10/07/2021	0617509934-00 001-10072021	AP Invoice - Minnesota Energy Re- sources		MYS188		21149	APA		188.93	(2,383.44)
10/11/2021	10/11/2021	PC-10112021	AP Invoice - George Hampey		MYS188		21162	APA		171.49	(2,554.93)
10/12/2021	10/12/2021	20960742	AP Invoice - CTC splits		MYS188		21904	APA		4.16	(2,559.09)
10/13/2021	10/13/2021	167611701-101 321	AP Invoice - Midcontinent Communica- tions		MYS188		22635	APA		368.22	(2,927.31)
10/14/2021	10/14/2021	20710	AP Pymt - DW Jones Management - Mgmt Fee: MYS188-MgmtFee-MYS188-9/2021163 3962836		MYS188		18387	DB	1,536.00		(1,391.31)
10/14/2021	10/14/2021	20711	AP Pymt - George Hampey: crafts/bingo prizes/activity things		MYS188		18388	DB	171.49		(1,219.82)
10/14/2021	10/14/2021	20712	AP Pymt - Minnesota Energy Re- sources: 0617509934-00001-10072021		MYS188		18389	DB	188.93		(1,030.89)
10/15/2021	10/15/2021	09-03001411-00 -3-10152021	AP Invoice - Mora Municipal Utilities		MYS188		22928	APA		418.46	(1,449.35)
10/17/2021	10/17/2021	10-17-2021-MY S188	AP Invoice - DW Jones Management - Payroll		MYS188		22106	APA		1,312.27	(2,761.62)
10/20/2021	10/20/2021	10001	AP Pymt - Gerrett Osterdyk: Deposit Refund Bldg 141 - Unit 302		MYS188		18948	DB	619.50		(2,142.12)
10/20/2021	10/20/2021	20713	AP Pymt - Gerrett Osterdyk: Deposit Refund Bldg 141 - Unit 302		MYS188		18949	DB	372.00		(1,770.12)
10/20/2021	10/20/2021	19-20-884579-1	AP Invoice - Gerrett Osterdyk		MYS188		22186	APA		991.50	(2,761.62)
10/20/2021	10/20/2021	19-93-884579-2	AP Invoice - Mora HRA		MYS188		22187	APA		220.00	(2,981.62)
10/21/2021	10/21/2021	20714	AP Pymt - Mora HRA: Rent Payment Refund Bldg 141 - Unit 302		MYS188		18964	DB	220.00		(2,761.62)
10/21/2021	10/21/2021	20715	AP Pymt - CTC splits: 20960742-phone		MYS188		19185	DB	4.16		(2,757.46)
10/21/2021	10/21/2021	20716	AP Pymt - DW Jones Management - Payroll: 10/04/2021-10/17/2021		MYS188		19186	DB	1,312.27		(1,445.19)
10/21/2021	10/21/2021	20717	AP Pymt - East Central Energy: 207443003-10042021		MYS188		19187	DB	26.85		(1,418.34)
10/21/2021	10/21/2021	20717	AP Pymt - East Central Energy: 207432300-10042021		MYS188		19187	DB	394.61		(1,023.73)
10/25/2021	10/25/2021	9891444832-1	AP Invoice - VERIZON WIRELESS SPLITS		MYS188		23642	APA		27.38	(1,051.11)

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10/27/2021	10/27/2021	PC-10272021	AP Invoice - George Hampey		MYS188		23380	APA		146.11	(1,197.22)
10/28/2021	10/28/2021	20718	AP Pymt - Midcontinent Communica- tions: 167611701-101321 - cable		MYS188		19613	DB	102.59		(1,094.63)
10/28/2021	10/28/2021	20718	AP Pymt - Midcontinent Communica- tions: 167611701-101321- entry		MYS188		19613	DB	40.91		(1,053.72)
10/28/2021	10/28/2021	20718	AP Pymt - Midcontinent Communica- tions: 167611701-101321- fire alarm		MYS188		19613	DB	79.81		(973.91)
10/28/2021	10/28/2021	20718	AP Pymt - Midcontinent Communica- tions: 167611701-101321- office internet		MYS188		19613	DB	105.00		(868.91)
10/28/2021	10/28/2021	20718	AP Pymt - Midcontinent Communica- tions: 167611701-101321- elevator phone		MYS188		19613	DB	39.91		(829.00)
10/28/2021	10/28/2021	20719	AP Pymt - Mora HRA: MH010-21 - boiler operator services		MYS188		19614	DB	210.00		(619.00)
10/31/2021	10/31/2021	10-31-20021-M YS188	AP Invoice - DW Jones Management - Payroll		MYS188		23585	APA		1,207.08	(1,826.08)
<b>Totals for 2005 - Accounts Payable</b>									<b>15,660.46</b>	<b>14,427.71</b>	<b>(1,826.08)</b>
<b>Net Change for 2005 - Accounts Payable</b>											<b>1,232.75</b>
<b>2007 - Accrued Interest (Balance Forward As of 10/01/2021)</b>											<b>(1,941.40)</b>
<b>Totals for 2007 - Accrued Interest</b>									<b>0.00</b>	<b>0.00</b>	<b>(1,941.40)</b>
<b>Net Change for 2007 - Accrued Interest</b>											<b>0.00</b>
<b>2010 - Security Deposits (Balance Forward As of 10/01/2021)</b>											<b>(16,714.62)</b>
10/13/2021	10/13/2021	55	10/2021-4 Deposited 10/13/2021		MYS188		10728	OARB		645.00	(17,359.62)
10/20/2021	10/20/2021	57	10/2021-935 Adjustment 10/20/2021		MYS188		10971	OARB		391.50	(17,751.12)
10/20/2021	10/20/2021		Security Deposits		MYS188		8268	OARA	1,011.00		(16,740.12)
10/21/2021	10/21/2021	58	10/2021-5 Deposited 10/21/2021		MYS188		11006	OARB		64.00	(16,804.12)
10/31/2021	10/31/2021		October 2021 Sec Dep Liab Interest		MYS188		4389	GJ		13.72	(16,817.84)
<b>Totals for 2010 - Security Deposits</b>									<b>1,011.00</b>	<b>1,114.22</b>	<b>(16,817.84)</b>
<b>Net Change for 2010 - Security Deposits</b>											<b>(103.22)</b>
<b>2011 - Security Deposits in Transit (Balance Forward As of 10/01/2021)</b>											<b>0.00</b>
10/20/2021	10/20/2021		Security Deposit In Transit		MYS188		8268	OARA		991.50	(991.50)
10/20/2021	10/20/2021	19-20-884579-1	AP Invoice - Gerrett Osterdyk: Deposit Refund Bldg 141 - Unit 302		MYS188		22186	APA	991.50		0.00
<b>Totals for 2011 - Security Deposits in Transit</b>									<b>991.50</b>	<b>991.50</b>	<b>0.00</b>
<b>Net Change for 2011 - Security Deposits in Transit</b>											<b>0.00</b>
<b>2205 - Due to Limited Partner (Balance Forward As of 10/01/2021)</b>											<b>1,988.93</b>
<b>Totals for 2205 - Due to Limited Partner</b>									<b>0.00</b>	<b>0.00</b>	<b>1,988.93</b>
<b>Net Change for 2205 - Due to Limited Partner</b>											<b>0.00</b>
<b>2300 - Mortgage Payables - MHFA (Balance Forward As of 10/01/2021)</b>											<b>(533,664.84)</b>
10/01/2021	10/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac- counting: 1269689-MH pmt Oct 2021		MYS188		19639	APA	713.27		(532,951.57)
<b>Totals for 2300 - Mortgage Payables - MHFA</b>									<b>713.27</b>	<b>0.00</b>	<b>(532,951.57)</b>
<b>Net Change for 2300 - Mortgage Payables - MHFA</b>											<b>713.27</b>
<b>2305 - Mortgage Payable - MHFA Sr. Pilot (Balance Forward As of 10/01/2021)</b>											<b>(1,000,000.00)</b>
<b>Totals for 2305 - Mortgage Payable - MHFA Sr. Pilot</b>									<b>0.00</b>	<b>0.00</b>	<b>(1,000,000.00)</b>
<b>Net Change for 2305 - Mortgage Payable - MHFA Sr. Pilot</b>											<b>0.00</b>
<b>2310 - Mortgages Payable - GMHF (Balance Forward As of 10/01/2021)</b>											<b>(535,000.00)</b>
<b>Totals for 2310 - Mortgages Payable - GMHF</b>									<b>0.00</b>	<b>0.00</b>	<b>(535,000.00)</b>
<b>Net Change for 2310 - Mortgages Payable - GMHF</b>											<b>0.00</b>

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<b>2315 - Mortgages Payable - Deferred (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 2315 - Mortgages Payable - Deferred</b>									0.00	0.00	(500,000.00)
<b>Net Change for 2315 - Mortgages Payable - Deferred</b>											
											0.00
<b>2465 - Deferred Developer Fee (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 2465 - Deferred Developer Fee</b>									0.00	0.00	(87,068.93)
<b>Net Change for 2465 - Deferred Developer Fee</b>											
											0.00
<b>3000 - Retained Earnings (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 3000 - Retained Earnings</b>									0.00	0.00	68,006.11
<b>Net Change for 3000 - Retained Earnings</b>											
											0.00
<b>3250 - Limited Partner Capital (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 3250 - Limited Partner Capital</b>									0.00	0.00	(1,201,519.00)
<b>Net Change for 3250 - Limited Partner Capital</b>											
											0.00
<b>4000 - Rental Income (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021		Rental Income		MYS188		7238	OARA		11,501.00	(123,885.00)
10/14/2021	10/14/2021		Rental Income		MYS188		8112	OARA	150.00		(123,735.00)
10/19/2021	10/19/2021		Rental Income		MYS188		8223	OARA		85.00	(123,820.00)
10/20/2021	10/20/2021		Rental Income		MYS188		8268	OARA		355.00	(124,175.00)
10/20/2021	10/20/2021	19-93-884579-2	AP Invoice - Mora HRA: Rent Payment Refund Bldg 141 - Unit 302		MYS188		22187	APA	220.00		(123,955.00)
<b>Totals for 4000 - Rental Income</b>									370.00	11,941.00	(123,955.00)
<b>Net Change for 4000 - Rental Income</b>											
											(11,571.00)
<b>4001 - Rental Assistance (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021		Rental Assistance		MYS188		7238	OARA		5,538.00	(44,350.00)
10/19/2021	10/19/2021		Rental Assistance		MYS188		8223	OARA	85.00		(44,265.00)
10/20/2021	10/20/2021		Rental Assistance		MYS188		8268	OARA	135.00		(44,130.00)
<b>Totals for 4001 - Rental Assistance</b>									220.00	5,538.00	(44,130.00)
<b>Net Change for 4001 - Rental Assistance</b>											
											(5,318.00)
<b>4002 - Garage Rent (Balance Forward As of 10/01/2021)</b>											
10/01/2021	10/01/2021		Garage Rent		MYS188		7238	OARA		660.00	(6,600.00)
<b>Totals for 4002 - Garage Rent</b>									0.00	660.00	(6,600.00)
<b>Net Change for 4002 - Garage Rent</b>											
											(660.00)
<b>4010 - TIF Income (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 4010 - TIF Income</b>									0.00	0.00	(20,071.45)
<b>Net Change for 4010 - TIF Income</b>											
											0.00
<b>4012 - Interest Security Deposit (Balance Forward As of 10/01/2021)</b>											
10/30/2021	10/30/2021		Bank Interest Earned: Interest earned		MYS188		19946	DB		2.05	(20.85)
<b>Totals for 4012 - Interest Security Deposit</b>									0.00	2.05	(20.85)
<b>Net Change for 4012 - Interest Security Deposit</b>											
											(2.05)
<b>4014 - Interest Operating Svgs (Balance Forward As of 10/01/2021)</b>											
10/30/2021	10/30/2021		Bank Interest Earned: Interest earned		MYS188		19946	DB		2.46	(39.63)
10/30/2021	10/30/2021		Bank Interest Earned: Interest earned		MYS188		19946	DB		2.46	(42.09)
10/30/2021	10/30/2021		Bank Interest Earned: Interest earned		MYS188		19947	DB	2.46		(39.63)
<b>Totals for 4014 - Interest Operating Svgs</b>									2.46	4.92	(39.63)
<b>Net Change for 4014 - Interest Operating Svgs</b>											
											(2.46)
<b>4016 - Interest Operating Reserves (Balance Forward As of 10/01/2021)</b>											
10/31/2021	10/31/2021		Fifth 3rd Bank October Interest		MYS188		4393	GJ		0.78	(0.70)
											(1.48)

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<b>Totals for 4016 - Interest Operating Reserves</b>									<b>0.00</b>	<b>0.78</b>	<b>(1.48)</b>
<b>Net Change for 4016 - Interest Operating Reserves</b>											<b>(0.78)</b>
<b>4025 - Late Fee (Balance Forward As of 10/01/2021)</b>											<b>0.00</b>
10/11/2021	10/11/2021		Late Fee		MYS188		7928	OARA		9.00	(9.00)
10/20/2021	10/20/2021		Late Fee		MYS188		8268	OARA	9.00		0.00
<b>Totals for 4025 - Late Fee</b>									<b>9.00</b>	<b>9.00</b>	<b>0.00</b>
<b>Net Change for 4025 - Late Fee</b>											<b>0.00</b>
<b>4090 - Interest Income ~ Reserves (Balance Forward As of 10/01/2021)</b>											<b>(75.66)</b>
<b>Totals for 4090 - Interest Income ~ Reserves</b>									<b>0.00</b>	<b>0.00</b>	<b>(75.66)</b>
<b>Net Change for 4090 - Interest Income ~ Reserves</b>											<b>0.00</b>
<b>4099 - Other Income (Balance Forward As of 10/01/2021)</b>											<b>(546.48)</b>
10/21/2021	10/21/2021	1364940	Other Receipt: rebate MIDCO		MYS188		644	CR		179.12	(725.60)
<b>Totals for 4099 - Other Income</b>									<b>0.00</b>	<b>179.12</b>	<b>(725.60)</b>
<b>Net Change for 4099 - Other Income</b>											<b>(179.12)</b>
<b>4500 - Vacancies (Balance Forward As of 10/01/2021)</b>											<b>0.00</b>
10/19/2021	10/19/2021		Vacancies		MYS188		8223	OARA	274.00		274.00
10/20/2021	10/20/2021		Vacancies		MYS188		8268	OARA	435.00		709.00
<b>Totals for 4500 - Vacancies</b>									<b>709.00</b>	<b>0.00</b>	<b>709.00</b>
<b>Net Change for 4500 - Vacancies</b>											<b>709.00</b>
<b>4550 - Loss to Lease (Balance Forward As of 10/01/2021)</b>											<b>(185.00)</b>
10/01/2021	10/01/2021		Loss to Lease		MYS188		7238	OARA	20.00		(165.00)
<b>Totals for 4550 - Loss to Lease</b>									<b>20.00</b>	<b>0.00</b>	<b>(165.00)</b>
<b>Net Change for 4550 - Loss to Lease</b>											<b>20.00</b>
<b>4700 - Resident Mgr Free Rent (Balance Forward As of 10/01/2021)</b>											<b>6,790.00</b>
10/01/2021	10/01/2021		Resident Mgr Free Rent		MYS188		7238	OARA	755.00		7,545.00
<b>Totals for 4700 - Resident Mgr Free Rent</b>									<b>755.00</b>	<b>0.00</b>	<b>7,545.00</b>
<b>Net Change for 4700 - Resident Mgr Free Rent</b>											<b>755.00</b>
<b>4709 - Reimbursements (Balance Forward As of 10/01/2021)</b>											<b>600.00</b>
<b>Totals for 4709 - Reimbursements</b>									<b>0.00</b>	<b>0.00</b>	<b>600.00</b>
<b>Net Change for 4709 - Reimbursements</b>											<b>0.00</b>
<b>4960 - PPP Reimbursement (Balance Forward As of 10/01/2021)</b>											<b>(2,598.08)</b>
<b>Totals for 4960 - PPP Reimbursement</b>									<b>0.00</b>	<b>0.00</b>	<b>(2,598.08)</b>
<b>Net Change for 4960 - PPP Reimbursement</b>											<b>0.00</b>
<b>4995 - Application Fees (Balance Forward As of 10/01/2021)</b>											<b>0.00</b>
10/13/2021	10/13/2021		Application Fee		MYS188		8056	OARA		25.00	(25.00)
<b>Totals for 4995 - Application Fees</b>									<b>0.00</b>	<b>25.00</b>	<b>(25.00)</b>
<b>Net Change for 4995 - Application Fees</b>											<b>(25.00)</b>
<b>6110 - Maint/Repairs Payroll (Balance Forward As of 10/01/2021)</b>											<b>12,703.71</b>
10/03/2021	10/03/2021	10-03-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 09/22/2021-10/03/2021		MYS188		20410	APA		348.46	12,355.25
10/03/2021	10/03/2021	10-03-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 09/22/2021-10/03/2021		MYS188		20410	APA	952.80		13,308.05
10/17/2021	10/17/2021	10-17-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 10/04/2021-10/17/2021		MYS188		22106	APA		348.46	12,959.59
10/17/2021	10/17/2021	10-17-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 10/04/2021-10/17/2021		MYS188		22106	APA	1,129.28		14,088.87
10/31/2021	10/31/2021	10-31-20021-M	AP Invoice - DW Jones Management -		MYS188		23585	APA		348.46	13,740.41

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10/31/2021	10/31/2021	YS188 10-31-20021-M YS188	Payroll: 10/18/2021-10/31/2021 AP Invoice - DW Jones Management - Payroll: 10/18/2021-10/31/2021		MYS188		23585	APA	1,171.69		14,912.10
<b>Totals for 6110 - Maint/Repairs Payroll</b>									<b>3,253.77</b>	<b>1,045.38</b>	<b>14,912.10</b>
<b>Net Change for 6110 - Maint/Repairs Payroll</b>											<b>2,208.39</b>
<b>6115 - Maint/Repairs Supply (Balance Forward As of 10/01/2021)</b>											
10/27/2021	10/27/2021	PC-10272021	AP Invoice - George Hampey: PC- 10272021-batteries		MYS188		23380	APA	11.73		1,417.48
<b>Totals for 6115 - Maint/Repairs Supply</b>									<b>11.73</b>	<b>0.00</b>	<b>1,417.48</b>
<b>Net Change for 6115 - Maint/Repairs Supply</b>											<b>11.73</b>
<b>6120 - General Repairs (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 6120 - General Repairs</b>									<b>0.00</b>	<b>0.00</b>	<b>498.65</b>
<b>Net Change for 6120 - General Repairs</b>											<b>0.00</b>
<b>6125 - Painting &amp; Decorating (Balance Forward As of 10/01/2021)</b>											
10/17/2021	10/17/2021	10-17-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 10/04/2021-10/17/2021		MYS188		22106	APA	134.08		134.08
10/31/2021	10/31/2021	10-31-20021-M YS188	AP Invoice - DW Jones Management - Payroll: 10/18/2021-10/31/2021		MYS188		23585	APA	19.68		153.76
<b>Totals for 6125 - Painting &amp; Decorating</b>									<b>153.76</b>	<b>0.00</b>	<b>153.76</b>
<b>Net Change for 6125 - Painting &amp; Decorating</b>											<b>153.76</b>
<b>6130 - Snow removal (Balance Forward As of 10/01/2021)</b>											
10/27/2021	10/27/2021	PC-10272021	AP Invoice - George Hampey: PC- 10272021-snow blower parts		MYS188		23380	APA	31.37		1,471.47 1,502.84
<b>Totals for 6130 - Snow removal</b>									<b>31.37</b>	<b>0.00</b>	<b>1,502.84</b>
<b>Net Change for 6130 - Snow removal</b>											<b>31.37</b>
<b>6135 - Elevator Maint.Contract (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 6135 - Elevator Maint.Contract</b>									<b>0.00</b>	<b>0.00</b>	<b>934.51</b>
<b>Net Change for 6135 - Elevator Maint.Contract</b>											<b>0.00</b>
<b>6137 - Elevator Phone (Balance Forward As of 10/01/2021)</b>											
10/13/2021	10/13/2021	167611701-101 321	AP Invoice - Midcontinent Communica- tions: 167611701-101321- elevator phone		MYS188		22635	APA	39.91		364.78 404.69
<b>Totals for 6137 - Elevator Phone</b>									<b>39.91</b>	<b>0.00</b>	<b>404.69</b>
<b>Net Change for 6137 - Elevator Phone</b>											<b>39.91</b>
<b>6140 - Grounds Maintenance (Balance Forward As of 10/01/2021)</b>											
10/27/2021	10/27/2021	PC-10272021	AP Invoice - George Hampey: PC- 10272021-gas mower		MYS188		23380	APA	34.12		1,304.80 1,338.92
<b>Totals for 6140 - Grounds Maintenance</b>									<b>34.12</b>	<b>0.00</b>	<b>1,338.92</b>
<b>Net Change for 6140 - Grounds Maintenance</b>											<b>34.12</b>
<b>6146 - Fire Ext Contract/Repairs (Balance Forward As of 10/01/2021)</b>											
<b>Totals for 6146 - Fire Ext Contract/Repairs</b>									<b>0.00</b>	<b>0.00</b>	<b>101.50</b>
<b>Net Change for 6146 - Fire Ext Contract/Repairs</b>											<b>0.00</b>
<b>6147 - Fire Alarm Contract/Repairs (Balance Forward As of 10/01/2021)</b>											
10/13/2021	10/13/2021	167611701-101 321	AP Invoice - Midcontinent Communica- tions: 167611701-101321- fire alarm		MYS188		22635	APA	79.81		1,387.72 1,467.53
<b>Totals for 6147 - Fire Alarm Contract/Repairs</b>									<b>79.81</b>	<b>0.00</b>	<b>1,467.53</b>
<b>Net Change for 6147 - Fire Alarm Contract/Repairs</b>											<b>79.81</b>

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<b>6150 - Janitor Supplies (Balance Forward As of 10/01/2021)</b>											<b>103.07</b>
10/27/2021	10/27/2021	PC-10272021	AP Invoice - George Hampey: PC-10272021-cleaners		MYS188		23380	APA	46.89		149.96
<b>Totals for 6150 - Janitor Supplies</b>									<b>46.89</b>	<b>0.00</b>	<b>149.96</b>
<b>Net Change for 6150 - Janitor Supplies</b>											<b>46.89</b>
<b>6160 - Exterminating Contract (Balance Forward As of 10/01/2021)</b>											<b>580.62</b>
10/01/2021	10/01/2021	210698	AP Invoice - East Central Extermnating: 210698-service Sept-Nov		MYS188		20041	APA	445.62		1,026.24
<b>Totals for 6160 - Exterminating Contract</b>									<b>445.62</b>	<b>0.00</b>	<b>1,026.24</b>
<b>Net Change for 6160 - Exterminating Contract</b>											<b>445.62</b>
<b>6165 - Heat &amp; A/C Repairs (Balance Forward As of 10/01/2021)</b>											<b>4,194.30</b>
10/03/2021	10/03/2021	MH010-21	AP Invoice - Mora HRA: MH010-21 - boiler operator services		MYS188		22433	APA	210.00		4,404.30
<b>Totals for 6165 - Heat &amp; A/C Repairs</b>									<b>210.00</b>	<b>0.00</b>	<b>4,404.30</b>
<b>Net Change for 6165 - Heat &amp; A/C Repairs</b>											<b>210.00</b>
<b>6171 - Security System Phone (Balance Forward As of 10/01/2021)</b>											<b>373.44</b>
10/13/2021	10/13/2021	167611701-101321	AP Invoice - Midcontinent Communications: 167611701-101321- entry		MYS188		22635	APA	40.91		414.35
<b>Totals for 6171 - Security System Phone</b>									<b>40.91</b>	<b>0.00</b>	<b>414.35</b>
<b>Net Change for 6171 - Security System Phone</b>											<b>40.91</b>
<b>6175 - Tenant Relations (Balance Forward As of 10/01/2021)</b>											<b>36.01</b>
<b>Totals for 6175 - Tenant Relations</b>									<b>0.00</b>	<b>0.00</b>	<b>36.01</b>
<b>Net Change for 6175 - Tenant Relations</b>											<b>0.00</b>
<b>6210 - Electric (Balance Forward As of 10/01/2021)</b>											<b>5,678.31</b>
10/04/2021	10/04/2021	207432300-10042021	AP Invoice - East Central Energy: 207432300-10042021		MYS188		21812	APA	394.61		6,072.92
10/04/2021	10/04/2021	207443003-10042021	AP Invoice - East Central Energy: 207443003-10042021		MYS188		21811	APA	26.85		6,099.77
<b>Totals for 6210 - Electric</b>									<b>421.46</b>	<b>0.00</b>	<b>6,099.77</b>
<b>Net Change for 6210 - Electric</b>											<b>421.46</b>
<b>6215 - Water/Sewer (Balance Forward As of 10/01/2021)</b>											<b>4,949.69</b>
10/15/2021	10/15/2021	09-03001411-00-3-10152021	AP Invoice - Mora Municipal Utilities: 09-03001411-00-3-10152021-u-31		MYS188		22928	APA	418.46		5,368.15
<b>Totals for 6215 - Water/Sewer</b>									<b>418.46</b>	<b>0.00</b>	<b>5,368.15</b>
<b>Net Change for 6215 - Water/Sewer</b>											<b>418.46</b>
<b>6225 - Fuel (Oil/Coal.Gas) (Balance Forward As of 10/01/2021)</b>											<b>3,830.81</b>
10/07/2021	10/07/2021	0617509934-0001-10072021	AP Invoice - Minnesota Energy Resources: 0617509934-00001-10072021		MYS188		21149	APA	188.93		4,019.74
<b>Totals for 6225 - Fuel (Oil/Coal.Gas)</b>									<b>188.93</b>	<b>0.00</b>	<b>4,019.74</b>
<b>Net Change for 6225 - Fuel (Oil/Coal.Gas)</b>											<b>188.93</b>
<b>6230 - Trash removal (Balance Forward As of 10/01/2021)</b>											<b>1,009.80</b>
<b>Totals for 6230 - Trash removal</b>									<b>0.00</b>	<b>0.00</b>	<b>1,009.80</b>
<b>Net Change for 6230 - Trash removal</b>											<b>0.00</b>
<b>6245 - Cable Television (Balance Forward As of 10/01/2021)</b>											<b>920.61</b>
10/13/2021	10/13/2021	167611701-101321	AP Invoice - Midcontinent Communications: 167611701-101321 - cable		MYS188		22635	APA	102.59		1,023.20
<b>Totals for 6245 - Cable Television</b>									<b>102.59</b>	<b>0.00</b>	<b>1,023.20</b>
<b>Net Change for 6245 - Cable Television</b>											<b>102.59</b>

**MYSA HOUSE**  
**General Ledger Report**  
**For Current Month (10/01/2021 to 10/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
<b>6305 - Activity Director (Balance Forward As of 10/01/2021)</b>											<b>1,269.03</b>
10/03/2021	10/03/2021	10-03-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 09/22/2021-10/03/2021		MYS188		20410	APA	226.88		1,495.91
10/17/2021	10/17/2021	10-17-2021-MY S188	AP Invoice - DW Jones Management - Payroll: 10/04/2021-10/17/2021		MYS188		22106	APA	194.40		1,690.31
10/31/2021	10/31/2021	10-31-20021-M YS188	AP Invoice - DW Jones Management - Payroll: 10/18/2021-10/31/2021		MYS188		23585	APA	175.52		1,865.83
<b>Totals for 6305 - Activity Director</b>									<b>596.80</b>	<b>0.00</b>	<b>1,865.83</b>
<b>Net Change for 6305 - Activity Director</b>											<b>596.80</b>
<b>6306 - Activity Director Expenses (Balance Forward As of 10/01/2021)</b>											<b>15.10</b>
10/11/2021	10/11/2021	PC-10112021	AP Invoice - George Hampey: crafts/ bingo prizes/activity things		MYS188		21162	APA	171.49		186.59
<b>Totals for 6306 - Activity Director Expenses</b>									<b>171.49</b>	<b>0.00</b>	<b>186.59</b>
<b>Net Change for 6306 - Activity Director Expenses</b>											<b>171.49</b>
<b>6315 - Management Fees (Balance Forward As of 10/01/2021)</b>											<b>13,824.00</b>
<b>Totals for 6315 - Management Fees</b>									<b>0.00</b>	<b>0.00</b>	<b>13,824.00</b>
<b>Net Change for 6315 - Management Fees</b>											<b>0.00</b>
<b>6320 - Auditing (Balance Forward As of 10/01/2021)</b>											<b>8,130.00</b>
<b>Totals for 6320 - Auditing</b>									<b>0.00</b>	<b>0.00</b>	<b>8,130.00</b>
<b>Net Change for 6320 - Auditing</b>											<b>0.00</b>
<b>6340 - Phone (Balance Forward As of 10/01/2021)</b>											<b>256.46</b>
10/01/2021	10/01/2021	9889249381-1	AP Invoice - VERIZON WIRELESS SPLITS: 320-674-0727-phone		MYS188		23639	APA	27.05		283.51
10/12/2021	10/12/2021	20960742	AP Invoice - CTC splits: 20960742-phone		MYS188		21904	APA	4.16		287.67
10/25/2021	10/25/2021	9891444832-1	AP Invoice - VERIZON WIRELESS SPLITS: 320-674-0724-phone		MYS188		23642	APA	27.38		315.05
<b>Totals for 6340 - Phone</b>									<b>58.59</b>	<b>0.00</b>	<b>315.05</b>
<b>Net Change for 6340 - Phone</b>											<b>58.59</b>
<b>6342 - Property Internet (Balance Forward As of 10/01/2021)</b>											<b>945.00</b>
10/13/2021	10/13/2021	167611701-101 321	AP Invoice - Midcontinent Communications: 167611701-101321- office internet		MYS188		22635	APA	105.00		1,050.00
<b>Totals for 6342 - Property Internet</b>									<b>105.00</b>	<b>0.00</b>	<b>1,050.00</b>
<b>Net Change for 6342 - Property Internet</b>											<b>105.00</b>
<b>6345 - Office Supplies (Balance Forward As of 10/01/2021)</b>											<b>1,755.14</b>
<b>Totals for 6345 - Office Supplies</b>									<b>0.00</b>	<b>0.00</b>	<b>1,755.14</b>
<b>Net Change for 6345 - Office Supplies</b>											<b>0.00</b>
<b>6346 - Postage (Balance Forward As of 10/01/2021)</b>											<b>184.34</b>
10/27/2021	10/27/2021	PC-10272021	AP Invoice - George Hampey: PC-10272021-stamps		MYS188		23380	APA	22.00		206.34
<b>Totals for 6346 - Postage</b>									<b>22.00</b>	<b>0.00</b>	<b>206.34</b>
<b>Net Change for 6346 - Postage</b>											<b>22.00</b>
<b>6355 - Training Expense (Balance Forward As of 10/01/2021)</b>											<b>22.54</b>
<b>Totals for 6355 - Training Expense</b>									<b>0.00</b>	<b>0.00</b>	<b>22.54</b>
<b>Net Change for 6355 - Training Expense</b>											<b>0.00</b>
<b>6365 - Payroll Taxes (Balance Forward As of 10/01/2021)</b>											<b>1,487.03</b>
10/03/2021	10/03/2021	10-03-2021-MY	AP Invoice - DW Jones Management -		MYS188		20410	APA	86.00		1,573.03

**MYSA HOUSE**  
**General Ledger Report**  
**For Current Month (10/01/2021 to 10/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
10/17/2021	10/17/2021	S188	Payroll: 09/22/2021-10/03/2021								
		10-17-2021-MY	AP Invoice - DW Jones Management -		MYS188		22106	APA	113.47		1,686.50
		S188	Payroll: 10/04/2021-10/17/2021								
10/31/2021	10/31/2021	10-31-20021-M	AP Invoice - DW Jones Management -		MYS188		23585	APA	104.72		1,791.22
		YS188	Payroll: 10/18/2021-10/31/2021								
<b>Totals for 6365 - Payroll Taxes</b>									<b>304.19</b>	<b>0.00</b>	<b>1,791.22</b>
<b>Net Change for 6365 - Payroll Taxes</b>											<b>304.19</b>
<b>6370 - Workmans' Comp Ins (Balance Forward As of 10/01/2021)</b>											<b>1,169.92</b>
10/03/2021	10/03/2021	10-03-2021-MY	AP Invoice - DW Jones Management -		MYS188		20410	APA	72.43		1,242.35
		S188	Payroll: 09/22/2021-10/03/2021								
10/17/2021	10/17/2021	10-17-2021-MY	AP Invoice - DW Jones Management -		MYS188		22106	APA	89.50		1,331.85
		S188	Payroll: 10/04/2021-10/17/2021								
10/31/2021	10/31/2021	10-31-20021-M	AP Invoice - DW Jones Management -		MYS188		23585	APA	83.93		1,415.78
		YS188	Payroll: 10/18/2021-10/31/2021								
<b>Totals for 6370 - Workmans' Comp Ins</b>									<b>245.86</b>	<b>0.00</b>	<b>1,415.78</b>
<b>Net Change for 6370 - Workmans' Comp Ins</b>											<b>245.86</b>
<b>6375 - Bank Charges (Balance Forward As of 10/01/2021)</b>											<b>112.14</b>
10/31/2021	10/31/2021		Bank Service Charge: Service charge		MYS188		20004	DB	7.00		119.14
<b>Totals for 6375 - Bank Charges</b>									<b>7.00</b>	<b>0.00</b>	<b>119.14</b>
<b>Net Change for 6375 - Bank Charges</b>											<b>7.00</b>
<b>6395 - Other Administrative Expense (Balance Forward As of 10/01/2021)</b>											<b>85.00</b>
<b>Totals for 6395 - Other Administrative Expense</b>									<b>0.00</b>	<b>0.00</b>	<b>85.00</b>
<b>Net Change for 6395 - Other Administrative Expense</b>											<b>0.00</b>
<b>6410 - Real Estate Taxes (Balance Forward As of 10/01/2021)</b>											<b>13,599.00</b>
<b>Totals for 6410 - Real Estate Taxes</b>									<b>0.00</b>	<b>0.00</b>	<b>13,599.00</b>
<b>Net Change for 6410 - Real Estate Taxes</b>											<b>0.00</b>
<b>6421 - Minnesota Minimum Fee (Balance Forward As of 10/01/2021)</b>											<b>630.00</b>
<b>Totals for 6421 - Minnesota Minimum Fee</b>									<b>0.00</b>	<b>0.00</b>	<b>630.00</b>
<b>Net Change for 6421 - Minnesota Minimum Fee</b>											<b>0.00</b>
<b>6422 - Rental License (Balance Forward As of 10/01/2021)</b>											<b>158.86</b>
<b>Totals for 6422 - Rental License</b>									<b>0.00</b>	<b>0.00</b>	<b>158.86</b>
<b>Net Change for 6422 - Rental License</b>											<b>0.00</b>
<b>6425 - Property Insurance (Balance Forward As of 10/01/2021)</b>											<b>12,742.75</b>
<b>Totals for 6425 - Property Insurance</b>									<b>0.00</b>	<b>0.00</b>	<b>12,742.75</b>
<b>Net Change for 6425 - Property Insurance</b>											<b>0.00</b>
<b>6430 - Fidelity Coverage (Balance Forward As of 10/01/2021)</b>											<b>663.93</b>
<b>Totals for 6430 - Fidelity Coverage</b>									<b>0.00</b>	<b>0.00</b>	<b>663.93</b>
<b>Net Change for 6430 - Fidelity Coverage</b>											<b>0.00</b>
<b>6560 - Mortgage Interest (Balance Forward As of 10/01/2021)</b>											<b>17,122.78</b>
10/01/2021	10/01/2021	1269689-MH	AP Invoice - Minnesota Housing Ac-		MYS188		19639	APA	1,890.06		19,012.84
		pmt Oct 2021	counting: 1269689-MH pmt Oct 2021								
<b>Totals for 6560 - Mortgage Interest</b>									<b>1,890.06</b>	<b>0.00</b>	<b>19,012.84</b>
<b>Net Change for 6560 - Mortgage Interest</b>											<b>1,890.06</b>
<b>6565 - Security Deposit Interest Liability (Balance Forward As of 10/01/2021)</b>											<b>123.48</b>
10/31/2021	10/31/2021		October 2021 Sec Dep Liab Interest		MYS188		4389	GJ	13.72		137.20
<b>Totals for 6565 - Security Deposit Interest Liability</b>									<b>13.72</b>	<b>0.00</b>	<b>137.20</b>

**MYSA HOUSE**  
**General Ledger Report**  
For Current Month (10/01/2021 to 10/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
			Net Change for 6565 - Security Deposit Interest Liability								13.72
			6571 - MHFA LIRC Fee (Balance Forward As of 10/01/2021)								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 10/01/2021)								720.00
			Totals for 6572 - MHFA Annual Compliance Fee						0.00	0.00	720.00
			Net Change for 6572 - MHFA Annual Compliance Fee								0.00
			<b>Grand Total</b>						<b>83,951.10</b>	<b>83,951.10</b>	<b>0.00</b>

## MYSA HOUSE Check Register

Date	Vendor	Document No	Amount Cleared	Property	Unit
AP Invoice No	AP Invoice No	GL account/ Method	Amount Ap- Memo plied		
	<b>Bank: MYS188 OPERATING - Account No: 5536920</b>				
10/04/2021	10677--Minnesota Housing Accounting	20703	7,278.33	10/31/2021	
10/01/2021	1269689-MH pmt Oct 2021	1340--Escrow Property Taxes 6560--Mortgage Interest 1345--Escrow In- surance 2300--Mortgage Payables - MHFA 1330--Replacem ent Reserve 1360--Escrow FHA Insurance	2,812.00 1,890.06 1,178.00 713.27 630.00 55.00	1269689-MH pmt Oct 2021 1269689-MH pmt Oct 2021	MYS188--MYS A HOUSE MYS188--MYS A HOUSE MYS188--MYS A HOUSE MYS188--MYS A HOUSE MYS188--MYS A HOUSE MYS188--MYS A HOUSE
10/07/2021	10732--Summit Fire Protection	20709	101.50	10/31/2021	
09/30/2021	150006598	6146--Fire Ext Contract/Repair	101.50	150006598-annual fire extinguisher	MYS188--MYS A HOUSE
10/07/2021	10751--Culligan of Pine City	20704	111.13	10/31/2021	
09/30/2021	301X00993906	6115--Maint/Rep airs Supply	111.13	301X00993906-solar salt	MYS188--MYS A HOUSE
10/07/2021	10466--Mora Municipal Utilities	20707	897.34	10/31/2021	
09/15/2021	09-03001411-00-3-09152021	6215--Water/Sewer	897.34	09-03001411-00-3-09152021-u-128	MYS188--MYS A HOUSE
10/07/2021	10500--DW Jones Management - Payroll	20705	989.65	10/31/2021	
10/03/2021	10-03-2021-MYS188	6370--Workmans ' Comp Ins 6365--Payroll Taxes 6110--Maint/Rep airs Payroll 6305--Activity Director	72.43 86.00 604.34 226.88	09/22/2021-10/03/2021 09/22/2021-10/03/2021 09/22/2021-10/03/2021 09/22/2021-10/03/2021	MYS188--MYS A HOUSE MYS188--MYS A HOUSE MYS188--MYS A HOUSE MYS188--MYS A HOUSE
10/07/2021	10424--Quality Disposal Systems	20708	112.20	10/31/2021	
09/30/2021	1149708-09302021	6230--Trash removal	112.20	1149708-garbage Sept	MYS188--MYS A HOUSE
10/07/2021	10830--East Central Exterminating	20706	746.28	10/31/2021	
10/01/2021	210698	6160--Exterminating Contract	445.62	210698-service Sept-Nov	MYS188--MYS A HOUSE
09/01/2021	210463	6160--Exterminating Contract	300.66	210463-service July-Sept	MYS188--MYS A HOUSE
10/14/2021	10512--Minnesota Energy Resources	20712	188.93	10/31/2021	
10/07/2021	0617509934-00001-10072021	6225--Fuel (Oil/Coal.Gas)	188.93	0617509934-0001-10072021	MYS188--MYS A HOUSE
10/14/2021	10829--George Hampey	20711	171.49	10/31/2021	
10/11/2021	PC-10112021	6306--Activity Director Expens	171.49	crafts/bingo prizes/activity things	MYS188--MYS A HOUSE
10/14/2021	10484--DW Jones Management - Mgmt Fee	20710	1,536.00	10/31/2021	
09/30/2021	MYS188-MgmtFee-MYS188-9/2021 1633962836	6315--Management Fees	1,536.00	MYS188-Mgmt Fee-MYS188-9/2021 1633962836	MYS188--MYS A HOUSE
10/20/2021	TEMP47129331--Gerrett Osterdyk	20713	372.00	10/31/2021	
10/20/2021	19-20-884579-1	2011--Security Deposits in Tra	372.00	Deposit Refund Bldg 141 - Unit 302	MYS188--MYS A HOUSE
10/21/2021	10453--East Central Energy	20717	421.46	10/31/2021	
10/04/2021	207443003-10042021	6210--Electric	26.85	207443003-10042021	MYS188--MYS A HOUSE
10/04/2021	207432300-10042021	6210--Electric	394.61	207432300-100	MYS188--MYS

## 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	Property	Unit
10/21/2021	10750--CTC splits		20715	4.16	42021 10/31/2021	A HOUSE	
10/12/2021	20960742	6340--Phone	Printed Check	4.16	20960742-phon e	MYS188--MYS A HOUSE	
10/21/2021	10500--DW Jones Management - Payroll		20716	1,312.27	10/31/2021		
10/17/2021	10-17-2021-MYS188	6370--Workmans ' Comp Ins	Printed Check	89.50	10/04/2021-10/ 17/2021	MYS188--MYS A HOUSE	
		6365--Payroll Taxes	Printed Check	113.47	10/04/2021-10/ 17/2021	MYS188--MYS A HOUSE	
		6305--Activity Di- rector	Printed Check	194.40	10/04/2021-10/ 17/2021	MYS188--MYS A HOUSE	
		6110--Maint/Rep airs Payroll	Printed Check	914.90	10/04/2021-10/ 17/2021	MYS188--MYS A HOUSE	
10/21/2021	10831--Mora HRA		20714	220.00	10/31/2021		
10/20/2021	19-93-884579-2	4000--Rental In- come	Printed Check	220.00	Rent Payment Refund Bldg 141 - Unit 302	MYS188--MYS A HOUSE	
10/28/2021	10129--Midcontinent Communica- tions		20718	368.22	In Transit		
10/13/2021	167611701-101321	6171--Security System Phone	Printed Check	40.91	167611701-101 321- entry	MYS188--MYS A HOUSE	
		6147--Fire Alarm Contract/Repa	Printed Check	79.81	167611701-101 321- fire alarm	MYS188--MYS A HOUSE	
		6245--Cable Television	Printed Check	102.59	611701-101 167321 - cable	MYS188--MYS A HOUSE	
		6137--Elevator Phone	Printed Check	39.91	167611701-101 321- elevator phone	MYS188--MYS A HOUSE	
		6342--Property Internet	Printed Check	105.00	167611701-101 321- office in- ternet	MYS188--MYS A HOUSE	
10/28/2021	10831--Mora HRA		20719	210.00	In Transit		
10/03/2021	MH010-21	6165--Heat & A/ C Repairs	Printed Check	210.00	MH010-21 - boiler operator services	MYS188--MYS A HOUSE	
<b>Applied To- tal:</b>				<b><u>15,040.96</u></b>			
<b>Total:</b>				<b><u>15,040.96</u></b>			
<b>Bank: MYS188 SECURITY - Bank Forward</b>		<b>Account No: 5536939</b>					
10/20/2021	TEMP47129331--Gerrett Osterdyk		10001	619.50	10/30/2021		
10/20/2021	19-20-884579-1	2011--Security Deposits in Tra	Printed Check	619.50	Deposit Refund Bldg 141 - Unit 302	MYS188--MYS A HOUSE	
<b>Applied To- tal:</b>				<b><u>619.50</u></b>			
<b>Total:</b>				<b><u>619.50</u></b>			
<b>Grand Total:</b>				<b><u>15,660.46</u></b>			

# MYSA HOUSE Vendor Aging Report

Based on: GL posting Date As of: 10/31/2021

Vendor ID	Vendor Name	0-30	31-60	61-90	91-	Total
10138	VERIZON WIRELESS SPLITS	54.43	0.00	0.00	0.00	54.43
10466	Mora Municipal Utilities	418.46	0.00	0.00	0.00	418.46
10500	DW Jones Management - Payroll	1,207.08	0.00	0.00	0.00	1,207.08
10829	George Hampey	146.11	0.00	0.00	0.00	146.11
<b>Grand Totals</b>		<b>1,826.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,826.08</b>





**Pine Crest**

Occupancy

Total Units	43	Occupied	43	Pre-leased	0
Move-Ins	0	Move Outs	0	Wait List (1BR/2BR)	69/15

Certifications

Completed	34	In Progress	7
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- 4 for December, 2 for January, and 1 for February

Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	1/1	Explanation: Had Tenant complaints of loud music and smoking in the building. Adrian, Jack and Anthony met with tenant and worked out a plan. Tenant is doing is now compliant with the lease and doing well.			

Work Orders Completed

Non-Emergency	0	Emergency	9
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Aging Rent Balances

Over 30 Days	\$1,034	Over 60 Days	\$711*	Over 90 Days	\$847*
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\*These amounts consist of two tenants. Jack and Adrian met with one tenant on 11/16/21 and worked out a payment plan. We will meet with the other tenant on 11/18/21.

**Dala House**

Occupancy

Total Units	24	Occupied	24	Pre-leased	0
Move-Ins	0	Move Outs	0	Wait List (1BR/2BR)	24/7

Certifications

Completed	20	In Progress	8*
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\*3 for November, 1 for December, 2 for January, and 2 for February

Lease Enforcement

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

Work Orders Completed

Non-Emergency	0	Emergency	8
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Aging Rent Balances

Over 30 Days	\$318	Over 60 Days	0	Over 90 Days	\$33.00
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## Vasa House

### Occupancy

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

### Certifications

Completed	20	In Progress	4*
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\*2 for December, 1 for January, and 1 for February

### Lease Enforcement

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

### Work Orders Completed

Non-Emergency	0	Emergency	6
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### Aging Rent Balances

Over 30 Days	\$26	Over 60 Days	0	Over 90 Days	\$759*
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\*This is the tenant that had to move out due to Health concerns and having his apartment uninhabitable. We are looking int how to collect this outstanding balance. He disputed the move out date.

## HCV (Sec. 8)

Chisago, Kanabec, Isanti, Pine Counties

### Vouchers

Leased		Shop Mode	0	Port-In	0
Port-Out	2	Project Based (Mysa)	13*	Wait List	41

\*There are 3 open project-based vouchers at Mysa House due to move outs. We are working on filling those vouchers.

### Certifications

Completed	165	In Progress	44*
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\*9 for December, 12 for January, 18 for February, and 5 for March

Inspections Completed

131*
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\*30 inspections left to do.

### Management & Maintenance Activity

Staffing	<ul style="list-style-type: none"><li>• The administrative staffing has stabilized at three (Jack, Adrian &amp; Shalai). Jack continued training on the HUD programs and has finished 8 of the 13 modules.</li><li>• We hired Ron Otterson to be our part-time maintenance tech to assist with maintenance at Pine Crest. His first day was November 15<sup>th</sup>.</li><li>• Jack will assume the executive director position on November 30<sup>th</sup>, and Lindy will conclude services to the HRA on the same day.</li></ul>
Misc.	<ul style="list-style-type: none"><li>• Jack is working to update the administrator identity on the federal SAM website. This is needed to be able to apply for and receive federal funding. Current status: waiting on approval from SAM.</li><li>• Staff is working on the fair market rate (FMR) information that updates the FMR and utility allowance information annually.</li><li>• The phone system at the HRA offices was down the afternoon of November 10<sup>th</sup>. A tech from American Telephone System came out the next day and replaced the control box to resolve the issue.</li><li>• Pine Crest 5-Year Plan: Contractors finished roofing the gazebo and resolving a drainage issue. Anthony has purchased give ranges and counter tops which he is also installing.</li><li>• The roof at Dala House was repaired to resolve leaking issues.</li><li>• Snow plowing season is upon us. Anthony has composed and distributed a letter to the tenants to inform them of then process for snow removal.</li><li>• We have more cases of COVID in the buildings, and therefore a COVID protocol has been instituted.</li></ul>



# MEMORANDUM

Date: August 25, 2021  
 To: HRA Board  
 From: Jack L’Heureux, Program/Administrative Supervisor  
 Lindy Crawford, Interim Executive Director  
 RE: LEC Rentals

At the last board meeting, staff was asked to research other rental spaces in Mora and compare rates with the LEC. Rental options in Mora include:

1. Freddie’s Restaurant: \$40/hour. However, if you order food off the menu the room is free, but the charge \$2.00/person to order off the menu. There are also by plate options.
2. Public Library: Individuals, businesses, fundraising- \$75 for the first 4 hours, \$10 per each additional hour. Non-profit, groups, clubs, public agencies- \$35. Cleaning fee, kitchen use- \$35. Key deposit- \$50. Cancellation fee- \$15.
3. Lakes & Pines: You can rent the conference room if it is available. Non-profits who are partners with Lakes & Pines get the best rate of \$50/day (6 hours).
4. St. Mary’s Catholic Church: Depending on the size of a group, the minimum is \$175 for 6 hours for non-parishioners.
5. Kanabec County History Center: Members- \$20/hour (3 hour minimum). Non-members- \$30/hour (3 hour minimum).

The current rental rate for the LEC is \$20/hour with a 4 hour minimum + \$100 refundable deposit. The renter is responsible for set up, if they need staff to help with set up there is a charge of \$20/hour that comes out of the deposit. The renter is also responsible for cleanup, if they need staff to help they get charged \$20/hour, also taken out of the deposit. We currently let the Card Club use it during the day for free. Also, during tax season we scheduled time to have Lakes & Pines here to help seniors with their taxes, again for free.

Staff also prepared proposed rental policies and procedures which are attached for review and consideration.

## OPTIONS & IMPACTS

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1. Consider increasing the rent to \$25/hours, with the same 4 hour minimum and \$100 deposit.
2. Consider increasing the rate for staff setup/clean up and/or technical assistance to \$25/hour to cover wages, taxes, and benefits.
3. Consider adopting the proposed rental policies and procedures document, attached.
4. If the schedule permits, consider allowing HRA board members and HRA staff to use the space for free. It would be their responsibility to set up and clean up.
  - a. If a board member were to use the space staff would need to be present to lock the facility if after business hours. The board should consider compensation recovery if there is no charge to use the facility after hours.

## RECOMMENDATIONS

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Review, discuss and direct staff appropriately.

Memorandum

*Attachments*

Draft LEC Rental Policies and Procedures

## **Eastwood Life Enrichment Center Rental Policies and Procedures**

### **General Statement of Policy:**

The Eastwood Life Enrichment Center is available for use by public groups, private business and private parties. The Mora HRA, in its sole discretion, reserves the right to grant or deny permission for building use. Applicants may appeal any decision to deny a request for building use to the HRA Board of Directors. Appeals must be submitted to the HRA Executive Director in writing within ten (10) days of the notice of denial.

### **Application Procedures:**

1. Application forms may be picked up at the Life Enrichment Center, 160 Valhalla Circle, Mora, MN 55051.
2. Completed application forms should be turned in with the deposit and application fee to the Life Enrichment Center. Checks should be made payable to Mora HRA.
3. Applicant must be 18 years or older.

### **Availability:**

1. Availability is on a first come, first serve basis, provided the space is open and are no previous reservations.
2. Mora HRA sponsored events have priority over non-HRA sponsored events.
3. Mora HRA Board members and staff may use the facility at no charge if the space is available as determined by the HRA Executive Director. However, they would be lower on the priority list.

### **General Rules and Restrictions:**

1. All city and county ordinances and Minnesota State Laws govern community rooms and occupants.
2. Failure to adhere to any municipal ordinances or to any regulation outlined in this document shall result in forfeiture of any deposits that otherwise would be returned to the applicant, immediate removal from the premises as a trespasser, and may also subject applicant to other charges under municipal ordinances or state law.
3. The Kanabec County Sheriff's Office (KCSO) and HRA agent shall have the right to attend any function for the purpose of inspections, etc. The KCSO has the right to terminate use of the facilities during any function should the participant's conduct violate any local or state laws, regulations, or codes (including noise). All fees and deposits will be forfeited.

**Special Restrictions:**

1. Smoking shall not be allowed within 25 feet of the building.
2. Open flames and candles of any kind are not allowed (exception: electronic candles with LED lights).
3. Existing facility decor may not be removed.
4. Any decorations put up by facility users must be with scotch tape. No nails, tacks, or anything else that may permanently damage the walls and/or ceiling is allowed.
5. Noise from activities should be at a reasonable level and not heard more than 200 feet from the facility.

**Procedure:**

**Setup/Takedown:** Applicant is responsible for setup and takedown. At the end of the event, the applicant is responsible for returning the room in the same order/layout that it was before the event. If it is necessary for HRA staff to help with the setup and/or takedown in any manner the applicant will be assessed a \$25 per hour fee to be subtracted from the deposit.

**Clean-up:** Tables should be wiped down, restrooms left tidy, outside of building inspected and all garbage placed in appropriate containers. Please leave the facility as clean as you found it. Applicant will be assessed \$25 per hour fee to be subtracted from deposit for clean up after the event that was not done by the applicant.

Under no circumstances are chairs, tables, or other equipment to be moved from the building.

Equipment, supplies, or other items belonging to private groups may not be stored in the facility or on the grounds prior to, or after the applicant's event.

**Refunds:** Deposit refunds will be processed following inspection of the facility for cleanliness, damage to equipment, the facility, grounds and/or missing property. All refunds will be mailed directly to the applicant. Depending on use date, allow up to two weeks for refund checks to arrive.

**Cancellation/Refunds:** If it is necessary to cancel a reservation, a written request is required, with the following information provided:

1. Name of group
2. Date of the intended use
3. Address and Telephone Number
4. Reason for the Cancellation
5. Signature of Applicant

This information may be faxed to (320) 679-5638, mailed to Mora HRA, PO Box 209, Mora, MN 55051, or delivered to the Life Enrichment Center at 160 Valhalla Circle, Mora, MN 55051.

A partial or full refund will be issued according to the following schedule:

1. Thirty (30) or more days prior to date of reservation: 100% of fees and deposits minus a \$25 processing fee will be refunded.
2. Less than thirty (30) days, but more than seven (7) calendar days prior to date of reservation: 50% of fees plus 100% of the deposit will be refunded.
3. Seven (7) calendar days or less prior to date of reservation: 100% of the fees will be forfeited, but 100% of the deposit will be refunded.

**Alcohol:** Alcohol use shall not be permitted in the facility.

**Oversight:** A representative from the Mora HRA may be designated to be on-site to oversee, open and close the facility for all rentals.

DRAFT

