



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

1. **Call to Order**
2. **Oath of Office**
3. **Roll Call**
4. **Adopt Agenda**
5. **Public Comment**
6. **Consent Agenda**
 - a. Joint HRA/City Council Work Session Minutes – June 15, 2021
 - b. Regular Meeting Minutes – June 23, 2021
7. **Consideration of Items Removed from Consent Agenda**
8. **Budget/Financial Review**
 - a. June 2021 Financials
9. **Management Reports**
 - a. Eastwood Senior Living Facility
 - b. Mysa House
 - c. HRA Programs & Maintenance
10. **Old Business**
 - a. Staffing/ Workload Update
 - b. Living Solutions II Board Vacancy
11. **New Business**
 - a. Eastwood Boiler Replacement
 - b. Accounting Services Contract Renewal
 - c. LEC Rentals
12. **Adjournment**

1. **Call to Order.** The Chair calls the meeting to order.
2. **Oath of Office.** Incoming board member Roberta Folkestad will be sworn into office.
3. **Roll Call.** Anderson, Jensen, Mathison, Olson
4. **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.)*
5. **Public Comment.** The Board receives public comment.
6. **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. Joint HRA/City Council Work Session Minutes – June 15, 2021. See attached minutes for review and approval.
 - b. Regular Meeting Minutes – June 23, 2020. See attached minutes for review and approval.
7. **Consideration of Items Removed from Consent Agenda**
8. **Budget/Financial Review**
 - a. June 2021 Financials. See attached combined financial statements for 6/30/21.
9. **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. See attached report for review and discussion.
10. **Old Business**
 - a. Staffing/ Workload Update. Staff and the Board will verbally discuss current workload updates.
 - b. Living Solutions II Board Vacancy. Staff has not received any applications to fill the LSII board vacancy. The HRA board should discuss options to fill the vacancy of the seven-person board.
11. **New Business**
 - a. Eastwood Boiler Replacement. The boiler at Eastwood is in need of replacement. Walker Methodist (WM) budgeted \$19,000 in this year's budget for the project. Anthony Kiewel, HRA maintenance supervisor, pursued three quotes for the project, and two were received from SCR and McDowall Company. SCR's quote, attached, came in at \$20,325 and \$21,282 and McDowall's quote in the range of \$24,290- \$27,840. Although over budget, staff recommends the Board accept the quote from SCR for a Lochinvar boiler and one new pump with a sediment filter at \$21,282, and direct staff and WM to move forward with the project.
 - b. Accounting Services Contract Renewal. Housing Authority Accounting Specialists (HAAS) is the fee accountant for the HRA. Our current contract is up for renewal and the new contract is proposed to go into effect July 1, 2021- June 30, 2023. The attached proposal reflects a 6% increase. The last increase was in 2014. Staff finds the proposal to be reasonable and recommends the HRA board accept the proposal and direct the interim executive director to enter into the attached agreement for fee accounting services.

- c. LEC Rentals. The LEC has been closed to the public since March 2020 due to the COVID-19 pandemic. While the pandemic is still relevant, staff has received inquiries and requests to rent out the LEC. If the LEC reopens, office equipment and files will need to be relocated, to which staff has begun doing. The board should discuss the reopening the LEC for rentals, weighing the risks of COVID-19, and direct staff appropriately.

12. **Adjournment.** The next regular meeting is scheduled for Wednesday, August 25, 2021 at 3:30pm.

Pursuant to due call and notice thereof Mayor Pro-Tem Jody Anderson and HRA Board Chair Dennis Olson called to order the joint work session of the Mora City Council and Mora HRA at 5:00pm on Tuesday, June 15, 2021, in the city hall council chambers.

2. **Roll Call:** City Council Members Present: Jody Anderson, Sadie Broekemeier, Jake Mathison, and Kyle Shepard
Absent: Mayor Alan Skramstad
HRA Board Members Present: Michael Anderson, Robert Jensen, Jake Mathison, and Dennis Olson
Staff Present: City Administrator/Interim Executive Director Lindy Crawford and Deputy City Clerk Mandi Yoder
3. **Adopt Agenda:** COUNCIL MOTION made by Shepard, seconded by Mathison, and unanimously carried to approve the agenda as presented. HRA MOTION made by Jensen, seconded by Mathison, and unanimously carried to approve the agenda as presented.
4. **Housing & Redevelopment Authority of Mora (HRA):**
 - a. **HRA Organizational Structure:** Crawford reported the City Council and Public Utilities Commission (PUC) met the previous night and discussed a potential merger of the City and HRA, how it would impact existing city staff, and the possible need for financial compensation to directly affected city staff if recommended by a compensation and classification study.

Crawford presented a sample post-merger organization chart. Discussion ensued regarding HRA staffing needs, the organization chart, and what steps had been taken in preparation for a potential merger in addition to future steps needed.

Discussion ensued regarding the HRA board application status.

The City Council and HRA consensus were for any options to remain on the table as a potential solution to cover the cost of staffing needs for HRA operations, including the possible need to sell Eastwood and/or implement an HRA levy.

The consensus by both boards was to move forward with the plan to merge the HRA and City, for the time being.
5. **Adjournment:** COUNCIL MOTION made by Mathison, seconded by Shepard, and unanimously carried to adjourn at 5:47pm. HRA MOTION made by Anderson, seconded by Jensen, and unanimously carried to adjourn at 5:48pm.

Draft minutes respectfully submitted by Lindy Crawford, Interim Executive Director.
Approved by the Board of Directors on July 28, 2021.

Robert Jensen, Secretary

Dennis Olson, Chair

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 May 26, 2021. The meeting was called to order by Olson at 3:32pm.
2. **Roll Call:** Present: Michael Anderson, Robert Jensen, Jake Mathison, and Dennis Olson
Absent: none
Staff Present: Lindy Crawford, Jack L'Heureux
3. **Approve Agenda:** Anderson requested to add a closed session to the agenda. Jensen and Crawford stated that proper notice and state statutes must be followed, and that a closed session could not be added to the agenda. Motion made by Mathison and seconded by Jensen, and unanimously carried to approve the agenda as presented.
4. **Public Comment:** No one spoke at public comment.
5. **Consent Agenda:** Motion made by Jensen and seconded by Mathison, and unanimously carried to adopt the consent agenda as presented.
 - a. Regular Meeting Minutes – May 26, 2021
6. **Consideration of Items Removed from Consent Agenda:** There were no items removed from the consent agenda.
7. **Public Hearings**
 - a. **5-Year and Annual Plans:** Crawford presented the HUD required 5-Year Plan for Pine Crest and stated that a Resident Advisory Board (RAB) meeting was held at Pine Crest on June 3, 2021. Crawford stated that projects listed for 2021 must be completed by March 2022. The RAB requested replacing top loading washing machines with front loading machines in 2023, and requested the cost to do laundry not increase too much. Anderson inquired whether or not the price listed in the Plan for the vehicle replacement was high enough. Crawford shared that the vehicle item may be pushed out a year or two, and that the plan is revised each year. Anderson suggested increasing the prices of reoccurring plan items to cover inflation. The consensus of the board was to adjust the prices to account for five percent inflation each year. Jensen suggested updating the estimated price for the roof repairs/replacement.

Olson opened the public hearing at 3:52pm. Harland Gabrielson (420 Bean Ave, Mora, MN 55051) spoke and asked that when replacing the washer and dryers, the HRA consider keep the cost to do laundry down. He was concerned that it might be a financial strain on tenants with fixed incomes. The board discussed various options, including top loading versus front loading options. Pricing was discussed, and Mathison stated that this should not be a for-profit venture, rather the HRA must cover its costs. Jensen suggested contacting M&H Appliance to get information and costs associated with laundry. Gabrielson was a RAB member, and he was supportive of the plan. With no further public comments, Olson closed the public hearing at 3:55pm.

Motion made by Mathison and seconded by Jensen, and unanimously carried to approve the 5-Year Annual Plan as amended to include increased prices to account for five percent inflation each year for reoccurring listed items, to increase the price of the vehicle replacement, and to increase the roof project price to \$100,000.

- 8. Budget/Financial Review:** Crawford presented the April and May 2021 financial reports to the board and stated that expenditures were in line with the budget for Dala House and Pine Crest; the HCV program administrative expenses were under budget; and that the Management Fund had a \$9,000 operating loss due to a \$10,000 payment for property taxes.
- 9. Management Reports**
 - a. Eastwood Senior Living Facility: Crawford presented the May 2021 Eastwood management report. The current census average was at 15.5 for the month, however, at the time of the meeting the census was at 17. Jensen shared that he was approached by someone who was concerned about the security system at Eastwood. The security system is designed to prevent resident elopement. The person was visiting and had a hard time being able to exit the building when the visit concluded.
 - b. Mysa House: Crawford presented the May 2021 Mysa House report. There were no move-ins or outs, a rent increase occurred on February 1, 2021, and the income exceeded the budget for the month.
- 10. Old Business**
 - a. Staffing/Workload Update: Crawford shared that Kathy Fenzel submitted a resignation letter, her last day would be August 1, 2021, and staff would start the search for her replacement. Crawford shared that there was currently one applicant for the vacant HRA board position. There were still no applicants for the vacant Living Solutions II board position. She stated that the Bridges contract with the state of Minnesota would be extended to August 31, 2021, and after that time, the St. Cloud HRA would take over the program. Crawford presented to the board a proposed contract with DW Jones to supply a licensed boiler operator for boiler monitoring at the Mysa House. The board agreed that this contract would be a good way to memorialize the requested duties of the licensed boiler operator, and granted her authority to discuss and enter into the contract with DW Jones.
- 11. New Business**

Anderson approached the board about what was recorded in the previous month's minutes pertaining to a misunderstanding. He questioned the process of hiring former employees. The board discussed Anderson's concerns. The consensus of the board previously was that there would be a subcommittee of two board members, Olson and Mathison, and the executive director to hire for the recent vacant position. Anderson stated he did not have a problem with that, but he questioned the method of communication and input the other board members had in the process. Olson said better communication would occur going forward. Mathison offered Anderson to assist with regular staff meetings and other volunteer opportunities.
- 11. Adjournment:** Motion made by Jensen and seconded by Mathison, and unanimously carried to adjourn the meeting at 4:32pm.

Draft minutes respectfully submitted by Lindy Crawford, Interim Executive Director.
Approved by the Board of Directors on July 28, 2021.

Robert Jensen, Secretary

Dennis Olson, Chair

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
BALANCE SHEET
June 30, 2021

	Management	Pinecrest	HCV	Dala	TOTALS
Cash-Operating	1,729.24	73,259.80	224,704.96	8,959.81	308,653.81
Cash-Reserves	79,468.26		-	28,672.28	108,140.54
Receivables	54,580.61	416.68	15,026.40	118.00	70,141.69
Due from Projects	26,464.54				26,464.54
Deferred and Prepaid charges	689.04	348.06	720.41	149.79	1,907.30
					-
Total Current Assets	<u>162,931.69</u>	<u>74,024.54</u>	<u>240,451.77</u>	<u>37,899.88</u>	<u>515,307.88</u>
Capital Assets, net of Depreciation	439,543.34	421,408.38	-	497,600.01	1,358,551.73
Total Assets	<u>602,475.03</u>	<u>495,432.92</u>	<u>240,451.77</u>	<u>535,499.89</u>	<u>1,873,859.61</u>
					-
Accounts Payable	3,580.73	24,954.45	1,763.14	9,413.12	39,711.44
Due to Management		9,122.92	6,941.95	7,882.99	23,947.86
Accrued Liabilities	25,910.75	12,941.68	2,758.21	12,899.06	54,509.70
Deferred Credits	12,240.82	554.00	9,200.62	695.45	22,690.89
Total Current Liabilities	<u>41,732.30</u>	<u>47,573.05</u>	<u>20,663.92</u>	<u>30,890.62</u>	<u>140,859.89</u>
					-
Long Term Debt	86,619.52	9,425.69	-	818,238.01	914,283.22
Total Liabilities	<u>128,351.82</u>	<u>56,998.74</u>	<u>20,663.92</u>	<u>849,128.63</u>	<u>1,055,143.11</u>
Unrestricted Net Assets	483,271.38	423,396.37	220,828.72	(337,402.68)	790,093.79
Restricted Net Assets			(7,640.58)	28,672.28	21,031.70
CY Net Income	(9,148.17)	15,037.81	6,599.71	(4,898.34)	7,591.01
CFP Net Income		-			-
Total Equity	<u>474,123.21</u>	<u>438,434.18</u>	<u>219,787.85</u>	<u>(313,628.74)</u>	<u>818,716.50</u>
Total Liability/Equity	<u>602,475.03</u>	<u>495,432.92</u>	<u>240,451.77</u>	<u>535,499.89</u>	<u>1,873,859.61</u>

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
INCOME & EXPENSE STATEMENT
For the 12 months Ended June 30, 2021

	3		3		3		3		TOTALS
	Management	Month Budget	Pinecrest	Month Budget	HCV	Month Budget	Dala	Month Budget	
INCOME									
Grant Income	35,144.00	35,000	29,112.50	12,500	234,044.00	235,000	6,152.78	9,500	304,453.28
Rental Income	-		41,063.00	42,075	-		31,175.00	29,988	72,238.00
Management Income	11,231.14	13,872	-		-		-		11,231.14
Other Income	1,807.99	4,400	4,095.79	4,543	7,795.53	6,075	7,209.10	4,525	20,908.41
Total Operating Income	48,183.13	53,272	74,271.29	59,118	241,839.53	241,075	44,536.88	44,013	408,830.83
EXPENSES									
Administration	6,022.53	7,522	10,607.36	19,628	23,575.25	28,845	6,596.38	6,658	46,801.52
Utilities	993.23	1,163	8,646.95	9,375	-		4,753.29	5,325	14,393.47
Maintenance	1,615.87	1,630	15,555.81	15,802	-		9,539.27	12,701	26,710.95
Other General Expenses	13,732.82	9,667	10,419.36	9,721	712.57	1,250	11,773.28	12,680	36,638.03
HAP Expenses	32,293.00	32,400	-		210,952.00	207,500	-		243,245.00
Total Operating Expenses	54,657.45	52,381	45,229.48	54,526	235,239.82	237,595	32,662.22	37,363	367,788.97
Operating Income (Loss)	(6,474.32)	891	29,041.81	4,592	6,599.71	3,480	11,874.66	6,650	41,041.86
Depreciation	2,673.85		14,004.00		-		16,773.00		33,450.85
NET INCOME	(9,148.17)		15,037.81		6,599.71		(4,898.34)		7,591.01



"A Senior Community & Life Enrichment Center"

Item No. 9a

Management Report to the Board of the HRA of Mora 7/16/21

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

Finance:

The April statement is attached.

- Monthly Revenue under budget by \$3,472– YTD revenue over budget by \$8,538.
- Monthly Expenses under budget \$18,829 – YTD expenses under budget by \$46,241.
- Budgeted EBITDA: (\$2,191)
- Actual EBITDA: \$13,166
- EBITDA Variance: \$15,357

Revenue Notes:

- Rental revenue was under budgeted revenue by \$1,092.
- Housing Revenue Services revenue was over budget by \$3,602.

Expense Notes:

- Expenses under budget by \$14,551.
 - Environmental Services: \$1,265 over. \$621 for hood cleaning, and \$950 for tub door replacement.
 - Health Services: \$11,311 under budget. Have hired new RN as of 6.7.21

Covid – 19:

- Team members: No positive COVID cases.
- Tenants: No positive COVID cases.
- County positivity rate is at 1.8%

Staff:

- Staffing has been extremely challenged and we have worked with our sister communities to help manage our hours.

Census:

- Census in May averaged 15.65 on a budget of 18. We currently are sitting at 17, 2 Move-ins scheduled on 6/25 and 6/29 and one resident on hospice at current time.

Ron Donacik

Eastwood Senior Living
Balance Sheet Detailed
As Of June 30, 2021

	Balance 6/30/2021	Balance 3/31/2021	Net Change
ASSETS			
CURRENT ASSETS			
Petty Cash	500	500	-
Cash - Checking Operating	16,025	58,243	(42,218)
Total Cash	16,525	58,743	(42,218)
Accts Rec - Tenants	128,251	82,888	45,363
Allowance for Doubtful Accounts	(20,176)	(19,678)	(498)
Total Receivables	108,075	63,210	44,865
Prepaid Expense - Other	9,738	3,295	6,443
Total Prepaid	9,738	3,295	6,443
Cash - Savings Security Deposits	3,351	5,351	(2,000)
Bond Payment Fund	64,485	51,414	13,071
Bond Operating Reserve Fund	250,053	250,053	-
Bond Debt Service Reserve Fund	387	387	-
Total Restricted Assets	318,276	307,205	11,071
Land	36,536	36,536	-
Building & Improvements	3,174,834	3,174,834	-
Construction in Progress	-	42,425	(42,425)
Furniture & Equipment - General	292,171	242,798	49,373
Total Capital Assets	3,503,541	3,496,593	6,948
Accumulated Depreciation - Bldg	(1,193,220)	(1,165,261)	(27,959)
Accumulated Depreciation - FFE	(230,123)	(228,448)	(1,675)
Total Accumulated Depreciation	(1,423,343)	(1,393,709)	(29,634)
Net Capital Assets	2,080,198	2,102,884	(22,686)
Total Assets	2,532,812	2,535,337	(2,525)
Accounts Payable	17,821	26,105	(8,284)
Other Accrued Expenses	119,710	121,095	(1,385)
Accts Rec - Credit Balance	689	-	689
Total Accounts Payable	138,220	147,200	(8,980)
Security Deposits	2,464	2,464	-
Total Other Payables	2,464	2,464	-
Accrued Sales Tax Liability	37	37	-
Accr Real Estate Taxes	-	443	(443)
Total Taxes Payable	37	480	(443)
Accrued Salaries	100,623	117,984	(17,361)
Accrued Flex Leave	29,477	31,725	(2,248)
Total Accrued Payroll Related	130,100	149,709	(19,609)
Accrued Interest - Bonds Series A	2,600	21,423	(18,823)
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	(3,886)	(3,303)	(583)
Accumulated Amortization - Underwriters Disc	6,494	5,520	974
Deferred Financing Costs	(63,311)	(63,311)	-
Accumulated Amortization	5,276	4,485	791
Total Bond/Note Payables	3,125,069	3,079,863	45,206
Total Payables	3,395,890	3,379,716	16,174
Net Income	(18,699)	(196,662)	177,963
Unrestricted Net Assets	(844,379)	(648,827)	(195,552)
Temporarily Restricted Contributions	-	1,110	(1,110)
Total Equity	(863,078)	(844,379)	(18,699)
Total Liabilities & Equity	2,532,812	2,535,337	(2,525)

**Eastwood Senior Living
Balance Sheet Detailed
As Of June 30, 2021**

	Balance 6/30/2021	Balance 3/31/2021	Net Change
ASSETS			
CURRENT ASSETS			
Petty Cash:			
324-000-11-10105 PETTY CASH	500	500	-
Total Petty Cash	500	500	-
Cash - Checking Operating:			
324-000-11-10120 OPERATING CASH	16,025	58,243	(42,218)
Total Cash - Checking Operating	16,025	58,243	(42,218)
Total Cash	16,525	58,743	(42,218)
Accts Rec - Tenants:			
324-000-11-24110 ACCTS REC - TENANTS	128,251	82,888	45,363
Total Accts Rec - Tenants	128,251	82,888	45,363
Allowance for Doubtful Accounts:			
324-000-11-24995 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(20,176)	(19,678)	(498)
Total Allowance for Doubtful Accounts	(20,176)	(19,678)	(498)
Total Receivables	108,075	63,210	44,865
Prepaid Expense - Other:			
324-000-11-49110 PREPAID EXPENSE - OTHER	9,738	3,295	6,443
Total Prepaid Expense - Other	9,738	3,295	6,443
Total Prepaid	9,738	3,295	6,443
Cash - Savings Security Deposits:			
324-000-14-10150 CASH - SAVINGS SECURITY DEPOSITS	3,351	5,351	(2,000)
Total Cash - Savings Security Deposits	3,351	5,351	(2,000)
Bond Payment Fund:			
324-000-14-60110 BOND PAYMENT FUND	64,485	51,414	13,071
Total Bond Payment Fund	64,485	51,414	13,071
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 June 30, 2021**

	Balance 6/30/2021	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	318,276	307,205	11,071
Land:			
324-000-16-10010 LAND	36,536	36,536	-
Total Land	36,536	36,536	-
Building & Improvements:			
324-000-16-20010 BUILDING & IMPROVEMENTS	3,174,834	3,174,834	-
Total Building & Improvements	3,174,834	3,174,834	-
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	292,171	242,798	49,373
Total Furniture & Equipment - General	292,171	242,798	49,373
Total Capital Assets	3,503,541	3,496,593	6,948
Accumulated Depreciation - Bldg:			
324-000-17-20110 ACCUMULATED DEPRECIATION - BLDG	(1,193,220)	(1,165,261)	(27,959)
Total Accumulated Depreciation - Bldg	(1,193,220)	(1,165,261)	(27,959)
Accumulated Depreciation - FFE:			
324-000-17-30110 ACCUMULATED DEPRECIATION - FFE	(230,123)	(228,448)	(1,675)
Total Accumulated Depreciation - FFE	(230,123)	(228,448)	(1,675)
Total Accumulated Depreciation	(1,423,343)	(1,393,709)	(29,634)
Net Capital Assets	2,080,198	2,102,884	(22,686)
Total Assets	2,532,812	2,535,337	(2,525)

Eastwood Senior Living
Balance Sheet Detailed
As Of June 30, 2021

	Balance 6/30/2021	Balance 3/31/2021	Net Change
Accounts Payable:			
324-000-20-10010 ACCOUNTS PAYABLE	17,819	26,105	(8,286)
~ Rounding Adjustment ~	2	-	-
Total Accounts Payable	17,821	26,105	(8,284)
Other Accrued Expenses:			
324-000-20-10095 OTHER ACCRUED EXPENSES	119,710	121,095	(1,385)
Total Other Accrued Expenses	119,710	121,095	(1,385)
Accts Rec - Credit Balance:			
324-000-20-20010 ACCTS REC - CREDIT BALANCE	689	-	689
Total Accts Rec - Credit Balance	689	-	689
Total Accounts Payable	138,220	147,200	(8,980)
Security Deposits:			
324-000-20-50020 SECURITY DEPOSITS	2,464	2,464	-
Total Security Deposits	2,464	2,464	-
Total Other Payables	2,464	2,464	-
Accrued Sales Tax Liability:			
324-000-21-20000 ACCRUED SALES TAX LIABILITY	37	37	-
Total Accrued Sales Tax Liability	37	37	-
Accr Real Estate Taxes:			
324-000-21-40000 ACCR REAL ESTATE TAXES	-	443	(443)
Total Accr Real Estate Taxes	-	443	(443)
Total Taxes Payable	37	480	(443)
Accrued Salaries:			
324-000-22-10010 ACCRUED SALARIES	100,623	117,984	(17,361)
Total Accrued Salaries	100,623	117,984	(17,361)
Accrued Flex Leave:			
324-000-22-10020 ACCRUED FLEX LEAVE	29,477	31,725	(2,248)
Total Accrued Flex Leave	29,477	31,725	(2,248)
Total Accrued Payroll Related	130,100	149,709	(19,609)
Accrued Interest - Bonds Series A:			
324-000-23-40010 ACCRUED INTEREST - BONDS SERIES A	2,600	21,423	(18,823)

**Eastwood Senior Living
Balance Sheet Detailed
As Of June 30, 2021**

	Balance 6/30/2021	Balance 3/31/2021	Net Change
Total Accrued Interest - Bonds Series A	2,600	21,423	(18,823)
Bonds Payable Series A:			
324-000-27-40010 BONDS PAYABLE SERIES A	3,080,000	3,080,000	-
Total Bonds Payable Series A	3,080,000	3,080,000	-
Mortgages Payable:			
324-000-27-40110 MORTGAGES PAYABLE	129,198	66,351	62,847
Total Mortgages Payable	129,198	66,351	62,847
Original Issue (Discount) Premium:			
324-000-27-41110 ORIGINAL DISCOUNT/PREMIUM	46,630	46,630	-
Total Original Issue (Discount) Premium	46,630	46,630	-
Underwriters (Discount):			
324-000-27-41120 UNDERWRITER'S DISCOUNT	(77,932)	(77,932)	-
Total Underwriters (Discount)	(77,932)	(77,932)	-
Accumulated Amortization - Original Issue:			
324-000-27-42110 ACCUM AMORTIZATION- ORIGINAL ISSUE	(3,886)	(3,303)	(583)
Total Accumulated Amortization - Original Issue	(3,886)	(3,303)	(583)
Accumulated Amortization - Underwriters Disc:			
324-000-27-42120 ACCUM AMORT UNDERWRITER'S DISCOUNT	6,494	5,520	974
Total Accumulated Amortization - Underwriters Disc	6,494	5,520	974
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	5,276	4,485	791
Total Accumulated Amortization	5,276	4,485	791
Total Bond/Note Payables	3,125,069	3,079,863	45,206
Total Payables	3,395,890	3,379,716	16,174
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	64,659	91,541	(26,882)
324-440-40-11110 IL/AL - PRIVATE PAY SERVICES	-	147,856	(147,856)
324-440-40-11120 IL/AL - EW SERVICES	401	291,429	(291,028)
324-440-40-12120 AL - EW SERVICES	-	9,880	(9,880)

**Eastwood Senior Living
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	Balance 6/30/2021	Balance 3/31/2021	Net Change
324-440-40-13110 MC - PRIVATE PAY SERVICES	72,345	87,607	(15,262)
324-440-40-13120 MC - EW SERVICES	117,541	202,489	(84,948)
324-440-40-13520 CS - EW SERVICES	-	(4,370)	4,370
324-440-40-14110 HS SKILLED NURSING SERVICES	-	8,166	(8,166)
324-440-40-15110 HS RESIDENT ASSISTANT SERVICES	(2,723)	(232)	(2,491)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	201	1,047	(846)
324-450-40-31410 GUEST MEAL SALES	21	152	(131)
324-480-48-10110 INTEREST INCOME - UNRESTRICTED SAVINGS	-	8	(8)
324-495-41-62110 COMMUNITY FEE	2,331	3,500	(1,169)
324-495-41-62410 PET DEPOSIT FEE (NON-REFUNDABLE)	-	300	(300)
324-495-47-99110 MISCELLANEOUS INCOME	811	49,017	(48,206)
324-495-47-99120 GPO INCENTIVES	52	114	(62)
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(18,527)	(62,894)	44,367
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(2,314)	(2,360)	46
324-540-50-10605 STAFF	-	(8,082)	8,082
324-540-50-10620 RN STAFF	(3,267)	(981)	(2,286)
324-540-50-10621 RN STAFF - OT	(750)	-	(750)
324-540-50-10622 RN STAFF - FLEX	(295)	-	(295)
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	(60,650)	(278,426)	217,776
324-540-50-10651 NAR STAFF - OT	(2,837)	(28,945)	26,108
324-540-50-10652 NAR STAFF - FLEX	2,986	(97)	3,083
324-540-50-10653 NAR STAFF - FLEX CASHOUT	(5,411)	(6,272)	861
324-540-50-10701 TRAINING WAGES	(2,532)	(3,094)	562
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	(1,460)	(7,556)	6,096
324-540-50-40120 SUPPLIES - COVID-19	-	(6,610)	6,610
324-540-50-40170 SUPPLIES- PROGRAM OTHER	(224)	(1,532)	1,308
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	-	(71)	71
324-540-50-90095 MISCELLANEOUS	-	(297)	297
324-610-50-10605 STAFF	(9,291)	(33,336)	24,045
324-610-50-10606 STAFF - OT	(12)	(222)	210
324-610-50-10607 STAFF - FLEX	(318)	(411)	93
324-610-50-10701 TRAINING WAGES	(15)	(22)	7
324-610-50-40170 SUPPLIES- PROGRAM OTHER	(469)	(1,039)	570
324-700-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(8,557)	(33,468)	24,911
324-700-50-10601 SUPERVISOR/MANAGER/DIRECTOR - OT	(1,217)	(3,301)	2,084

**Eastwood Senior Living
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	Balance 6/30/2021	Balance 3/31/2021	Net Change
324-700-50-10602			
SUPERVISOR/MANAGER/DIRECTOR - FLEX	-	(752)	752
324-700-50-10605 STAFF	(16,313)	(59,058)	42,745
324-700-50-10606 STAFF - OT	(48)	(238)	190
324-700-50-10607 STAFF - FLEX	(453)	(1,102)	649
324-700-50-10608 STAFF - FLEX CASHOUT	(383)	(2,192)	1,809
324-700-50-10701 TRAINING WAGES	(155)	(86)	(69)
324-700-50-30190 OTHER CONSULTANT FEES	-	(1,039)	1,039
324-700-50-40130 SUPPLIES - CHINA / GLASS	-	(214)	214
324-700-50-40131 SUPPLIES - CHEMICALS	(453)	(1,433)	980
324-700-50-40132 SUPPLIES - PAPER GOODS	-	(388)	388
324-700-50-40170 SUPPLIES- PROGRAM OTHER	(109)	(229)	120
324-700-50-40175 SUPPLIES - UNIFORM	-	(691)	691
324-700-50-40240 FOOD - GENERAL	(8,609)	(59,967)	51,358
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	(20)	20
324-700-50-86010 EQUIP LEASE/RENTAL	(397)	-	(397)
324-710-50-10605 STAFF	(3,279)	(14,719)	11,440
324-710-50-10607 STAFF - FLEX	16	536	(520)
324-710-50-40170 SUPPLIES- PROGRAM OTHER	(1,854)	(6,229)	4,375
324-730-50-10600			
SUPERVISOR/MANAGER/DIRECTOR	(2,500)	(7,772)	5,272
324-730-50-10605 STAFF	-	(296)	296
324-730-50-10606 STAFF - OT	-	(111)	111
324-730-50-31105 PURCH SVCS - OTHER	(129)	-	(129)
324-730-50-31305 PURCH SVCS - TRASH REMOVAL	-	(3,188)	3,188
324-730-50-31320 PURCH SVCS - MAINT			
CONTRACTS	(2,472)	(4,547)	2,075
324-730-50-31335 PURCH SVCS - BLDG & GROUNDS	-	(11,084)	11,084
324-730-50-40170 SUPPLIES- PROGRAM OTHER	(2,219)	(6,071)	3,852
324-730-50-90090 TRAVEL EXPENSE	(487)	(1,680)	1,193
324-740-50-80310 UTILITIES - ELECTRICITY	(3,819)	(17,946)	14,127
324-740-50-80320 UTILITIES - GAS	(1,278)	(4,456)	3,178
324-740-50-80340 UTILITIES - SEWER & WATER	(1,472)	(5,473)	4,001
324-740-50-80350 UTILITIES - CABLE	(1,743)	(7,791)	6,048
324-750-50-80110 EQUIPMENT REPAIRS	(44)	-	(44)
324-800-50-10600			
SUPERVISOR/MANAGER/DIRECTOR	(3,956)	(56,763)	52,807
324-800-50-10602			
SUPERVISOR/MANAGER/DIRECTOR - FLEX	1,551	(346)	1,897
324-800-50-10603			
SUPERVISOR/MANAGER/DIRECTOR - FLEX CASHOUT	(1,852)	(796)	(1,056)
324-800-50-31105 PURCH SVCS - OTHER	(1,289)	(5,572)	4,283
324-800-50-31140 PURCH SVCS - BANK FEES	(573)	(220)	(353)
324-800-50-31180 PURCH SVCS - OUTSIDE COUNSEL	-	(106)	106
324-800-50-31185 MANAGEMENT FEES	(12,807)	(53,683)	40,876
324-800-50-31190 PURCH SVCS - INDEPENDENT ACCOUNTING	(800)	(11,149)	10,349
324-800-50-31360 PURCH SERV - SHRED IT	(49)	(419)	370
324-800-50-40160 RESIDENT RECOGNITION	-	(221)	221
324-800-50-80030 SALES TAX EXPENSE	-	(10)	10
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	(4,696)	(4,000)	(696)
324-800-50-86030 COPIER LEASE / RENTAL	(1,248)	(6,407)	5,159

Eastwood Senior Living
Balance Sheet Detailed
As Of June 30, 2021

	Balance 6/30/2021	Balance 3/31/2021	Net Change
324-800-50-90020 LICENSES & PERMITS	(1,103)	(4,059)	2,956
324-800-50-90030 MEETINGS & SEMINARS	-	(168)	168
324-800-50-90040 POSTAGE & DELIVERY	-	(440)	440
324-800-50-90070 STATIONERY & OFFICE	(500)	(2,128)	1,628
324-800-50-90080 SUBSCRIPTIONS	-	(216)	216
324-800-50-90090 TRAVEL EXPENSE	(318)	(555)	237
324-800-50-91010 PROPERTY & LIABILITY INSURANCE	(1,263)	(2,946)	1,683
324-800-50-92010 TELEPHONE	(1,995)	(7,123)	5,128
324-800-50-98120 BAD DEBT EXPENSE	(3,000)	(15,000)	12,000
324-800-50-98255 EMPLOYEE RECOGNITION	(34)	(4,794)	4,760
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	(26)	(1,062)	1,036
324-870-50-32020 SALES EXPENSE	(555)	-	(555)
324-870-50-44010 SPECIAL EVENTS	(69)	-	(69)
324-870-50-90040 POSTAGE & DELIVERY	-	1	(1)
324-950-50-81020 DEPREC - BUILDING	(27,959)	(112,499)	84,540
324-950-50-81030 DEPREC - FFE	(1,676)	(20,652)	18,976
324-950-50-81090 AMORTIZATION OF	(1,183)	(4,731)	3,548
324-950-50-82010 REAL ESTATE TAXES	(443)	(1,763)	1,320
324-950-50-83110 INTEREST - MORTGAGES	(19,049)	(91,732)	72,683
324-950-50-86010 EQUIP LEASE/RENTAL	-	(1,098)	1,098
324-980-50-70101 EMPLOYER FICA	(11,125)	(48,078)	36,953
324-980-50-70201 FUTA TAXES	(234)	(1,533)	1,299
324-980-50-70301 EMPLOYER SUI	(306)	(4,713)	4,407
324-980-50-71101 HEALTH INSURANCE PREMIUM	(5,555)	(20,000)	14,445
324-980-50-71102 DENTAL INSURANCE PREMIUM	(1,228)	(2,825)	1,597
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	1,190	5,932	(4,742)
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	406	1,751	(1,345)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	(1,772)	(7,581)	5,809
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	(2,071)	(7,962)	5,891
324-980-50-78001 EMPLOYEE BENEFITS OTHER	1	3	(2)
Total Net Income	(18,699)	(196,662)	177,963
Unrestricted Net Assets:			
324-000-30-10010 UNRESTRICTED NET ASSETS	(844,379)	(648,827)	(195,552)
Total Unrestricted Net Assets	(844,379)	(648,827)	(195,552)
Temporarily Restricted Contributions:			
324-490-49-93050 CONTRIBUTIONS - TEMPORARILY RESTRICTED	-	1,110	(1,110)
Total Temporarily Restricted Contributions	-	1,110	(1,110)
Total Equity	(863,078)	(844,379)	(18,699)
Total Liabilities & Equity	2,532,812	2,535,337	(2,525)

Eastwood Senior Living
Unaudited Income Statement
For the Three Months Ending June 30, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING REVENUE						
Housing Resident Service Revenue	58,778	62,380	(3,602)	187,766	180,180	7,586
Rental Revenue	22,731	23,823	(1,092)	65,153	67,416	(2,263)
Culinary Services	-	-	-	21	-	21
Fees & Charges	831	-	831	2,331	-	2,331
Other Revenue	391	-	391	863	-	863
TOTAL OPERATING REVENUES	82,731	86,203	(3,472)	256,134	247,596	8,538
OPERATING EXPENSES						
Health Services	34,819	39,139	4,320	101,166	121,603	20,437
Therapeutic Recreation/Life Enrichment	3,101	4,194	1,093	10,106	12,704	2,598
Culinary Services	10,994	15,398	4,404	36,695	47,164	10,469
Housekeeping and Laundry	1,394	1,463	69	5,116	4,520	(596)
Environmental Services	1,534	3,015	1,481	7,807	9,065	1,258
Utilities	2,741	3,642	901	8,312	11,125	2,813
Transportation	-	-	-	44	-	(44)
Administration	9,113	12,988	3,875	33,932	38,544	4,612
Sales and Marketing	69	755	686	650	2,265	1,615
Property and Related	148	148	-	443	443	-
Employee Taxes and Benefits	5,702	7,652	1,950	20,695	23,724	3,029
TOTAL OPERATING EXPENSES	69,615	88,394	18,779	224,966	271,157	46,191
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)	13,116	(2,191)	15,307	31,168	(23,561)	54,729
EBITDA %	15.85%	(2.54%)		12.17%	(9.52%)	
Depreciation Expense	10,401	11,218	817	29,635	33,653	4,018
Interest & Amortization Expense	6,744	7,107	363	20,231	21,571	1,340
OPERATING INCOME (LOSS)	(4,029)	(20,516)	16,487	(18,698)	(78,785)	60,087
NET INCOME (LOSS)	(4,029)	(20,516)	16,487	(18,698)	(78,785)	60,087

Eastwood Senior Living
Unaudited Income Statement
For the Three Months Ending June 30, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
RESIDENT DAYS:	-	-	-	-	-	-
OPERATING REVENUE						
Housing Resident Service Revenue:						
324-440-40-11120 IL/AL - EW SERVICES	-	-	-	401	-	401
324-440-40-13110 MC - PRIVATE PAY SERVICES	24,156	26,080	(1,924)	72,345	71,720	625
324-440-40-13120 MC - EW SERVICES	37,274	36,300	974	117,541	108,460	9,081
324-440-40-15110 HS RESIDENT ASSISTANT SERVICES	(2,738)	-	(2,738)	(2,723)	-	(2,723)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	87	-	87	201	-	201
Total Housing Resident Service Revenue	58,778	62,380	(3,602)	187,766	180,180	7,586
Rental Revenue:						
324-400-42-20010 AL - RENT	-	-	-	494	-	494
324-400-42-20510 MC - RENT	22,731	24,623	(1,892)	64,659	69,816	(5,157)
324-400-42-49025 MARKET RATE LOSS	-	(800)	800	-	(2,400)	2,400
Total Rental Revenue	22,731	23,823	(1,092)	65,153	67,416	(2,263)
Culinary Services:						
324-450-40-31410 GUEST MEAL SALES	-	-	-	21	-	21
Total Culinary Services	-	-	-	21	-	21
Fees & Charges:						
324-495-41-62110 COMMUNITY FEE	831	-	831	2,331	-	2,331
Total Fees & Charges	831	-	831	2,331	-	2,331
Other Revenue:						
324-495-47-99110 MISCELLANEOUS INCOME	339	-	339	811	-	811
324-495-47-99120 GPO INCENTIVES	52	-	52	52	-	52
Total Other Revenue	391	-	391	863	-	863
TOTAL OPERATING REVENUES	82,731	86,203	(3,472)	256,134	247,596	8,538
OPERATING EXPENSES						
Health Services:						
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	6,429	5,382	(1,047)	18,527	16,325	(2,202)
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(92)	-	92	2,314	-	(2,314)
324-540-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	5	5	-	16	16
324-540-50-10620 RN STAFF	3,267	-	(3,267)	3,267	-	(3,267)
324-540-50-10621 RN STAFF - OT	750	-	(750)	750	-	(750)
324-540-50-10622 RN STAFF - FLEX	295	-	(295)	295	-	(295)
324-540-50-10640 LPN STAFF	(797)	4,171	4,968	5,347	13,044	7,697
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	-	53	53
324-540-50-10650 NAR STAFF	20,615	27,107	6,492	60,650	84,756	24,106
324-540-50-10651 NAR STAFF - OT	945	1,142	197	2,837	3,465	628
324-540-50-10652 NAR STAFF - FLEX	1,088	-	(1,088)	(2,986)	-	2,986
324-540-50-10653 NAR STAFF - FLEX CASHOUT	262	-	(262)	5,411	-	(5,411)
324-540-50-10654 NAR STAFF - STD	-	130	130	-	394	394
324-540-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-540-50-10701 TRAINING WAGES	1,481	-	(1,481)	2,532	-	(2,532)
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	-	175	175
324-540-50-40119 SUPPLIES- OTHER MEDICAL	551	1,000	449	1,460	3,000	1,540
324-540-50-40170 SUPPLIES- PROGRAM OTHER	25	125	100	224	375	151
324-540-50-80210 MINOR EQUIPMENT	-	-	-	730	-	(730)
324-540-50-90010 CONTINUING EDUCATION	-	-	-	50	-	(50)
324-540-50-90030 MEETINGS & SEMINARS	-	-	-	52	-	(52)
324-540-50-90095 MISCELLANEOUS	-	-	-	-	-	-

Eastwood Senior Living
Unaudited Income Statement
For the Three Months Ending June 30, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Total Health Services	34,819	39,139	4,320	101,166	121,603	20,437
Therapeutic Recreation/Life Enrichment:						
324-610-50-10605 STAFF	2,933	3,638	705	9,291	11,035	1,744
324-610-50-10606 STAFF - OT	-	-	-	12	-	(12)
324-610-50-10607 STAFF - FLEX	32	-	(32)	318	-	(318)
324-610-50-10609 STAFF - STD	-	15	15	-	44	44
324-610-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-610-50-10701 TRAINING WAGES	-	-	-	15	-	(15)
324-610-50-10905 STAFF HRS	-	-	-	-	-	-
324-610-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-610-50-31270 PURCH SVCS - ENTERTAINERS & SPEAKERS	-	167	167	-	500	500
324-610-50-40170 SUPPLIES- PROGRAM OTHER	136	125	(11)	469	375	(94)
324-610-50-80210 MINOR EQUIPMENT	-	83	83	-	250	250
324-610-50-90093 INTERNAL FOOD EXPENSE	-	167	167	-	500	500
Total Therapeutic Recreation/Life Enrichment	3,101	4,194	1,093	10,106	12,704	2,598
Culinary Services:						
324-700-50-10600 SUPERVISOR/MANAGER/DIRECTOR	2,932	1,624	(1,308)	8,557	5,078	(3,479)
324-700-50-10601 SUPERVISOR/MANAGER/DIRECTOR - OT	622	73	(549)	1,217	222	(995)
324-700-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	2	2	-	5	5
324-700-50-10605 STAFF	4,968	6,330	1,362	16,313	19,747	3,434
324-700-50-10606 STAFF - OT	(31)	188	219	48	570	522
324-700-50-10607 STAFF - FLEX	(89)	-	89	453	-	(453)
324-700-50-10608 STAFF - FLEX CASHOUT	383	-	(383)	383	-	(383)
324-700-50-10609 STAFF - STD	-	27	27	-	83	83
324-700-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-700-50-10701 TRAINING WAGES	-	-	-	155	-	(155)
324-700-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-700-50-10901 SUPERVISOR/MANAGER/DIRECTOR - OT HRS	-	-	-	-	-	-
324-700-50-10905 STAFF HRS	-	-	-	-	-	-
324-700-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-700-50-10908 STAFF - FLEX CASHOUT HRS	-	-	-	-	-	-
324-700-50-30190 OTHER CONSULTANT FEES	-	-	-	-	-	-
324-700-50-40130 SUPPLIES - CHINA / GLASS	-	85	85	-	256	256
324-700-50-40131 SUPPLIES - CHEMICALS	49	228	179	453	684	231
324-700-50-40132 SUPPLIES - PAPER GOODS	-	199	199	-	598	598
324-700-50-40170 SUPPLIES- PROGRAM OTHER	-	-	-	109	-	(109)
324-700-50-40175 SUPPLIES - UNIFORM	-	57	57	-	171	171
324-700-50-40240 FOOD - GENERAL	1,960	6,583	4,623	8,609	19,750	11,141
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	-	-	-	-	-
324-700-50-86010 EQUIP LEASE/RENTAL	199	-	(199)	397	-	(397)
324-700-50-90095 MISCELLANEOUS	-	-	-	-	-	-
Total Culinary Services	10,994	15,398	4,404	36,695	47,164	10,469
Housekeeping and Laundry:						
324-710-50-10605 STAFF	1,070	1,027	(43)	3,279	3,210	(69)
324-710-50-10606 STAFF - OT	-	15	15	-	47	47
324-710-50-10607 STAFF - FLEX	(126)	-	126	(16)	-	16
324-710-50-10609 STAFF - STD	-	4	4	-	13	13
324-710-50-10905 STAFF HRS	-	-	-	-	-	-
324-710-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-710-50-40170 SUPPLIES- PROGRAM OTHER	449	417	(32)	1,854	1,250	(604)
324-710-50-90095 MISCELLANEOUS	-	-	-	-	-	-
Total Housekeeping and Laundry	1,394	1,463	69	5,116	4,520	(596)
Environmental Services:						
324-730-50-10600 SUPERVISOR/MANAGER/DIRECTOR	791	634	(157)	2,500	1,923	(577)
324-730-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	1	1	-	2	2
324-730-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-730-50-31105 PURCH SVCS - OTHER	129	-	(129)	129	-	(129)
324-730-50-31305 PURCH SVCS - TRASH REMOVAL	-	-	-	-	-	-
324-730-50-31320 PURCH SVCS - MAINT CONTRACTS	614	1,464	850	2,472	4,391	1,919
324-730-50-31335 PURCH SVCS - BLDG & GROUNDS	-	-	-	-	-	-
324-730-50-40170 SUPPLIES- PROGRAM OTHER	-	500	500	2,219	1,500	(719)
324-730-50-80110 EQUIPMENT REPAIRS	-	333	333	-	1,000	1,000
324-730-50-90090 TRAVEL EXPENSE	-	83	83	487	250	(237)
Total Environmental Services	1,534	3,015	1,481	7,807	9,065	1,258

Eastwood Senior Living
Unaudited Income Statement
For the Three Months Ending June 30, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Utilities:						
324-740-50-80310 UTILITIES - ELECTRICITY	1,339	1,500	161	3,819	4,100	281
324-740-50-80320 UTILITIES - GAS	315	975	660	1,278	3,525	2,247
324-740-50-80340 UTILITIES - SEWER & WATER	515	542	27	1,472	1,625	153
324-740-50-80350 UTILITIES - CABLE	572	625	53	1,743	1,875	132
Total Utilities	2,741	3,642	901	8,312	11,125	2,813
Transportation:						
324-750-50-80110 EQUIPMENT REPAIRS	-	-	-	44	-	(44)
Total Transportation	-	-	-	44	-	(44)
Administration:						
324-800-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(750)	3,945	4,695	3,956	11,967	8,011
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	-	12	12
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	837	377	(460)	1,289	1,131	(158)
324-800-50-31140 PURCH SVCS - BANK FEES	38	30	(8)	573	90	(483)
324-800-50-31185 MANAGEMENT FEES	4,137	4,310	173	12,807	12,380	(427)
324-800-50-31190 PURCH SVCS - INDEPENDENT ACCOUNTING	267	375	108	800	1,125	325
324-800-50-31360 PURCH SERV - SHRED IT	-	49	49	49	147	98
324-800-50-44010 SPECIAL EVENTS	(69)	-	69	-	-	-
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	1,390	544	(846)	4,696	1,632	(3,064)
324-800-50-86030 COPIER LEASE / RENTAL	568	292	(276)	1,248	875	(373)
324-800-50-90020 LICENSES & PERMITS	245	500	255	1,103	1,500	397
324-800-50-90030 MEETINGS & SEMINARS	-	13	13	-	38	38
324-800-50-90040 POSTAGE & DELIVERY	-	42	42	-	125	125
324-800-50-90070 STATIONERY & OFFICE SUPPLIES	358	250	(108)	500	750	250
324-800-50-90080 SUBSCRIPTIONS	-	17	17	-	50	50
324-800-50-90090 TRAVEL EXPENSE	318	25	(293)	318	75	(243)
324-800-50-90095 MISCELLANEOUS	(351)	-	351	-	-	-
324-800-50-91010 PROPERTY & LIABILITY INSURANCE	421	362	(59)	1,263	1,086	(177)
324-800-50-92010 TELEPHONE	706	708	2	1,995	2,124	129
324-800-50-98120 BAD DEBT EXPENSE	1,000	1,000	-	3,000	3,000	-
324-800-50-98255 EMPLOYEE RECOGNITION	-	146	146	34	437	403
Total Administration	9,113	12,988	3,875	33,932	38,544	4,612
Sales and Marketing:						
324-870-50-31405 PURCH SVCS - PUBLIC RELATIONS	-	-	-	-	-	-
324-870-50-31420 PURCH SVCS - COLLATERAL MATERIAL	-	33	33	-	100	100
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	-	292	292	26	875	849
324-870-50-32010 NETWORKING	-	65	65	-	194	194
324-870-50-32020 SALES EXPENSE	-	180	180	555	540	(15)
324-870-50-44010 SPECIAL EVENTS	69	83	14	69	250	181
324-870-50-90050 PRINTING	-	83	83	-	250	250
324-870-50-90060 PROFESSIONAL ORG DUES	-	19	19	-	56	56
Total Sales and Marketing	69	755	686	650	2,265	1,615
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	-	443	443	-
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	-	443	443	-
Employee Taxes and Benefits:						
324-980-50-70101 EMPLOYER FICA	3,528	4,242	714	11,125	13,151	2,026
324-980-50-70201 FUTA TAXES	99	98	(1)	234	303	69
324-980-50-70301 EMPLOYER SUI	89	531	442	306	1,647	1,341
324-980-50-71101 HEALTH INSURANCE PREMIUM	1,317	1,820	503	5,555	5,642	87
324-980-50-71102 DENTAL INSURANCE PREMIUM	(30)	233	263	1,228	722	(506)

Eastwood Senior Living
Unaudited Income Statement
For the Three Months Ending June 30, 2021

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	(406)	(601)	(195)	(1,190)	(1,863)	(673)
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	(136)	(243)	(107)	(406)	(754)	(348)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	551	625	74	1,772	1,938	166
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	690	948	258	2,071	2,938	867
324-980-50-78001 EMPLOYEE BENEFITS OTHER	0	-	-	(1)	-	1
Total Employee Taxes and Benefits	5,702	7,652	1,950	20,695	23,724	3,029
TOTAL OPERATING EXPENSES	69,615	88,394	18,779	224,966	271,157	46,191
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)	13,116	(2,191)	15,307	31,168	(23,561)	54,729
EBITDA %	15.85%	(2.54%)		12.17%	(9.52%)	
Depreciation Expense:						
324-950-50-81020 DEPREC - BUILDING	9,320	11,218	1,898	27,959	33,653	5,694
324-950-50-81030 DEPREC - FFE	1,082	-	(1,082)	1,676	-	(1,676)
324-950-50-81090 AMORTIZATION OF INTANGIBLES	-	-	-	-	-	-
Total Depreciation Expense	10,401	11,218	817	29,635	33,653	4,018
Interest & Amortization Expense:						
324-950-50-81090 AMORTIZATION OF INTANGIBLES	394	478	84	1,183	1,433	250
324-950-50-83010 INTEREST - BONDS SERIES A	-	6,350	6,350	-	19,049	19,049
324-950-50-83020 INTEREST - BONDS SERIES B	-	280	280	-	1,090	1,090
324-950-50-83110 INTEREST - MORTGAGES	6,350	-	(6,350)	19,049	-	(19,049)
Total Interest & Amortization Expense	6,744	7,107	363	20,231	21,571	1,340
OPERATING INCOME (LOSS)	(4,029)	(20,516)	16,487	(18,698)	(78,785)	60,087
NET INCOME (LOSS)	(4,029)	(20,516)	16,487	(18,698)	(78,785)	60,087

July 20, 2021

Item No. 9b

RE: Mysa House – June 2021 - Final

- Occupancy of the (24) apartments:
 - Move –ins – none- 100 % Occupancy.
 - Move-outs – 0
- Vacancy
 - Currently the property is full.
- **Financial Summary**
 - **Income**
 - January – MIDCO rebate
 - On 12/31/2020, PPP was reclassified from Income to Accounts Payable, as PPP has not yet been forgiven. This reclassifying entry was reversed January 2021.
 - February – 2nd half 2020 TIF payment, \$9,498.24. Tenant appealed garage door damage, charges were removed, which show as a negative to reimbursements.
 - March – No other income over rents
 - April – No other income over rents.
 - May – No other income over rents
 - June – MIDCO rebate
 - **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.
 - **Budget Review**
 - Income
 - Rent increase effective 2-1-2021. Rental income is within budget.
 - Expenses
 - Audit fees exceed budget.

- **Corrections or Errors**

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

- **Property Manager Notes:**

- Job Openings: None
- Community room is open to tenants and guests
- Kathy Hampy is the new Tenant Service Coordinator
- Bingo once a month
- Birthday monthly party
- HRA maintenance is checking boilers daily

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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Accounting
DW Jones Management, Inc.
218-366-6720
stacyb@dwjonesmanagement.com

Beth Perttula
Property Manager
DW Jones Management, Inc
218-366-6730
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Mysa House

Mora

For the Month of June - 2021

7942

	Actual		(3) Budget To-Date	(4) Annual Budget	(5) Comments
	(1) Month	(2) To-Date			
1 Apartment Rent Potential	\$16,889.00	\$100,529.00	\$100,544.00	\$201,884.00	
2 Parking/Garage Rent Potential	\$660.00	\$3,960.00	\$3,960.00	\$7,920.00	
3 Commercial Rent Potential	\$0.00	\$0.00	\$0.00	\$0.00	
4 Miscellaneous Rent Potential	\$0.00	\$0.00	\$0.00	\$0.00	
5 Gross Potential Rent (Lines 1-4)	\$17,549.00	\$104,489.00	\$104,504.00	\$209,804.00	
6 Apartment Vacancy	\$0.00	\$0.00	\$0.00	\$0.00	
7 Parking/Garage Vacancy	\$0.00	\$0.00	\$158.52	\$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	\$4,520.00	\$4,500.00	\$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)	\$755.00	\$4,520.00	\$4,658.52	\$9,317.00	
14 Net Rental Income (Line 5 less 13)	\$16,794.00	\$99,969.00	\$99,845.48	\$200,487.00	
15 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	
16 Net Rental Collections (Line 14 less 15)	\$16,794.00	\$99,969.00	\$99,845.48	\$200,487.00	
17 Tenant Fees	(\$24.00)	(\$600.00)	\$0.00	\$0.00	
18 Other Income (specify in notes)	\$175.20	\$12,455.44	\$0.00	\$18,970.00	
19 Forfeited Security Deposits	\$0.00	\$0.00	\$0.00	\$0.00	
20 Interest Income (incl. escrows/reserves)	\$44.37	\$91.83	\$221.88	\$443.72	
21 Total Other Income (Lines 17 - 20)	\$195.57	\$11,947.27	\$221.88	\$19,413.72	
22 Total Revenue (Lines 16,21)	\$16,989.57	\$111,916.27	\$100,067.36	\$219,900.72	
23 Advertising and Marketing	\$0.00	\$0.00	\$100.02	\$200.00	
24 Property Management Fee	\$1,536.00	\$9,216.00	\$9,216.00	\$18,432.00	
25 Professional Fees (specify in notes)	\$1,260.00	\$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	\$136.53	\$2,474.66	\$1,864.98	\$3,730.00	
28 On-Site Management Payroll	\$36.01	\$222.06	\$5,344.02	\$10,688.00	
29 Other Administration (specify in notes)	\$208.00	\$1,878.36	\$844.98	\$1,690.00	
30 Total Administration (Lines 23 - 29)	\$3,176.54	\$21,921.08	\$23,512.68	\$40,883.00	
31 Elevator Maint/Contract	\$40.60	\$1,177.53	\$1,752.32	\$2,230.00	
32 Security	\$41.69	\$248.56	\$250.02	\$500.00	
33 Rubbish Removal	\$112.20	\$673.20	\$679.98	\$1,360.00	
34 Other Contract Services	\$81.19	\$770.92	\$1,500.00	\$3,000.00	
35 Unique Operating Expenses (specify in notes)	\$0.00	\$0.00	\$0.00	\$0.00	
36 Maintenance/Janitor Supplies	\$46.54	\$1,296.94	\$1,200.00	\$2,400.00	
37 Grounds Maintenance	\$27.70	\$866.99	\$642.87	\$1,500.00	
38 Snow Removal	\$0.00	\$1,471.47	\$4,280.00	\$5,350.00	
39 Heat & A/C Repair Services	\$0.00	\$0.00	\$375.00	\$750.00	
40 General Repair Services	\$453.65	\$498.65	\$3,499.98	\$7,000.00	
41 Paint/Decorating Materials	\$0.00	\$0.00	\$499.98	\$1,000.00	
42 Maintenance & Jan. Payroll	\$1,584.71	\$10,645.83	\$10,581.00	\$21,162.00	
43 Other Maint. & Oper. (specify in notes)	\$102.59	\$612.84	\$600.00	\$1,200.00	
44 Total Maintenance (Lines 31 - 43)	\$2,490.87	\$18,262.93	\$25,861.15	\$47,452.00	
45 Electricity	\$458.98	\$4,164.81	\$4,999.98	\$10,000.00	
46 Water & Sewer	\$885.60	\$2,209.00	\$3,379.98	\$6,760.00	
47 Gas and Oil	\$198.87	\$3,425.43	\$4,194.20	\$6,260.00	
48 Total Utilities (Lines 45 - 47)	\$1,543.45	\$9,799.24	\$12,574.16	\$23,020.00	
49 Property & Liability Insurance Exp.	\$663.93	\$13,406.68	\$12,700.00	\$12,700.00	
50 M & O plus Insurance (Lines 30,44,48,49)	\$7,874.79	\$63,389.93	\$74,647.99	\$124,055.00	
51 Real Estate Tax Expense	\$13,599.00	\$13,599.00	\$11,855.50	\$23,711.00	
52 Total Operating Expenses (Lines 50,51)	\$21,473.79	\$76,988.93	\$86,503.49	\$147,766.00	
53 Net Operating Income (Line 22 less 52)	(\$4,484.22)	\$34,927.34	\$13,563.87	\$72,134.72	
54 Interest on Amortizing Debt(s)	\$0.00	\$11,437.52	\$11,377.50	\$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	\$360.00	\$720.00	
57 Total Financing (Lines 54 - 56)	\$0.00	\$11,437.52	\$11,737.50	\$23,475.00	
58 Income from Oper. (Line 53 less 57)	(\$4,484.22)	\$23,489.82	\$1,826.37	\$48,659.72	

Mysa House

Mora

For the Month of June - 2021

7942

Part 1	Actual		Budget	Current Balances
	Current Month	Year-To-Date	Year-To-Date	
58 Income from Operations (Line 58 from 258A)	(\$4,484.22)	\$23,489.82	\$1,826.37	
59 Amortization/Depreciation Exp. (if applicable)	\$0.00	\$0.00	\$0.00	
60 Net Income or (Loss) (Line 58 less 59)	(\$4,484.22)	\$23,489.82	\$1,826.37	
61 ADJUSTMENTS TO BUSINESS ACTIVITIES				
62 Adjustments to Operating Assets				
63 Tenant Receivables	\$24.00	\$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	(\$5,749.35)	\$43,427.30		
70 Accrued Expenses	\$0.00	\$0.00		
71 Prepaid Rent	\$4.00	\$704.00		
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	(\$45,249.00)		
77 Adjustments for Financing Activities				
78 Principal Pmt. on Amortizing Debt(s) (-)	\$17,833.33	(\$4,182.46)		
79 Affiliate Contributions/Advances (+)	\$0.00	\$0.00		
80 Repayments to Affiliate (-)	\$0.00	\$0.00		
81 Annual Partnership Distribution (-)	\$0.00	\$0.00		
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 (-)	\$0.00	(\$31,957.11)		
86 Withdrawal from Prop. Tax and Insurance Escrow (+)	\$13,599.00	\$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 (-)	\$0.00	(\$3,780.00)		
90 Withdrawal from Capital Reserves (+)	\$0.00	\$0.00		
91 Capital Improvement Expenditures (-)	\$0.00	\$0.00		
92 Deposit to MIP/FA-FAF Income (-)	\$0.00	(\$360.00)		
93 Withdrawal from MIP/FA-FAF Escrow (+)	\$663.93	\$663.93		
94 Other (incl. int on res./escrows - specify in notes)	(\$40.13)	(\$65.06)		
95 Total Adjustments (Lines 63 - 94)	\$26,334.78	(\$14,339.65)		
96 Cash Flow from Operations (Line 60 plus 95)	\$21,850.56	\$9,150.17		
97 Beginning Cash Balance (Operating Account)	\$39,449.34	\$52,149.73		
98 Adjustments to Cash (specify in notes)	\$0.00	\$0.00		
99 Ending Cash Balance (Operating Account)	\$61,299.90	\$61,299.90		\$61,299.90
100 Components of Operating Cash				
101 Operating checking				\$30,481.54
102 Operating savings				\$30,668.36
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)				\$61,299.90

Part 2		
109 Rent Receivable Balance (tenant & subsidy)		(\$111.00)
110 Prior Years Affiliate Loans & Notes (Short Term)		\$0.00
111 Security Deposit Liability		\$16,673.46
112 Security Deposit Account Balance		\$16,893.81
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 June - 2021

7942

Mysa House

Mora

		Column A	Column B	Column C
OCCUPANCY				
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	Total Occupied Units	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	Total Vacant Units	0	0	0
14	Grand Total	0	24	24
TURNOVER UNITS				
		This Month	Next Month	
15	Move-ins	0	0	
16	Move-outs	0	0	
17	Net Turnover	0	0	
ELDERLY, HANDICAPPED, DISABLED				
		# of Units	% of Total	
18	Number of Units Occupied by Elderly, Handicapped, or Disabled tenants	23	95.8%	

Column A:

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

Column B:

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

MYSA HOUSE

Balance Sheet

June 30, 2021

Assets

Current Assets

Cash

Operating Checking	30,481.54
Security Deposit Checking	16,893.81
Operating Savings	30,668.36
Operating Reserves	86,353.29
Petty Cash	150.00

Total Cash 164,547.00

Accounts Receivable

Accts Rec - Other 9,498.24

Total Accounts Receivable 9,498.24

Deposits & Escrows

Replacement Reserve	14,707.75
Escrow Property Taxes	2,353.11
Escrow Insurance	4,505.75
Escrow FHA Insurance	65.26

Total Deposits & Escrows 21,631.87

Total Current Assets 195,677.11

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

3,880,705.61

MYSA HOUSE Balance Sheet

June 30, 2021

Liabilities & Equity

Liabilities

Current Liabilities

Prepaid Rents	704.00
Accounts Payable	48,384.37
Security Deposits	16,673.46
Total Current Liabilities	<u>65,761.83</u>

Other Current Liabilities

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

Long Term Liabilities

Mortgage Payables - MHFA	535,789.57
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>2,570,789.57</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 2,723,572.80

Equity

Limited Partner Capital	1,201,519.00
Retained Earnings	(68,006.11)
Current Net Income	23,619.92
Total Equity	<u>1,157,132.81</u>

Total Liabilities & Equity 3,880,705.61

MYS HOUSE Trial Balance

Account Number	Account Name	Opening balance on 06/01/2021	debit	credit	Closing balance on 06/30/2021
1000	Operating Checking	4,635.22	38,806.53	12,960.21	30,481.54
1002	Security Deposit Checking	16,691.54	202.27	0.00	16,893.81
1004	Operating Savings	34,664.12	4.24	4,000.00	30,668.36
1005	Operating Reserves	86,353.29	0.00	0.00	86,353.29
1010	Petty Cash	150.00	0.00	0.00	150.00
1100	Accts Rec - Tenants	24.00	15,583.00	15,607.00	0.00
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	14,681.75	26.00	0.00	14,707.75
1340	Escrow Property Taxes	15,944.09	8.02	13,599.00	2,353.11
1345	Escrow Insurance	4,500.77	4.98	0.00	4,505.75
1360	Escrow FHA Insurance	728.06	1.13	663.93	65.26
1400	Financing Fees	151,074.00	0.00	0.00	151,074.00
1410	Loan Fees	26,308.50	0.00	0.00	26,308.50
1411	Accumulated Amortization Loan Fees	(10,764.00)	0.00	0.00	(10,764.00)
2003	Prepaid Rents	(700.00)	16,794.00	16,798.00	(704.00)
2005	Accounts Payable	(54,133.72)	30,785.54	25,036.19	(48,384.37)
2007	Accrued Interest	(1,941.40)	0.00	0.00	(1,941.40)
2010	Security Deposits	(16,659.74)	0.00	13.72	(16,673.46)
2205	Due to Limited Partner	1,988.93	0.00	0.00	1,988.93
2300	Mortgage Payables - MHFA	(535,789.57)	17,833.33	17,833.33	(535,789.57)
2305	Mortgage Payable - MHFA Sr. Pilot	(1,000,000.00)	0.00	0.00	(1,000,000.00)
2310	Mortgages Payable - GMHF	(517,166.67)	0.00	17,833.33	(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	(66,930.00)	0.00	11,319.00	(78,249.00)
4001	Rental Assistance	(16,710.00)	0.00	5,570.00	(22,280.00)
4002	Garage Rent	(3,300.00)	0.00	660.00	(3,960.00)
4010	TIF Income	(9,498.24)	0.00	0.00	(9,498.24)
4012	Interest Security Deposit	(10.15)	0.00	2.27	(12.42)
4014	Interest Operating Svgs	(22.53)	0.00	4.24	(26.77)
4016	Interest Replacement Reserves	(0.66)	0.00	0.00	(0.66)
4025	Late Fee	(24.00)	24.00	0.00	0.00
4090	Interest Income ~ Reserves	(24.27)	0.00	40.13	(64.40)
4099	Other Income	(183.92)	0.00	175.20	(359.12)
4550	Loss to Lease	(5.00)	0.00	0.00	(5.00)
4700	Resident Mgr Free Rent	3,770.00	755.00	0.00	4,525.00
4709	Reimbursements	600.00	0.00	0.00	600.00
4960	PPP Reimbursment	(2,598.08)	0.00	0.00	(2,598.08)
6110	Maint/Repairs Payroll	7,556.99	2,015.52	696.92	8,875.59
6115	Maint/Repairs Supply	1,152.94	43.40	0.00	1,196.34
6120	General Repairs	45.00	453.65	0.00	498.65
6130	Snow removal	1,471.47	0.00	0.00	1,471.47
6135	Elevator Maint.Contract	934.51	0.00	0.00	934.51
6137	Elevator Phone	202.42	40.60	0.00	243.02
6140	Grounds Maintenance	839.29	27.70	0.00	866.99
6147	Fire Alarm Contract/Repairs	409.77	81.19	0.00	490.96
6150	Janitor Supplies	97.46	3.14	0.00	100.60
6160	Exterminating Contract	279.96	0.00	0.00	279.96
6171	Security System Phone	206.87	41.69	0.00	248.56
6175	Tenant Relations	0.00	36.01	0.00	36.01
6210	Electric	3,705.83	458.98	0.00	4,164.81
6215	Water/Sewer	1,323.40	885.60	0.00	2,209.00
6225	Fuel (Oil/Coal.Gas)	3,226.56	198.87	0.00	3,425.43

MYS HOUSE Trial Balance

Account Number	Account Name	Opening balance on 06/01/2021	debit	credit	Closing balance on 06/30/2021
6230	Trash removal	561.00	112.20	0.00	673.20
6245	Cable Television	510.25	277.79	175.20	612.84
6305	Activity Director	218.47	0.00	0.00	218.47
6306	Activity Director Expenses	15.10	0.00	0.00	15.10
6315	Management Fees	7,680.00	1,536.00	0.00	9,216.00
6320	Auditing	6,870.00	1,260.00	0.00	8,130.00
6340	Phone	157.62	31.53	0.00	189.15
6342	Property Internet	525.00	105.00	0.00	630.00
6345	Office Supplies	1,605.14	0.00	0.00	1,605.14
6346	Postage	27.83	0.00	0.00	27.83
6355	Training Expense	22.54	0.00	0.00	22.54
6365	Payroll Taxes	838.36	142.36	0.00	980.72
6370	Workmans' Comp Ins	618.25	123.75	0.00	742.00
6375	Bank Charges	11.50	8.00	0.00	19.50
6410	Real Estate Taxes	0.00	13,599.00	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	0.00	663.93	0.00	663.93
6560	Mortgage Interest	11,437.52	0.00	0.00	11,437.52
6565	Security Deposit Interest Liability	68.60	213.72	200.00	82.32
6571	MHFA LIRC Fee	150.00	0.00	0.00	150.00
6572	MHFA Annual Compliance Fee	720.00	0.00	0.00	720.00
Totals:		0.00	143,187.67	143,187.67	0.00

MYSA HOUSE

Income Statement

June 30, 2021

	Month Ending 06/30/2021		Year to Date 06/30/2021	
	Actual	%	Actual	%
Income				
Rental Income				
4000 - Rental Income	11,319.00	67.40	78,249.00	78.27
4001 - Rental Assistance	5,570.00	33.17	22,280.00	22.29
4002 - Garage Rent	660.00	3.93	3,960.00	3.96
Total Rental Income	17,549.00	104.50	104,489.00	104.52
Vacancy, Losses & Concessions				
4550 - Loss to Lease	0.00	0.00	5.00	0.01
4700 - Resident Mgr Free Rent	(755.00)	(4.50)	(4,525.00)	(4.53)
Total Vacancy, Losses & Concessions	(755.00)	(4.50)	(4,520.00)	(4.52)
Net Rental Income	16,794.00	100.00	99,969.00	100.00
Financial Income				
4012 - Interest Security Deposit	2.27	0.01	12.42	0.01
4014 - Interest Operating Svgs	4.24	0.03	26.77	0.03
4016 - Interest Replacement Reserves	0.00	0.00	0.66	0.00
4090 - Interest Income ~ Reserves	40.13	0.24	64.40	0.06
Total Financial Income	46.64	0.28	104.25	0.10
Other Income				
4010 - TIF Income	0.00	0.00	9,498.24	9.50
4025 - Late Fee	(24.00)	(0.14)	0.00	0.00
4099 - Other Income	175.20	1.04	359.12	0.36
4709 - Reimbursements	0.00	0.00	(600.00)	(0.60)
4960 - PPP Reimbursment	0.00	0.00	2,598.08	2.60
Total Other Income	151.20	0.90	11,855.44	11.86
Total Income	16,991.84	101.18	111,928.69	111.96
Expenses				
Payroll & Related				
6110 - Maint/Repairs Payroll	1,318.60	7.85	8,875.59	8.88
6305 - Activity Director	0.00	0.00	218.47	0.22
6365 - Payroll Taxes	142.36	0.85	980.72	0.98
6370 - Workmans' Comp Ins	123.75	0.74	742.00	0.74
Total Payroll & Related	1,584.71	9.44	10,816.78	10.82
Administrative Expenses				
6320 - Auditing	1,260.00	7.50	8,130.00	8.13
6340 - Phone	31.53	0.19	189.15	0.19
6342 - Property Internet	105.00	0.63	630.00	0.63
6345 - Office Supplies	0.00	0.00	1,605.14	1.61
6346 - Postage	0.00	0.00	27.83	0.03
6355 - Training Expense	0.00	0.00	22.54	0.02
6375 - Bank Charges	8.00	0.05	19.50	0.02
Total Administrative Expenses	1,404.53	8.36	10,624.16	10.63
Utilities				
6210 - Electric	458.98	2.73	4,164.81	4.17
6215 - Water/Sewer	885.60	5.27	2,209.00	2.21
6225 - Fuel (Oil/Coal.Gas)	198.87	1.18	3,425.43	3.43
6230 - Trash removal	112.20	0.67	673.20	0.67
6245 - Cable Television	102.59	0.61	612.84	0.61

MYSA HOUSE Income Statement

June 30, 2021

	Month Ending 06/30/2021		Year to Date 06/30/2021	
	Actual	%	Actual	%
Total Utilities	1,758.24	10.47	11,085.28	11.09
Operating & Maintenance Expenses				
6175 - Tenant Relations	36.01	0.21	36.01	0.04
6306 - Activity Director Expenses	0.00	0.00	15.10	0.02
Total Operating & Maintenance Expenses	36.01	0.21	51.11	0.05
Maintenance & Repairs				
6115 - Maint/Repairs Supply	43.40	0.26	1,196.34	1.20
6120 - General Repairs	453.65	2.70	498.65	0.50
6130 - Snow removal	0.00	0.00	1,471.47	1.47
6135 - Elevator Maint.Contract	0.00	0.00	934.51	0.93
6137 - Elevator Phone	40.60	0.24	243.02	0.24
6140 - Grounds Maintenance	27.70	0.16	866.99	0.87
6147 - Fire Alarm Contract/Repairs	81.19	0.48	490.96	0.49
6150 - Janitor Supplies	3.14	0.02	100.60	0.10
6160 - Exterminating Contract	0.00	0.00	279.96	0.28
6171 - Security System Phone	41.69	0.25	248.56	0.25
Total Maintenance & Repairs	691.37	4.12	6,331.06	6.33
Management Fees				
6315 - Management Fees	1,536.00	9.15	9,216.00	9.22
Total Management Fees	1,536.00	9.15	9,216.00	9.22
Taxes & Insurance				
6410 - Real Estate Taxes	13,599.00	80.98	13,599.00	13.60
6421 - Minnesota Minimum Fee	0.00	0.00	630.00	0.63
6422 - Rental License	0.00	0.00	158.86	0.16
6425 - Property Insurance	0.00	0.00	12,742.75	12.75
6430 - Fidelity Coverage	663.93	3.95	663.93	0.66
6571 - MHFA LIRC Fee	0.00	0.00	150.00	0.15
6572 - MHFA Annual Compliance Fee	0.00	0.00	720.00	0.72
Total Taxes & Insurance	14,262.93	84.93	28,664.54	28.67
Total Operating Expenses	21,273.79	126.67	76,788.93	76.81
Net Operating Income (Loss)	(4,281.95)	(25.50)	35,139.76	35.15
Non-Operating Expenses				
Debt Services				
6560 - Mortgage Interest	0.00	0.00	11,437.52	11.44
Total Debt Services	0.00	0.00	11,437.52	11.44
Other Non-Operating Expenses				
6565 - Security Deposit Interest Liability	13.72	0.08	82.32	0.08
Total Other Non-Operating Expenses	13.72	0.08	82.32	0.08
Total Non-Operating Expenses	13.72	0.08	11,519.84	11.52
Net Income (Loss)	(4,295.67)	(25.58)	23,619.92	23.63

MYSA HOUSE
General Ledger Report
For Current Month (06/01/2021 to 06/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
1000 - Operating Checking (Balance Forward As of 06/01/2021)											
06/01/2021	06/01/2021	21	06/2021-400 Deposited 06/01/2021 Settlement:11422133589		MYS188		3753	OARB	725.00		4,635.22
06/02/2021	06/02/2021	22	06/2021-401 Deposited 06/02/2021 Settlement:11431106605		MYS188		3894	OARB	192.00		5,552.22
06/02/2021	06/02/2021	23	06/2021-402 Deposited 06/02/2021 Settlement:11457275093		MYS188		3895	OARB	228.00		5,780.22
06/03/2021	06/03/2021	20631	AP Pymt - Culligan of Pine City		MYS188		6238	DB		133.36	5,646.86
06/03/2021	06/03/2021	20632	AP Pymt - DW Jones Management - Payroll		MYS188		6239	DB		932.24	4,714.62
06/03/2021	06/03/2021	20633	AP Pymt - George Hampey		MYS188		6240	DB		422.97	4,291.65
06/03/2021	06/03/2021	20634	AP Pymt - Minnesota Housing Accounting		MYS188		6241	DB		7,283.33	(2,991.68)
06/03/2021	06/03/2021	20635	AP Pymt - Quality Disposal Systems		MYS188		6242	DB		112.20	(3,103.88)
06/03/2021	06/03/2021		Funds Transfer: From Savings to Cking		MYS188		6331	DB	1,000.00		(2,103.88)
06/03/2021	06/03/2021		Funds Transfer: From Savings to Cking		MYS188		6331	DB	3,000.00		896.12
06/06/2021	06/06/2021	24	06/2021-1 Deposited 06/06/2021		MYS188		4135	OARB	9,373.00		10,269.12
06/06/2021	06/06/2021	25	06/2021-2 Deposited 06/06/2021		MYS188		4212	OARB	5,570.00		15,839.12
06/06/2021	06/06/2021	26	06/2021-3 Deposited 06/06/2021		MYS188		4281	OARB	710.00		16,549.12
06/10/2021	06/10/2021	20636	AP Pymt - Culligan of Pine City		MYS188		6802	DB		133.36	16,415.76
06/10/2021	06/10/2021	20637	AP Pymt - Scott's Lawn & Landscapes		MYS188		6803	DB		292.90	16,122.86
06/10/2021	06/10/2021	20638	AP Pymt - VERIZON WIRELESS SPLITS		MYS188		6804	DB		27.29	16,095.57
06/16/2021	06/16/2021		refund MIDCO		MYS188		1932	GJ	175.20		16,270.77
06/17/2021	06/17/2021	20639	AP Pymt - CTC splits		MYS188		7540	DB		4.24	16,266.53
06/17/2021	06/17/2021	20640	AP Pymt - DW Jones Management - Mgmt Fee		MYS188		7541	DB		1,536.00	14,730.53
06/17/2021	06/17/2021	20641	AP Pymt - DW Jones Management - Payroll		MYS188		7542	DB		778.55	13,951.98
06/17/2021	06/17/2021	20642	AP Pymt - George Hampey		MYS188		7543	DB		65.85	13,886.13
06/17/2021	06/17/2021	20643	AP Pymt - Minnesota Energy Resources		MYS188		7544	DB		198.87	13,687.26
06/21/2021	06/21/2021	20644	AP Pymt - Mysa House Security		MYS188		7760	DB		200.00	13,487.26
06/23/2021	06/23/2021	Voided - 20586	AP Pymt - Greater Minnesota Housing Fund		MYS188		7805	DB	17,833.33		31,320.59
06/24/2021	06/24/2021	20645	AP Pymt - East Central Energy		MYS188		7922	DB		458.98	30,861.61
06/24/2021	06/24/2021	20646	AP Pymt - Midcontinent Communications		MYS188		7923	DB		371.07	30,490.54
06/30/2021	06/30/2021	20647	AP Pymt - Bank Forward - Visa		MYS188		8209	DB		1.00	30,489.54
06/30/2021	06/30/2021		Bank Service Charge: RPI		MYS188		9170	DB		5.00	30,484.54
06/30/2021	06/30/2021		Bank Service Charge: PRET		MYS188		9170	DB		3.00	30,481.54
Totals for 1000 - Operating Checking									38,806.53	12,960.21	30,481.54
Net Change for 1000 - Operating Checking											25,846.32
1002 - Security Deposit Checking (Balance Forward As of 06/01/2021)											
06/22/2021	06/22/2021	20644	Other Receipt: Bring SD up to Liab Level		MYS188		262	CR	200.00		16,691.54
06/30/2021	06/30/2021		Bank Interest Earned		MYS188		9170	DB	2.27		16,893.81
Totals for 1002 - Security Deposit Checking									202.27	0.00	16,893.81
Net Change for 1002 - Security Deposit Checking											202.27
1004 - Operating Savings (Balance Forward As of 06/01/2021)											
06/03/2021	06/03/2021		Funds Transfer: From Savings to Cking		MYS188		6331	DB		1,000.00	33,664.12
06/03/2021	06/03/2021		Funds Transfer: From Savings to Cking		MYS188		6331	DB		3,000.00	30,664.12
06/30/2021	06/30/2021		Bank Interest Earned		MYS188		9170	DB	4.24		30,668.36
Totals for 1004 - Operating Savings									4.24	4,000.00	30,668.36
Net Change for 1004 - Operating Savings											(3,995.76)

MYSA HOUSE
General Ledger Report
For Current Month (06/01/2021 to 06/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
1005 - Operating Reserves (Balance Forward As of 06/01/2021)											
Totals for 1005 - Operating Reserves									0.00	0.00	86,353.29
Net Change for 1005 - Operating Reserves											
1010 - Petty Cash (Balance Forward As of 06/01/2021)											
Totals for 1010 - Petty Cash									0.00	0.00	150.00
Net Change for 1010 - Petty Cash											
1100 - Accts Rec - Tenants (Balance Forward As of 06/01/2021)											
06/01/2021	06/01/2021		Accts Rec - Tenants		MYS188		2293	OARA	15,583.00		15,607.00
06/01/2021	06/01/2021		Accts Rec - Tenants		MYS188		2374	OARA		192.00	15,415.00
06/02/2021	06/02/2021		Accts Rec - Tenants		MYS188		2373	OARA		228.00	15,187.00
06/06/2021	06/06/2021		Accts Rec - Tenants		MYS188		2555	OARA		15,163.00	24.00
06/09/2021	06/09/2021		Accts Rec - Tenants		MYS188		2705	OARA		24.00	0.00
Totals for 1100 - Accts Rec - Tenants									15,583.00	15,607.00	0.00
Net Change for 1100 - Accts Rec - Tenants											
1102 - Accts Rec - Other (Balance Forward As of 06/01/2021)											
Totals for 1102 - Accts Rec - Other									0.00	0.00	9,498.24
Net Change for 1102 - Accts Rec - Other											
1300 - Furniture and Fixtures (Balance Forward As of 06/01/2021)											
Totals for 1300 - Furniture and Fixtures									0.00	0.00	614,552.00
Net Change for 1300 - Furniture and Fixtures											
1305 - Equipment (Balance Forward As of 06/01/2021)											
Totals for 1305 - Equipment									0.00	0.00	330,647.00
Net Change for 1305 - Equipment											
1306 - Accumulated Depreciation Equipment (Balance Forward As of 06/01/2021)											
Totals for 1306 - Accumulated Depreciation Equipment									0.00	0.00	(455,576.00)
Net Change for 1306 - Accumulated Depreciation Equipment											
1310 - Building (Balance Forward As of 06/01/2021)											
Totals for 1310 - Building									0.00	0.00	2,807,254.00
Net Change for 1310 - Building											
1311 - Accumulated Depreciation Building (Balance Forward As of 06/01/2021)											
Totals for 1311 - Accumulated Depreciation Building									0.00	0.00	(193,771.00)
Net Change for 1311 - Accumulated Depreciation Building											
1315 - Land (Balance Forward As of 06/01/2021)											
Totals for 1315 - Land									0.00	0.00	501,491.00
Net Change for 1315 - Land											
1325 - Accumulated Depreciation (Balance Forward As of 06/01/2021)											
Totals for 1325 - Accumulated Depreciation									0.00	0.00	(86,187.00)
Net Change for 1325 - Accumulated Depreciation											
1330 - Replacement Reserve (Balance Forward As of 06/01/2021)											
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2326	GJ	26.00		14,681.75
Totals for 1330 - Replacement Reserve									26.00	0.00	14,707.75

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Net Change for 1330 - Replacement Reserve											26.00
1340 - Escrow Property Taxes (Balance Forward As of 06/01/2021)											15,944.09
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2326	GJ	8.02		15,952.11
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2326	GJ		13,599.00	2,353.11
Totals for 1340 - Escrow Property Taxes											2,353.11
Net Change for 1340 - Escrow Property Taxes											(13,590.98)
1345 - Escrow Insurance (Balance Forward As of 06/01/2021)											4,500.77
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2326	GJ	4.98		4,505.75
Totals for 1345 - Escrow Insurance											4,505.75
Net Change for 1345 - Escrow Insurance											4.98
1360 - Escrow FHA Insurance (Balance Forward As of 06/01/2021)											728.06
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2326	GJ	1.13		729.19
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2340	GJ		663.93	65.26
Totals for 1360 - Escrow FHA Insurance											65.26
Net Change for 1360 - Escrow FHA Insurance											(662.80)
1400 - Financing Fees (Balance Forward As of 06/01/2021)											151,074.00
Totals for 1400 - Financing Fees											151,074.00
Net Change for 1400 - Financing Fees											0.00
1410 - Loan Fees (Balance Forward As of 06/01/2021)											26,308.50
Totals for 1410 - Loan Fees											26,308.50
Net Change for 1410 - Loan Fees											0.00
1411 - Accumulated Amortization Loan Fees (Balance Forward As of 06/01/2021)											(10,764.00)
Totals for 1411 - Accumulated Amortization Loan Fees											(10,764.00)
Net Change for 1411 - Accumulated Amortization Loan Fees											0.00
2003 - Prepaid Rents (Balance Forward As of 06/01/2021)											(700.00)
06/01/2021	06/01/2021	21	06/2021-400 Deposited 06/01/2021 Settlement:11422133589		MYS188		3753	OARB		725.00	(1,425.00)
06/01/2021	06/01/2021		Prepaid Rents		MYS188		2293	OARA	1,211.00		(214.00)
06/01/2021	06/01/2021		Prepaid Rents		MYS188		2374	OARA	192.00		(22.00)
06/02/2021	06/02/2021	22	06/2021-401 Deposited 06/02/2021 Settlement:11431106605		MYS188		3894	OARB		192.00	(214.00)
06/02/2021	06/02/2021	23	06/2021-402 Deposited 06/02/2021 Settlement:11457275093		MYS188		3895	OARB		228.00	(442.00)
06/02/2021	06/02/2021		Prepaid Rents		MYS188		2373	OARA	228.00		(214.00)
06/06/2021	06/06/2021	24	06/2021-1 Deposited 06/06/2021		MYS188		4135	OARB		9,373.00	(9,587.00)
06/06/2021	06/06/2021	25	06/2021-2 Deposited 06/06/2021		MYS188		4212	OARB		5,570.00	(15,157.00)
06/06/2021	06/06/2021	26	06/2021-3 Deposited 06/06/2021		MYS188		4281	OARB		710.00	(15,867.00)
06/06/2021	06/06/2021		Prepaid Rents		MYS188		2555	OARA	15,163.00		(704.00)
Totals for 2003 - Prepaid Rents											(704.00)
Net Change for 2003 - Prepaid Rents											(4.00)
2005 - Accounts Payable (Balance Forward As of 06/01/2021)											(54,133.72)
06/02/2021	06/02/2021	207432300-060	AP Invoice - East Central Energy 22021		MYS188		8759	APA		458.98	(54,592.70)
06/03/2021	06/03/2021	20631	AP Pymt - Culligan of Pine City: 301X00966407-solar salt		MYS188		6238	DB	133.36		(54,459.34)
06/03/2021	06/03/2021	20632	AP Pymt - DW Jones Management -		MYS188		6239	DB	932.24		(53,527.10)

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06/03/2021	06/03/2021	20633	Payroll: 05/17/2021-05/30/2021 AP Pymt - George Hampey: PC-black dirt/gas/seed/shovel/fertilizer spreader		MYS188		6240	DB	407.87		(53,119.23)
06/03/2021	06/03/2021	20633	AP Pymt - George Hampey: PC-napkins/plates/cups		MYS188		6240	DB	15.10		(53,104.13)
06/03/2021	06/03/2021	20634	AP Pymt - Minnesota Housing Accounting: 1269689-MH pmt June 2021		MYS188		6241	DB	7,283.33		(45,820.80)
06/03/2021	06/03/2021	20635	AP Pymt - Quality Disposal Systems: 1149708-garbage		MYS188		6242	DB	112.20		(45,708.60)
06/04/2021	06/04/2021	0617509934-0001-05042021	AP Invoice - Minnesota Energy Resources		MYS188		7745	APA		198.87	(45,907.47)
06/05/2021	06/05/2021	PC-06052021	AP Invoice - George Hampey		MYS188		7921	APA		65.85	(45,973.32)
06/10/2021	06/10/2021	20636	AP Pymt - Culligan of Pine City: 301X00966407-solar salt		MYS188		6802	DB	133.36		(45,839.96)
06/10/2021	06/10/2021	20637	AP Pymt - Scott's Lawn & Landscapes: 8591-lawn application		MYS188		6803	DB	292.90		(45,547.06)
06/10/2021	06/10/2021	20638	AP Pymt - VERIZON WIRELESS SPLITS: 320-674-0724-phone		MYS188		6804	DB	27.29		(45,519.77)
06/12/2021	06/12/2021	20911522	AP Invoice - CTC splits		MYS188		8197	APA		4.24	(45,524.01)
06/13/2021	06/13/2021	16761170112038	AP Invoice - Midcontinent Communications		MYS188		8703	APA		371.07	(45,895.08)
06/13/2021	06/13/2021	06-13-2021	AP Invoice - DW Jones Management - Payroll: 05/31/2021-06/13/2021		MYS188		8524	APA		778.55	(46,673.63)
06/15/2021	06/15/2021	09-03001411-00-3-06152021	AP Invoice - Mora Municipal Utilities		MYS188		9189	APA		885.60	(47,559.23)
06/17/2021	06/17/2021	20639	AP Pymt - CTC splits: 20911522-phone		MYS188		7540	DB	4.24		(47,554.99)
06/17/2021	06/17/2021	20640	AP Pymt - DW Jones Management - Mgmt Fee: MYS188-MgmtFee-MYS188-5/20211623799869		MYS188		7541	DB	1,536.00		(46,018.99)
06/17/2021	06/17/2021	20641	AP Pymt - DW Jones Management - Payroll: 05/31/2021-06/13/2021		MYS188		7542	DB	778.55		(45,240.44)
06/17/2021	06/17/2021	20642	AP Pymt - George Hampey: PC-06052021-gas		MYS188		7543	DB	27.70		(45,212.74)
06/17/2021	06/17/2021	20642	AP Pymt - George Hampey: PC-06052021-soap		MYS188		7543	DB	2.14		(45,210.60)
06/17/2021	06/17/2021	20642	AP Pymt - George Hampey: PC-06052021-grill cover/accessories		MYS188		7543	DB	36.01		(45,174.59)
06/17/2021	06/17/2021	20643	AP Pymt - Minnesota Energy Resources: 0617509934-00001-05042021		MYS188		7544	DB	198.87		(44,975.72)
06/17/2021	06/17/2021	290403	AP Invoice - Ace Hardware		MYS188		9150	APA		36.72	(45,012.44)
06/21/2021	06/21/2021	20644	AP Pymt - Mysa House Security: Bring SD account upto Liab Level		MYS188		7760	DB	200.00		(44,812.44)
06/21/2021	06/21/2021	06212021	AP Invoice - Mysa House Security		MYS188		8567	APA		200.00	(45,012.44)
06/22/2021	06/22/2021	EI01175813	AP Invoice - EideBailly LLP		MYS188		8970	APA		1,260.00	(46,272.44)
06/23/2021	06/23/2021	Reversed - 000028-005-loan pmt Mar 2021	AP Invoice - Greater Minnesota Housing Fund		MYS188		8852	APA	17,833.33		(28,439.11)
06/23/2021	06/23/2021	Voided - 20586	AP Pymt - Greater Minnesota Housing Fund: 000028-005-loan pmt Mar 2021		MYS188		7805	DB		17,833.33	(46,272.44)
06/24/2021	06/24/2021	20645	AP Pymt - East Central Energy: 207432300-06022021		MYS188		7922	DB	458.98		(45,813.46)
06/24/2021	06/24/2021	20646	AP Pymt - Midcontinent Communications: 16761170112038-alarm		MYS188		7923	DB	81.19		(45,732.27)
06/24/2021	06/24/2021	20646	AP Pymt - Midcontinent Communications: 16761170112038-cable		MYS188		7923	DB	102.59		(45,629.68)
06/24/2021	06/24/2021	20646	AP Pymt - Midcontinent Communications: 16761170112038-elevator		MYS188		7923	DB	40.60		(45,589.08)

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06/24/2021	06/24/2021	20646	AP Pymt - Midcontinent Communica- tions: 16761170112038-internet		MYS188		7923	DB	105.00		(45,484.08)
06/24/2021	06/24/2021	20646	AP Pymt - Midcontinent Communica- tions: 16761170112038-entry		MYS188		7923	DB	41.69		(45,442.39)
06/25/2021	06/25/2021	98827330049	AP Invoice - VERIZON WIRELESS SPLITS		MYS188		9747	APA		27.29	(45,469.68)
06/27/2021	06/27/2021	06-27-20201	AP Invoice - DW Jones Management - Payroll		MYS188		9280	APA		806.16	(46,275.84)
06/28/2021	06/28/2021	PC-0628221	AP Invoice - George Hampey		MYS188		10298	APA		460.33	(46,736.17)
06/30/2021	06/30/2021	20647	AP Pymt - Bank Forward - Visa: 4475-Target-toilet paper-split		MYS188		8209	DB	1.00		(46,735.17)
06/30/2021	06/30/2021	1149708-06302 021	AP Invoice - Quality Disposal Systems		MYS188		10029	APA		112.20	(46,847.37)
06/30/2021	06/30/2021	4475-Beth P- 06302021	AP Invoice - Bank Forward - Visa		MYS188		9243	APA		1.00	(46,848.37)
06/30/2021	06/30/2021	MYS188-MgmtF ee- MYS188-6/2021 1626728286	AP Invoice - DW Jones Management - Mgmt Fee: MYS188-MgmtFee-MYS188-6/2021162 6728286		MYS188		11346	APA		1,536.00	(48,384.37)
Totals for 2005 - Accounts Payable									30,785.54	25,036.19	(48,384.37)
Net Change for 2005 - Accounts Payable											5,749.35
2007 - Accrued Interest (Balance Forward As of 06/01/2021)											(1,941.40)
Totals for 2007 - Accrued Interest									0.00	0.00	(1,941.40)
Net Change for 2007 - Accrued Interest											0.00
2010 - Security Deposits (Balance Forward As of 06/01/2021)											(16,659.74)
06/30/2021	06/30/2021		June 2021 Sec Dep Liab Interest		MYS188		2325	GJ		13.72	(16,673.46)
Totals for 2010 - Security Deposits									0.00	13.72	(16,673.46)
Net Change for 2010 - Security Deposits											(13.72)
2205 - Due to Limited Partner (Balance Forward As of 06/01/2021)											1,988.93
Totals for 2205 - Due to Limited Partner									0.00	0.00	1,988.93
Net Change for 2205 - Due to Limited Partner											0.00
2300 - Mortgage Payables - MHFA (Balance Forward As of 06/01/2021)											(535,789.57)
06/23/2021	06/23/2021	Reversed - 000028-005-loa n pmt Mar 2021	AP Invoice - Greater Minnesota Housing Fund: 000028-005-loan pmt Mar 2021		MYS188		8852	APA		17,833.33	(553,622.90)
06/30/2021	06/30/2021		Reclassify - Greater Minnesota Housing Fund: 000028-005-loan pmt Mar 2021		MYS188		2332	GJ	17,833.33		(535,789.57)
Totals for 2300 - Mortgage Payables - MHFA									17,833.33	17,833.33	(535,789.57)
Net Change for 2300 - Mortgage Payables - MHFA											0.00
2305 - Mortgage Payable - MHFA Sr. Pilot (Balance Forward As of 06/01/2021)											(1,000,000.00)
Totals for 2305 - Mortgage Payable - MHFA Sr. Pilot									0.00	0.00	(1,000,000.00)
Net Change for 2305 - Mortgage Payable - MHFA Sr. Pilot											0.00
2310 - Mortgages Payable - GMHF (Balance Forward As of 06/01/2021)											(517,166.67)
06/30/2021	06/30/2021		Reclassify - Greater Minnesota Housing Fund: 000028-005-loan pmt Mar 2021		MYS188		2332	GJ		17,833.33	(535,000.00)
Totals for 2310 - Mortgages Payable - GMHF									0.00	17,833.33	(535,000.00)
Net Change for 2310 - Mortgages Payable - GMHF											(17,833.33)
2315 - Mortgages Payable - Deferred (Balance Forward As of 06/01/2021)											(500,000.00)

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Totals for 2315 - Mortgages Payable - Deferred									0.00	0.00	(500,000.00)
Net Change for 2315 - Mortgages Payable - Deferred											0.00
2465 - Deferred Developer Fee (Balance Forward As of 06/01/2021)											(87,068.93)
Totals for 2465 - Deferred Developer Fee									0.00	0.00	(87,068.93)
Net Change for 2465 - Deferred Developer Fee											0.00
3000 - Retained Earnings (Balance Forward As of 06/01/2021)											68,006.11
Totals for 3000 - Retained Earnings									0.00	0.00	68,006.11
Net Change for 3000 - Retained Earnings											0.00
3250 - Limited Partner Capital (Balance Forward As of 06/01/2021)											(1,201,519.00)
Totals for 3250 - Limited Partner Capital									0.00	0.00	(1,201,519.00)
Net Change for 3250 - Limited Partner Capital											0.00
4000 - Rental Income (Balance Forward As of 06/01/2021)											(66,930.00)
06/01/2021	06/01/2021		Rental Income		MYS188		2293	OARA		11,319.00	(78,249.00)
Totals for 4000 - Rental Income									0.00	11,319.00	(78,249.00)
Net Change for 4000 - Rental Income											(11,319.00)
4001 - Rental Assistance (Balance Forward As of 06/01/2021)											(16,710.00)
06/01/2021	06/01/2021		Rental Assistance		MYS188		2293	OARA		5,570.00	(22,280.00)
Totals for 4001 - Rental Assistance									0.00	5,570.00	(22,280.00)
Net Change for 4001 - Rental Assistance											(5,570.00)
4002 - Garage Rent (Balance Forward As of 06/01/2021)											(3,300.00)
06/01/2021	06/01/2021		Garage Rent		MYS188		2293	OARA		660.00	(3,960.00)
Totals for 4002 - Garage Rent									0.00	660.00	(3,960.00)
Net Change for 4002 - Garage Rent											(660.00)
4010 - TIF Income (Balance Forward As of 06/01/2021)											(9,498.24)
Totals for 4010 - TIF Income									0.00	0.00	(9,498.24)
Net Change for 4010 - TIF Income											0.00
4012 - Interest Security Deposit (Balance Forward As of 06/01/2021)											(10.15)
06/30/2021	06/30/2021		Bank Interest Earned: Interest earned		MYS188		9170	DB		2.27	(12.42)
Totals for 4012 - Interest Security Deposit									0.00	2.27	(12.42)
Net Change for 4012 - Interest Security Deposit											(2.27)
4014 - Interest Operating Svgs (Balance Forward As of 06/01/2021)											(22.53)
06/30/2021	06/30/2021		Bank Interest Earned: Interest earned		MYS188		9170	DB		4.24	(26.77)
Totals for 4014 - Interest Operating Svgs									0.00	4.24	(26.77)
Net Change for 4014 - Interest Operating Svgs											(4.24)
4016 - Interest Replacement Reserves (Balance Forward As of 06/01/2021)											(0.66)
Totals for 4016 - Interest Replacement Reserves									0.00	0.00	(0.66)
Net Change for 4016 - Interest Replacement Reserves											0.00
4025 - Late Fee (Balance Forward As of 06/01/2021)											(24.00)
06/09/2021	06/09/2021		Late Fee		MYS188		2705	OARA	24.00		0.00
Totals for 4025 - Late Fee									24.00	0.00	0.00
Net Change for 4025 - Late Fee											24.00

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4090 - Interest Income ~ Reserves (Balance Forward As of 06/01/2021)											
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2326	GJ		40.13	(24.27)
Totals for 4090 - Interest Income ~ Reserves											
									0.00	40.13	(64.40)
Net Change for 4090 - Interest Income ~ Reserves											
											(40.13)
4099 - Other Income (Balance Forward As of 06/01/2021)											
06/30/2021	06/30/2021		Reclassify MIDCO Receipt		MYS188		2341	GJ		175.20	(183.92)
Totals for 4099 - Other Income											
									0.00	175.20	(359.12)
Net Change for 4099 - Other Income											
											(175.20)
4550 - Loss to Lease (Balance Forward As of 06/01/2021)											
Totals for 4550 - Loss to Lease											
									0.00	0.00	(5.00)
Net Change for 4550 - Loss to Lease											
											0.00
4700 - Resident Mgr Free Rent (Balance Forward As of 06/01/2021)											
06/01/2021	06/01/2021		Resident Mgr Free Rent		MYS188		2293	OARA	755.00		3,770.00
Totals for 4700 - Resident Mgr Free Rent											
									755.00	0.00	4,525.00
Net Change for 4700 - Resident Mgr Free Rent											
											755.00
4709 - Reimbursements (Balance Forward As of 06/01/2021)											
Totals for 4709 - Reimbursements											
									0.00	0.00	600.00
Net Change for 4709 - Reimbursements											
											0.00
4960 - PPP Reimbursment (Balance Forward As of 06/01/2021)											
Totals for 4960 - PPP Reimbursment											
									0.00	0.00	(2,598.08)
Net Change for 4960 - PPP Reimbursment											
											(2,598.08)
6110 - Maint/Repairs Payroll (Balance Forward As of 06/01/2021)											
06/13/2021	06/13/2021	06-13-2021	AP Invoice - DW Jones Management - Payroll: 05/31/2021-06/13/2021		MYS188		8524	APA		348.46	7,556.99
06/13/2021	06/13/2021	06-13-2021	AP Invoice - DW Jones Management - Payroll: 05/31/2021-06/13/2021		MYS188		8524	APA	995.20		7,208.53
06/27/2021	06/27/2021	06-27-20201	AP Invoice - DW Jones Management - Payroll: 06/14/2021-06/27/2021		MYS188		9280	APA		348.46	8,203.73
06/27/2021	06/27/2021	06-27-20201	AP Invoice - DW Jones Management - Payroll: 06/14/2021-06/27/2021		MYS188		9280	APA	1,020.32		7,855.27
Totals for 6110 - Maint/Repairs Payroll											
									2,015.52	696.92	8,875.59
Net Change for 6110 - Maint/Repairs Payroll											
											1,318.60
6115 - Maint/Repairs Supply (Balance Forward As of 06/01/2021)											
06/17/2021	06/17/2021	290403	AP Invoice - Ace Hardware: 290403-numbers		MYS188		9150	APA	36.72		1,152.94
06/28/2021	06/28/2021	PC-0628221	AP Invoice - George Hampey: PC-0628221pipe		MYS188		10298	APA	6.68		1,189.66
Totals for 6115 - Maint/Repairs Supply											
									43.40	0.00	1,196.34
Net Change for 6115 - Maint/Repairs Supply											
											43.40
6120 - General Repairs (Balance Forward As of 06/01/2021)											
06/28/2021	06/28/2021	PC-0628221	AP Invoice - George Hampey: PC-0628221-service call repair control board machine		MYS188		10298	APA	453.65		45.00
Totals for 6120 - General Repairs											
									453.65	0.00	498.65
Net Change for 6120 - General Repairs											
											453.65

MYSA HOUSE
General Ledger Report
For Current Month (06/01/2021 to 06/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
6130 - Snow removal (Balance Forward As of 06/01/2021)											
Totals for 6130 - Snow removal									0.00	0.00	1,471.47
Net Change for 6130 - Snow removal											0.00
6135 - Elevator Maint.Contract (Balance Forward As of 06/01/2021)											
Totals for 6135 - Elevator Maint.Contract									0.00	0.00	934.51
Net Change for 6135 - Elevator Maint.Contract											0.00
6137 - Elevator Phone (Balance Forward As of 06/01/2021)											
06/13/2021	06/13/2021	16761170112038	AP Invoice - Midcontinent Communications: 16761170112038-elevator		MYS188		8703	APA	40.60		243.02
Totals for 6137 - Elevator Phone									40.60	0.00	243.02
Net Change for 6137 - Elevator Phone											40.60
6140 - Grounds Maintenance (Balance Forward As of 06/01/2021)											
06/05/2021	06/05/2021	PC-06052021	AP Invoice - George Hampey: PC-06052021-gas		MYS188		7921	APA	27.70		866.99
Totals for 6140 - Grounds Maintenance									27.70	0.00	866.99
Net Change for 6140 - Grounds Maintenance											27.70
6147 - Fire Alarm Contract/Repairs (Balance Forward As of 06/01/2021)											
06/13/2021	06/13/2021	16761170112038	AP Invoice - Midcontinent Communications: 16761170112038-alarm		MYS188		8703	APA	81.19		490.96
Totals for 6147 - Fire Alarm Contract/Repairs									81.19	0.00	490.96
Net Change for 6147 - Fire Alarm Contract/Repairs											81.19
6150 - Janitor Supplies (Balance Forward As of 06/01/2021)											
06/05/2021	06/05/2021	PC-06052021	AP Invoice - George Hampey: PC-06052021-soap		MYS188		7921	APA	2.14		99.60
06/30/2021	06/30/2021	4475-Beth P-06302021	AP Invoice - Bank Forward - Visa: 4475-Target-toilet paper-split		MYS188		9243	APA	1.00		100.60
Totals for 6150 - Janitor Supplies									3.14	0.00	100.60
Net Change for 6150 - Janitor Supplies											3.14
6160 - Exterminating Contract (Balance Forward As of 06/01/2021)											
Totals for 6160 - Exterminating Contract									0.00	0.00	279.96
Net Change for 6160 - Exterminating Contract											0.00
6171 - Security System Phone (Balance Forward As of 06/01/2021)											
06/13/2021	06/13/2021	16761170112038	AP Invoice - Midcontinent Communications: 16761170112038-entry		MYS188		8703	APA	41.69		248.56
Totals for 6171 - Security System Phone									41.69	0.00	248.56
Net Change for 6171 - Security System Phone											41.69
6175 - Tenant Relations (Balance Forward As of 06/01/2021)											
06/30/2021	06/30/2021		Reclassify - George Hampey: PC-06052021-grill cover/accessories		MYS188		2333	GJ	36.01		36.01
Totals for 6175 - Tenant Relations									36.01	0.00	36.01
Net Change for 6175 - Tenant Relations											36.01
6176 - Tenant Needs (Balance Forward As of 06/01/2021)											
06/05/2021	06/05/2021	PC-06052021	AP Invoice - George Hampey: PC-06052021-grill cover/accessories		MYS188		7921	APA	36.01		36.01
06/30/2021	06/30/2021		Reclassify - George Hampey: PC-		MYS188		2333	GJ		36.01	0.00

MYSA HOUSE
General Ledger Report
For Current Month (06/01/2021 to 06/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
			06052021-grill cover/accessories								
Totals for 6176 - Tenant Needs									36.01	36.01	0.00
Net Change for 6176 - Tenant Needs											0.00
6210 - Electric (Balance Forward As of 06/01/2021)											3,705.83
06/02/2021	06/02/2021	207432300-06022021	AP Invoice - East Central Energy: 207432300-06022021		MYS188		8759	APA	458.98		4,164.81
Totals for 6210 - Electric									458.98	0.00	4,164.81
Net Change for 6210 - Electric											458.98
6215 - Water/Sewer (Balance Forward As of 06/01/2021)											1,323.40
06/15/2021	06/15/2021	09-03001411-00-3-06152021	AP Invoice - Mora Municipal Utilities: 09-03001411-00-3-06152021-u-123		MYS188		9189	APA	885.60		2,209.00
Totals for 6215 - Water/Sewer									885.60	0.00	2,209.00
Net Change for 6215 - Water/Sewer											885.60
6225 - Fuel (Oil/Coal.Gas) (Balance Forward As of 06/01/2021)											3,226.56
06/04/2021	06/04/2021	0617509934-001-05042021	AP Invoice - Minnesota Energy Resources: 0617509934-00001-05042021		MYS188		7745	APA	198.87		3,425.43
Totals for 6225 - Fuel (Oil/Coal.Gas)									198.87	0.00	3,425.43
Net Change for 6225 - Fuel (Oil/Coal.Gas)											198.87
6230 - Trash removal (Balance Forward As of 06/01/2021)											561.00
06/30/2021	06/30/2021	1149708-06302021	AP Invoice - Quality Disposal Systems: 1149708-garbage June		MYS188		10029	APA	112.20		673.20
Totals for 6230 - Trash removal									112.20	0.00	673.20
Net Change for 6230 - Trash removal											112.20
6245 - Cable Television (Balance Forward As of 06/01/2021)											510.25
06/13/2021	06/13/2021	16761170112038	AP Invoice - Midcontinent Communications: 16761170112038-cable		MYS188		8703	APA	102.59		612.84
06/16/2021	06/16/2021		refund MIDCO		MYS188		1932	GJ		175.20	437.64
06/30/2021	06/30/2021		Reclassify MIDCO Receipt		MYS188		2341	GJ	175.20		612.84
Totals for 6245 - Cable Television									277.79	175.20	612.84
Net Change for 6245 - Cable Television											102.59
6305 - Activity Director (Balance Forward As of 06/01/2021)											218.47
Totals for 6305 - Activity Director									0.00	0.00	218.47
Net Change for 6305 - Activity Director											0.00
6306 - Activity Director Expenses (Balance Forward As of 06/01/2021)											15.10
Totals for 6306 - Activity Director Expenses									0.00	0.00	15.10
Net Change for 6306 - Activity Director Expenses											0.00
6315 - Management Fees (Balance Forward As of 06/01/2021)											7,680.00
06/30/2021	06/30/2021	MYS188-MgmtFAP Invoice - DW Jones Management - ee- Mgmt Fee: 1626728286	MYS188-MgmtFee-MYS188-6/20211626728286		MYS188		11346	APA	1,536.00		9,216.00
Totals for 6315 - Management Fees									1,536.00	0.00	9,216.00
Net Change for 6315 - Management Fees											1,536.00
6320 - Auditing (Balance Forward As of 06/01/2021)											6,870.00
06/22/2021	06/22/2021	EI01175813	AP Invoice - EideBailly LLP:		MYS188		8970	APA	1,260.00		8,130.00

MYSA HOUSE
General Ledger Report
For Current Month (06/01/2021 to 06/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
			EI01175813-prepration of applications								
Totals for 6320 - Auditing									1,260.00	0.00	8,130.00
Net Change for 6320 - Auditing											1,260.00
6340 - Phone (Balance Forward As of 06/01/2021)											157.62
06/12/2021	06/12/2021	20911522	AP Invoice - CTC splits: 20911522-phone		MYS188		8197	APA	4.24		161.86
06/25/2021	06/25/2021	98827330049	AP Invoice - VERIZON WIRELESS SPLITS: 320-674-0724-phone		MYS188		9747	APA	27.29		189.15
Totals for 6340 - Phone									31.53	0.00	189.15
Net Change for 6340 - Phone											31.53
6342 - Property Internet (Balance Forward As of 06/01/2021)											525.00
06/13/2021	06/13/2021	16761170112038	AP Invoice - Midcontinent Communica- tions: 16761170112038-internet		MYS188		8703	APA	105.00		630.00
Totals for 6342 - Property Internet									105.00	0.00	630.00
Net Change for 6342 - Property Internet											105.00
6345 - Office Supplies (Balance Forward As of 06/01/2021)											1,605.14
Totals for 6345 - Office Supplies									0.00	0.00	1,605.14
Net Change for 6345 - Office Supplies											0.00
6346 - Postage (Balance Forward As of 06/01/2021)											27.83
Totals for 6346 - Postage									0.00	0.00	27.83
Net Change for 6346 - Postage											0.00
6355 - Training Expense (Balance Forward As of 06/01/2021)											22.54
Totals for 6355 - Training Expense									0.00	0.00	22.54
Net Change for 6355 - Training Expense											0.00
6365 - Payroll Taxes (Balance Forward As of 06/01/2021)											838.36
06/13/2021	06/13/2021	06-13-2021	AP Invoice - DW Jones Management - Payroll: 05/31/2021-06/13/2021		MYS188		8524	APA	70.71		909.07
06/27/2021	06/27/2021	06-27-20201	AP Invoice - DW Jones Management - Payroll: 06/14/2021-06/27/2021		MYS188		9280	APA	71.65		980.72
Totals for 6365 - Payroll Taxes									142.36	0.00	980.72
Net Change for 6365 - Payroll Taxes											142.36
6370 - Workmans' Comp Ins (Balance Forward As of 06/01/2021)											618.25
06/13/2021	06/13/2021	06-13-2021	AP Invoice - DW Jones Management - Payroll: 05/31/2021-06/13/2021		MYS188		8524	APA	61.10		679.35
06/27/2021	06/27/2021	06-27-20201	AP Invoice - DW Jones Management - Payroll: 06/14/2021-06/27/2021		MYS188		9280	APA	62.65		742.00
Totals for 6370 - Workmans' Comp Ins									123.75	0.00	742.00
Net Change for 6370 - Workmans' Comp Ins											123.75
6375 - Bank Charges (Balance Forward As of 06/01/2021)											11.50
06/30/2021	06/30/2021		Bank Service Charge: Service charge		MYS188		9170	DB	5.00		16.50
06/30/2021	06/30/2021		Bank Service Charge: Service charge		MYS188		9170	DB	3.00		19.50
Totals for 6375 - Bank Charges									8.00	0.00	19.50
Net Change for 6375 - Bank Charges											8.00
6410 - Real Estate Taxes (Balance Forward As of 06/01/2021)											0.00
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2326	GJ	13,599.00		13,599.00

MYSA HOUSE
General Ledger Report
For Current Month (06/01/2021 to 06/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
Totals for 6410 - Real Estate Taxes									13,599.00	0.00	13,599.00
Net Change for 6410 - Real Estate Taxes											13,599.00
6421 - Minnesota Minimum Fee (Balance Forward As of 06/01/2021)											630.00
Totals for 6421 - Minnesota Minimum Fee									0.00	0.00	630.00
Net Change for 6421 - Minnesota Minimum Fee											0.00
6422 - Rental License (Balance Forward As of 06/01/2021)											158.86
Totals for 6422 - Rental License									0.00	0.00	158.86
Net Change for 6422 - Rental License											0.00
6425 - Property Insurance (Balance Forward As of 06/01/2021)											12,742.75
Totals for 6425 - Property Insurance									0.00	0.00	12,742.75
Net Change for 6425 - Property Insurance											0.00
6430 - Fidelity Coverage (Balance Forward As of 06/01/2021)											0.00
06/30/2021	06/30/2021		2Q MHFA Interest		MYS188		2340	GJ	663.93		663.93
Totals for 6430 - Fidelity Coverage									663.93	0.00	663.93
Net Change for 6430 - Fidelity Coverage											663.93
6560 - Mortgage Interest (Balance Forward As of 06/01/2021)											11,437.52
Totals for 6560 - Mortgage Interest									0.00	0.00	11,437.52
Net Change for 6560 - Mortgage Interest											0.00
6565 - Security Deposit Interest Liability (Balance Forward As of 06/01/2021)											68.60
06/21/2021	06/21/2021	06212021	AP Invoice - Mysa House Security: Bring SD account upto Liab Level		MYS188		8567	APA	200.00		268.60
06/22/2021	06/22/2021	20644	Other Receipt: Bring SD up to Liab Level		MYS188		262	CR		200.00	68.60
06/30/2021	06/30/2021		June 2021 Sec Dep Liab Interest		MYS188		2325	GJ	13.72		82.32
Totals for 6565 - Security Deposit Interest Liability									213.72	200.00	82.32
Net Change for 6565 - Security Deposit Interest Liability											13.72
6571 - MHFA LIRC Fee (Balance Forward As of 06/01/2021)											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 06/01/2021)											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
Grand Total									143,223.68	143,223.68	0.00

MYS A HOUSE Check Register

Date	Vendor	Document No	Amount Cleared	Property	Unit	
AP In-voice Date	AP Invoice No	GL account/Account label	Method	Amount Applied	Memo	
Bank: MYS188 OPERATING - Bank Forward		Account No: 5536920				
06/03/2021	10751--Culligan of Pine City		20631	133.36	06/30/2021	
05/31/2021	301X00966407	6115--Maint/Rep	Printed Check	133.36	301X00966407-solar salt	MYS188--MYS A HOUSE
06/03/2021	10424--Quality Disposal Systems		20635	112.20	06/30/2021	
05/27/2021	1149708-05272021	6230--Trash removal	Printed Check	112.20	1149708-garbage	MYS188--MYS A HOUSE
06/03/2021	10677--Minnesota Housing Account-ing		20634	7,283.33	06/30/2021	
05/20/2021	1269689-MH pmt June 2021	1360--Escrow	Printed Check	60.00	1269689-MH pmt June 2021	MYS188--MYS A HOUSE
		1345--Escrow Insurance	Printed Check	1,178.00	1269689-MH pmt June 2021	MYS188--MYS A HOUSE
		1340--Escrow Property Taxes	Printed Check	2,812.00	1269689-MH pmt June 2021	MYS188--MYS A HOUSE
		1330--Replacement Reserve	Printed Check	630.00	1269689-MH pmt June 2021	MYS188--MYS A HOUSE
		2300--Mortgage Payables - MHFA	Printed Check	703.25	1269689-MH pmt June 2021	MYS188--MYS A HOUSE
		6560--Mortgage Interest	Printed Check	1,900.08	1269689-MH pmt June 2021	MYS188--MYS A HOUSE
06/03/2021	10500--DW Jones Management - Payroll		20632	932.24	06/30/2021	
05/30/2021	05-30-2021	6365--Payroll Taxes	Printed Check	83.93	05/17/2021-05/30/2021	MYS188--MYS A HOUSE
		6110--Maint/Rep	Printed Check	730.58	05/17/2021-05/30/2021	MYS188--MYS A HOUSE
		6370--Workmans ' Comp Ins	Printed Check	69.24	05/17/2021-05/30/2021	MYS188--MYS A HOUSE
		6305--Activity Director	Printed Check	48.49	05/17/2021-05/30/2021	MYS188--MYS A HOUSE
06/03/2021	10829--George Hampey		20633	422.97	06/30/2021	
05/12/2021	PC-05122021	6140--Grounds Maintenance	Printed Check	407.87	PC-black dirt/gas/seed/shovel/fertilizer spreader	MYS188--MYS A HOUSE
		6175--Tenant Relations	Printed Check	15.10	PC-napkins/plates/cups	MYS188--MYS A HOUSE
06/10/2021	10751--Culligan of Pine City		20636	133.36	06/30/2021	
05/31/2021	301X00966407	6115--Maint/Rep	Printed Check	133.36	301X00966407-solar salt	MYS188--MYS A HOUSE
06/10/2021	10138--VERIZON WIRELESS SPLITS		20638	27.29	06/30/2021	
05/26/2021	9880582335	6340--Phone	Printed Check	27.29	320-674-0724-phone	MYS188--MYS A HOUSE
06/10/2021	10994--Scott's Lawn & Landscapes		20637	292.90	06/30/2021	
05/19/2021	8591	6140--Grounds Maintenance	Printed Check	292.90	8591-lawn application	MYS188--MYS A HOUSE
06/17/2021	10512--Minnesota Energy Resources		20643	198.87	06/30/2021	
06/04/2021	0617509934-00001-05042021	6225--Fuel (Oil/Coal.Gas)	Printed Check	198.87	0617509934-0001-05042021	MYS188--MYS A HOUSE
06/17/2021	10750--CTC splits		20639	4.24	06/30/2021	
06/12/2021	20911522	6340--Phone	Printed Check	4.24	20911522-phone	MYS188--MYS A HOUSE
06/17/2021	10829--George Hampey		20642	65.85	In Transit	
06/05/2021	PC-06052021	6176--Tenant Needs	Printed Check	36.01	PC-06052021-grill cover/accessories	MYS188--MYS A HOUSE
		6140--Grounds Maintenance	Printed Check	27.70	PC-06052021-gas	MYS188--MYS A HOUSE
		6150--Janitor Supplies	Printed Check	2.14	PC-06052021-soap	MYS188--MYS A HOUSE
06/17/2021	10500--DW Jones Management -		20641	778.55	06/30/2021	

MYS A HOUSE Check Register

Date	Vendor	Document No	Amount	Cleared	Property	Unit
AP In-voice Date	AP Invoice No	GL account/Account label	Method	Amount Applied	Memo	
06/13/2021	Payroll 06-13-2021	6365--Payroll Taxes	Printed Check	70.71	05/31/2021-06/13/2021	MYS188--MYS A HOUSE
		6110--Maint/Repairs Payroll	Printed Check	646.74	05/31/2021-06/13/2021	MYS188--MYS A HOUSE
		6370--Workmans ' Comp Ins	Printed Check	61.10	05/31/2021-06/13/2021	MYS188--MYS A HOUSE
06/17/2021	10484--DW Jones Management - Mgmt Fee		20640	1,536.00	06/30/2021	
05/31/2021	MYS188-MgmtFee-MYS188-5/2021 1623799869	6315--Management Fees	Printed Check	1,536.00	MYS188-Mgmt Fee- MYS188-5/2021 11623799869	MYS188--MYS A HOUSE
06/21/2021	11037--Mysa House Security		20644	200.00	06/30/2021	
06/21/2021	06212021	6565--Security Deposit Interes	Printed Check	200.00	Bring SD account upto Liab Level	MYS188--MYS A HOUSE
06/23/2021	10255--Greater Minnesota Housing Fund		Voided - 20586	(17,833.33)	06/30/2021	
03/23/2021	000028-005-loan pmt Mar 2021	2300--Mortgage Payables - MHFA	EFT	(17,833.33)	000028-005-loan pmt Mar 2021	MYS188--MYS A HOUSE
06/24/2021	10129--Midcontinent Communications		20646	371.07	06/30/2021	
06/13/2021	16761170112038	6147--Fire Alarm Contract/Repa	Printed Check	81.19	167611701120 38-alarm	MYS188--MYS A HOUSE
		6342--Property Internet	Printed Check	105.00	167611701120 38-internet	MYS188--MYS A HOUSE
		6245--Cable Television	Printed Check	102.59	167611701120 38-cable	MYS188--MYS A HOUSE
		6137--Elevator Phone	Printed Check	40.60	167611701120 38-elevator	MYS188--MYS A HOUSE
		6171--Security System Phone	Printed Check	41.69	167611701120 38-entry	MYS188--MYS A HOUSE
06/24/2021	10453--East Central Energy		20645	458.98	06/30/2021	
06/02/2021	207432300-06022021	6210--Electric	Printed Check	458.98	207432300-06022021	MYS188--MYS A HOUSE
06/30/2021	10249--Bank Forward - Visa		20647	1.00	In Transit	
06/30/2021	4475-Beth P-06302021	6150--Janitor Supplies	Printed Check	1.00	4475-Target-toilet paper-split	MYS188--MYS A HOUSE
		Applied Total:		(4,881.12)		
		Total:		(4,881.12)		
		Grand Total:		(4,881.12)		

MYSA HOUSE Vendor Aging Report

Based on: GL posting Date As of: 06/30/2021

Vendor ID	Vendor Name	0-30	31-60	61-90	91-	Total
10001	EideBailly LLP	1,260.00	0.00	0.00	0.00	1,260.00
10138	VERIZON WIRELESS SPLITS	27.29	0.00	0.00	0.00	27.29
10424	Quality Disposal Systems	112.20	0.00	0.00	0.00	112.20
10466	Mora Municipal Utilities	885.60	0.00	0.00	0.00	885.60
10484	DW Jones Management - Mgmt Fee	1,536.00	0.00	0.00	0.00	1,536.00
10500	DW Jones Management - Payroll	806.16	0.00	0.00	0.00	806.16
10829	George Hampey	460.33	0.00	0.00	0.00	460.33
10831	Mora HRA	0.00	43,260.07	0.00	0.00	43,260.07
10877	Ace Hardware	36.72	0.00	0.00	0.00	36.72
	Grand Totals	5,124.30	43,260.07	0.00	0.00	48,384.37

Pine Crest

Occupancy

Total Units	43	Occupied	43	Pre-leased	0
Move-Ins	0	Move Outs	0	Wait List (1BR/2BR)	167/44

Certifications

Completed	20	In Progress	18
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Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	1	Explanation: Dog not on leash, not picking dog waste, excessive barking			

Work Orders Completed

Non-Emergency	12	Emergency	0
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Aging Rent Balances

Over 30 Days	\$605	Over 60 Days	\$230	Over 90 Days	\$1,206
<p>Explanation: Over 30 days: \$234 Tenant will be getting help from Lakes & Pines to get caught up. \$225 Tenant also owes \$225 for >60 and \$225 for > 90 days, they are on a payment plan and paid an extra \$175 in July. Still owes \$500 and will work it down over the next few months. Over 90 days: we have one tenant who passed away and the \$462 needs to get written off. The other amount (\$479) needs to also be written off. It should not have been charged in the first place. The tenant received a rent credit for cleaning the apartments and it was not applied to the account.</p>					

Dala House

Occupancy

Total Units	24	Occupied	23	Pre-leased	0
Move-Ins	0*	Move Outs	0	Wait List (1BR/2BR)	19/61

*Move in for 8/1 then we will be full.

Annual inspections were completed in May.

Certifications

Completed	17	In Progress	7
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Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	1	Explanation: Smoking on property			

Work Orders Completed

Non-Emergency	14	Emergency	1*
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*Small fire issue in apt. 121

Aging Rent Balances

Over 30 Days	0	Over 60 Days	0	Over 90 Days	0
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Vasa House

Occupancy

Total Units	22	Occupied	20	Pre-leased	0
Move-Ins	0	Move Outs	2	Wait List	33

Annual inspections are scheduled for August 3, 2021.

Certifications

Completed	9	In Progress	11
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Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	1	Explanation: Unit health hazard, tenant will be giving notice, doesn't want to be evicted.			

Work Orders Completed

Non-Emergency	2	Emergency	1*
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*Apt 207 needed emergency cleaning, hazardous waste, coordinated with Servpro for the clean up.

Aging Rent Balances

Over 30 Days	\$2	Over 60 Days	0	Over 90 Days	0
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Bridges Rental Assistance

Vouchers

Leased	21	Shop Mode	0	Wait List	54
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\$945 admin. fee earned for the prior month.

This program will be transitioning to the St. Cloud HRA effective September 1, 2021.

Certifications

Completed	14	In Progress	7
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Inspections Completed

0

HCV (Section 8)

Chisago, Kanabec, Isanti, and Pine Counties

Vouchers

Leased	148	Shop Mode	0	Port-In	0
Port-Out	0	Project Based (Mysa)	13	Wait List	41

All new move-in inspections were completed via video.

Certifications

Completed	81	In Progress	92
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Inspections Completed

0

July 22, 2021



Eastwood Senior Living
170 Valhalla Circle
Mora, MN 55051

Attention: Anthony

**CENTRAL |
METRO DIVISION**

604 Lincoln Ave. NE
St. Cloud, MN 56304
toll free 800-827-1642
office 320-251-6861
fax 320-251-9390

NORTHERN DIVISION

7674 College Road, Ste 115
Baxter, MN 56425
office 218-828-4337
fax 218-825-4966

SOUTHERN DIVISION

2625 Highway 14 West
Rochester, MN 55901
office 507-535-7954
fax 507-424-1825

153 Chestnut St., Ste 300
Mankato, MN 56001
office 507-345-8425
fax 507-387-3208

scr-mn.com

Services

- REFRIGERATION
- HVAC
- SERVICE
- BUILDING AUTOMATION
- FOOD SERVICE

RE: Quotation on the installation of a new boiler to replace the existing boiler.

PRICE INCLUDES THE FOLLOWING:

1. Demo work on existing boiler
2. Supply and installation of new Lochinvar Knight Boiler
3. New pump to match new boiler
4. Piping work to connect to new boiler and pump
5. Venting work for new boiler
6. Gas piping for new boiler
7. Labor to complete this project in regular business hours
8. Insulation work
9. Start-up
10. Manufactures warranty
11. 1-year warranty on workmanship and materials supplied by SCR
12. Tax
13. Freight

TOTAL PRICE FOR THIS PROJECT: \$20,325.00

The above quoted price **does not** include: Line voltage electrical work, permits for city and state if required. Stamped engineered drawings if needed, glycol, and anything not listed in the scope of work above.

Thank you for the opportunity to quote you on the above project. If you have any questions, please feel free to contact me at 320-258-5176.

Sincerely,
SCR – Central Division

Mark Fitch

Mark Fitch



SFP SERIES SIDESTREAM FILTER PACKAGE

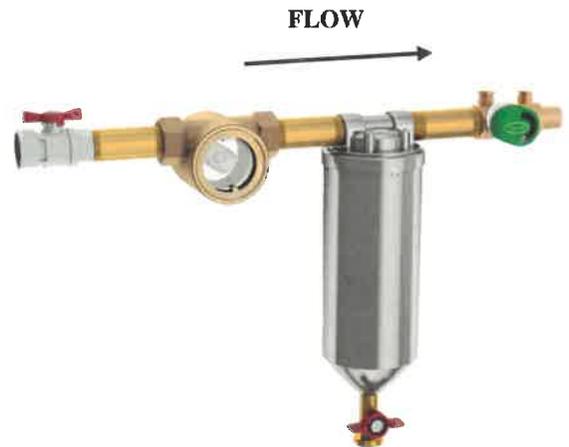
Axiom's Hydronic Sidestream Filter Package delivers effective ongoing protection against the damaging effects of debris in all types of heating and cooling systems. Monitoring and maintaining clean hydronic system fluid has never been easier.

Max Temperature: 200°F (93°C)

Max Pressure: 125psi (860kPa)

Connections: FNPT (¾" or 1")

Compatible fluids: Water, Propylene glycol, Ethylene glycol, Methanol (50%), Ethanol (50%)



FilterPak

FEATURES and BENEFITS

- Double O-ring on filter housing for reliable leak free cartridge replacements
- Ball valve drain with hose connection and cap ensures safe fluid handling
- Buoyant TPX ball movement can be seen at low flow rates less than 1 gpm
- Comes with standard DOE 25 micron cotton wound filter cartridge (5 micron filters available)
- Two tempered borosilicate glass windows gives better fluid visibility
- Manual balance valve provides flow metering, flow balancing with memory stop and filter cartridge isolation. Integral manual air vent prevents the introduction of air during cartridge change
- Filter vessel can be used for chemical dosing. Up to 0.8 Gallon (3.0 litre)
- Brass and stainless steel construction
- Reduces equipment maintenance cost and extends system life

TOLL FREE: (877) 651-1815 PHONE: (306) 651-1815 EMAIL: info@axiomind.com

www.axiomind.com

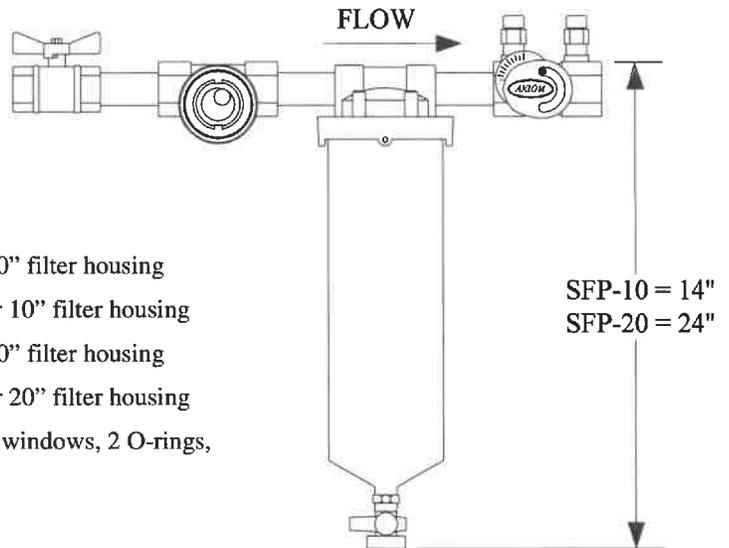


INDUSTRIES LIMITED

	Model	Size	Side Stream Flow Rate	Filter Size	Vessel Volume
<input type="checkbox"/>	SFP-10	¾"	1-10 gpm (0-38 l/min)	10" (254mm) DOE cotton wound	0.4 gal (1.5L)
<input type="checkbox"/>	SFP-20	1"	10-20 gpm (38-76 l/min)	20" (508mm) DOE cotton wound	0.8 gal (3.0L)

SPECIFICATION

Hydronic Filter Package shall be AXIOM INDUSTRIES LTD. model SFP-_____. System shall include filter, sight flow indicator, ball valve, balancing valve, and nipples. Filter shall be constructed of 304SS filter housing with brass head and shall include two EPDM O-rings, brass drain valve with barb fitting and cap, and filter cartridge shall be a 25 micron cotton wound filter cartridge with tin core (5 micron replacement cartridges available separately). Sight flow indicator shall have a brass body and include EPDM O-rings, two tempered borosilicate glass windows, 304SS cage, TPX ball, and cork washers (non-wetted part). Ball valve shall be of brass construction. Manual balancing valve shall be of brass construction and comes with an integral air vent, memory stop, and shall be able to provide flow metering, flow balancing, and filter cartridge isolation. Three brass nipples shall each be 3" in length. The SFP series is not for potable water.



PARTS

- SFP-10-5M – 5 micron cartridge replacement for 10" filter housing
- SFP-10-25M – 25 micron cartridge replacement for 10" filter housing
- SFP-20-5M – 5 micron cartridge replacement for 20" filter housing
- SFP-20-25M – 25 micron cartridge replacement for 20" filter housing
- ASFI-K – Sight Flow Rebuild kit includes: 2 glass windows, 2 O-rings, 2 cork gaskets.
- ASFI-Tool – Opening Tool

LIMITED WARRANTY

The Axiom SFP filter package is warranted against defects in materials and workmanship for one year.

Project _____ Location _____
 Consultant _____ Contractor _____
 Unit Tag _____ Sales Agent _____

email: wendres@haas-inc.com
dvieth@centurylink.net

Item No. 11b

Housing Authority Accounting Specialists, Inc.

919 Hirschler Drive • Suite 200 • P.O. Box 545, Sparta, WI 54656 • PHONE (608) 269-6490 • FAX (608) 269-6234
311 Jefferson Avenue

June 21, 2021

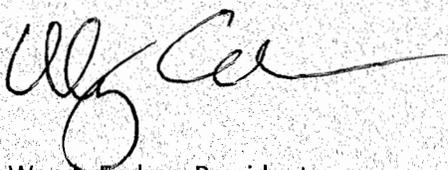
Dear Valued Client,

For most of you, your current contract with HAAS, Inc. is expiring at the end of June. Even if your contract does not expire at that time, this notice will still affect you based terms of our contract. After careful consideration, we have decided to raise our fees. Commencing with your July billing (which will be at the end of July), we will be increasing your monthly accounting fees by 6%. We have not had a fee increase since 2014 and as you are well aware, the cost of doing business has dramatically grown since then. While 6% may seem like a lot, based on the fact that we haven't raised them in seven years, a less than 1% per year increase feels justified. The hourly rate for supplemental billing will not increase and will remain at \$135/hour.

At your earliest convenience, please sign and date the contract and send a signed copy back to us at our PO Box 545 address, keeping one for yourselves. You may also email it to me at wendres@haas-inc.com.

Thank you for being wonderful clients and we look forward to our continued relationship. We're sorry for such late notice. It's been a crazy year all around.

Sincerely,



Wendy Endres, President

Mora HRA

Computation of Monthly Fees - Public Housing

One Time Implementation Fee

Tenant Accounting

<u>0</u>	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
			<u>\$ -</u>

General Ledger

Establish General Ledger Master File		<u>\$ -</u>
Estimated Reimbursable Expenses	<u>\$ -</u>	<u>\$ -</u>

Total One Time Implementation Fee

\$ -

Monthly Service Computation

Tenant Accounting

	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>

**NOTE: Does not include additions to Master File*

Billing Statements

<u>\$ -</u>	Per Statement, Based on _____ Units	<u>\$ -</u>
	Computed on Actual Number Printed-Optional Service	

General Ledger and Accounting Assistance

<u>43</u>	Units @	<u>\$ 4.12</u>	<u>\$ 177.16</u>
Payroll Tax Accounting		1 employees @ \$10.15	<u>\$ 10.15</u>
Monthly VMS Submission			<u>\$ -</u>
Monthly Service			<u>\$ -</u>
Cost Center			<u>\$ -</u>

Total Monthly Service Cost

\$ 187.31

Mora HRA

Computation of Monthly Fees - Management

One Time Implementation Fee

Tenant Accounting

<u>0</u>	Active Tenants @	\$ -	\$ -
<u>0</u>	Estimated Vacated Accounts @	\$ -	\$ -
<u>0</u>	Active Turnkey III @	\$ -	\$ -
<u>0</u>	Estimated Vacated Accounts @	\$ -	\$ -
			\$ -

General Ledger

Establish General Ledger Master File		\$ -	\$ -
Estimated Reimbursable Expenses	\$ -	\$ -	\$ -

Total One Time Implementation Fee

\$ -

Monthly Service Computation

Tenant Accounting

	Active Tenants @	\$ -	\$ -
<u>0</u>	Estimated Vacated Accounts @	\$ -	\$ -
<u>0</u>	Active Turnkey III @	\$ -	\$ -
<u>0</u>	Estimated Vacated Accounts @	\$ -	\$ -

**NOTE: Does not include additions to Master File*

Billing Statements

\$ -	Per Statement, Based on _____ Units	\$ -
	Computed on Actual Number Printed-Optional Service	

General Ledger and Accounting Assistance

_____ Units @	\$ -	\$ -
Payroll Tax Accounting	1 employee @ \$10.15	\$ 10.15
Monthly VMS Submission		\$ -
Monthly Service		\$ 90.14
Monthly Fee for Bridges Transactions		\$ 15.00

Total Monthly Service Cost

\$ 115.29

Mora HRA

Computation of Monthly Fees - Housing Choice Vouchers

One Time Implementation Fee

Tenant Accounting

<u>0</u>	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
			<u>\$ -</u>

General Ledger

Establish General Ledger Master File		<u>\$ -</u>
Estimated Reimbursable Expenses	<u>\$ -</u>	<u>\$ -</u>

Total One Time Implementation Fee

\$ -

Monthly Service Computation

Tenant Accounting

	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>

**NOTE: Does not include additions to Master File*

Billing Statements

<u>\$ -</u>	Per Statement, Based on _____ Units	<u>\$ -</u>
	Computed on Actual Number Printed-Optional Service	

General Ledger and Accounting Assistance

<u>157</u>	Units @	<u>\$ 3.51</u>	<u>\$ 551.07</u>
Payroll Tax Accounting		1 employee @ \$10.15	<u>\$ 10.15</u>
Monthly VMS Submission			<u>\$ 70.00</u>
Monthly Service			<u>\$ -</u>
Cost Center			<u>\$ -</u>

Total Monthly Service Cost

\$ 631.22

Mora HRA

Computation of Monthly Fees - Rural Development

One Time Implementation Fee

Tenant Accounting

<u>0</u>	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
			<u>\$ -</u>

General Ledger

Establish General Ledger Master File		<u>\$ -</u>
Estimated Reimbursable Expenses	<u>\$ -</u>	<u>\$ -</u>

Total One Time Implementation Fee

\$ -

Monthly Service Computation

Tenant Accounting

	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>

**NOTE: Does not include additions to Master File*

Billing Statements

<u>\$ -</u>	Per Statement, Based on _____ Units	<u>\$ -</u>
	Computed on Actual Number Printed-Optional Service	

General Ledger and Accounting Assistance

<u>24</u>	Units @	<u>\$ 4.37</u>	<u>\$ 104.88</u>
	Payroll Tax Accounting		<u>\$ -</u>
	Monthly VMS Submission		<u>\$ -</u>
	Monthly Service		<u>\$ -</u>
	Cost Center		<u>\$ -</u>

Total Monthly Service Cost

\$ 104.88

Mora HRA

Computation of Monthly Fees - VASA

One Time Implementation Fee

Tenant Accounting

<u>0</u>	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
			<u>\$ -</u>

General Ledger

Establish General Ledger Master File		<u>\$ -</u>
Estimated Reimbursable Expenses	<u>\$ -</u>	<u>\$ -</u>

Total One Time Implementation Fee

\$ -

Monthly Service Computation

Tenant Accounting

	Active Tenants @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Active Turnkey III @	<u>\$ -</u>	<u>\$ -</u>
<u>0</u>	Estimated Vacated Accounts @	<u>\$ -</u>	<u>\$ -</u>

**NOTE: Does not include additions to Master File*

Billing Statements

<u>\$ -</u>	Per Statement, Based on _____ Units	<u>\$ -</u>
	Computed on Actual Number Printed-Optional Service	

General Ledger and Accounting Assistance

<u>23</u>	Units @	<u>\$ 4.37</u>	<u>\$ 100.51</u>
	Payroll Tax Accounting		<u>\$ -</u>
	Monthly VMS Submission		<u>\$ -</u>
	Monthly Service		<u>\$ -</u>
	Cost Center		<u>\$ -</u>

Total Monthly Service Cost

\$ 100.51

AGREEMENT FOR FEE ACCOUNTING SERVICES

This agreement made and entered into the _____ day of _____, 2021 by and between the Housing & Redevelopment Authority of Mora, hereafter called "MHRA" and Housing Authority Accounting Specialists, Inc., hereafter called the "Accountant",

Whereas, said MHRA desires to retain and employ said Accountant in matters connected to the establishment and on-going functions of the accounting books and records for said MHRA;

Whereas, said Accountant desires to accept the position of fee accountant for said MHRA in matters connected to the establishment and on-going functions of the accounting books and records, as described in detail below, for the period beginning **July 1st 2021** and ending **June 30th 2023** (unless renewed or continued as provided herein);

Now, therefore, in consideration of the foregoing, it is mutually agreed between the parties hereto as follows:

1. Agreement for Services and Initial Term of Agreement. That MHRA hereby retains the Accountant for the said MHRA in matters concerning the maintenance of the accounting books and records of MHRA as specifically set forth herein, including the monthly postings to the general ledger. During the term of this Agreement, the books will be maintained in accordance with the principles and standards and the classification and description of accounts, as prescribed by HUD/REAC and GAAP. Accountant agrees to devote the time and attention necessary to ensure the performance of the contracted work in an accurate and timely manner.

This Agreement shall continue in effect for a period of two (2) years from the starting date above with the option to renew with MHRA. At the expiration of the initial term, and in the event MHRA has not notified Accountant that this Agreement is renewed for the additional optional term, or at the end of such renewal term, providing the terms and conditions have not materially changed, this Agreement will remain in effect on a month-to-month basis for the protection of MHRA and Accountant, subject to termination as set forth in this Agreement.

2. Scope of Work. To implement and continue this service in an orderly manner, the MHRA agrees to furnish the Accountants, as applicable, the following information for certain services as prescribed below:

A. General Ledger Accounting

- (1) All books of account and records for the current fiscal year including the general ledgers, financial statements, receipts and disbursement journals, journal entries, depreciation schedules for fixed assets, inventories, and such other books of account and subsidiary ledgers or schedules balanced to the books of account the end of the month prior to the beginning of services under this contract.
- (2) Receipted copies of all deposit slips representing deposits to the MHRA's

general fund. The deposit will be summarized by category to enable the Accountant to properly record the receipts to the appropriate general ledger or subsidiary accounts. Non-tenant receipts should have appropriate documentation attached so the accountants can determine the source and proper project and account classification. The deposit slip shall also contain the inclusive cash receipt numbers. These deposit slips are to be mailed to the Accountant weekly or monthly as agreed to.

- (3) When the Accountants have not been contracted for the tenant accounting service, the MHRA shall provide a summary of all transactions with tenants classifying all charges and credits by type of transaction. This is to be submitted weekly (and as of the end of the month) in a form similar to the "Monthly Statement of Operations", or Rental Register as provided for in Handbooks published by the U.S. Department of Housing and Urban Development from time to time. A summary of transactions by AMP is required if Project Based Accounting applies.
- (4) Copies of all check vouchers issued in numerical sequence including void checks, together with the original or conformed copy of the invoice, (not statement) or other supporting documents if any. The check vouchers shall provide the project number, CFP program number and dollar distribution by account number to be charged or credited in such manner as prescribed by the Accountants.
- (5) Copies of all correspondence and/or other documents related to Capital Funds or state and local grants. A copy of all eLOCCS payment vouchers with attached documentation should be sent to the accountants for each draw of Capital or PHDEP funds.
- (6) Copies of all correspondence to and from HUD relating to the Accruing Annual Contribution or year-end settlements on HUD-52681 for the Section 8 Programs.
- (7) Monthly bank statements. The bank should be authorized to mail a copy or email the bank statements directly to the Accountants.
- (8) A statement containing the description of each item of nonexpendable equipment disposed of, the method of disposition, (sold, traded in, or other) and the amount of proceeds from disposition. This information is to be provided to the Accountants by the end of any month in which such transactions occur.
- (9) A copy of the Depreciation Schedules as of the previous Fiscal Year End. If Project Based Accounting applies this must be by AMP with separate schedules for the cost center.
- (10) A copy of the approved Annual Budgets and Requisitions and grant documents.
- (11) A copy of the Report of Audit upon issuance to the MHRA.
- (12) A list of accrued compensated absences by individual and department (such as Administration, Maintenance, Tenant Services and Security) at fiscal year-end.
- (13) Copy of office supply inventory (office supply inventory is not necessary if you carry only a small quantity of items on hand) at fiscal yearend. Generally this will only apply to very large public housing authorities.

- (14) Inventory of nonexpendable equipment in storage at end of fiscal year. Generally this will only apply to very large public housing authorities.
- (15) A list of obsolete inventory items included in the maintenance materials (or office supply inventory if applicable) at each fiscal year end.
- (16) A list identifying accounts receivable that are on the books of account at year-end that are known or believed to be uncollectable.
- (17) Provide the fee accountant with details related to any contingent liabilities at fiscal year-end. These will normally be lawsuits wherein the Housing Authority has offered an amount of money to a plaintiff to settle a lawsuit.
- (18) A copy of all FSS escrow and Replacement reserve accounts.
- (19) Other documents, correspondence or reports needed by the Accountants to maintain a complete and accurate set of books.
- (20) The REAC Coordinator must have the accountants authorized as the submitter of the unaudited and audited financial statements at fiscal yearend.

B. Tenant Accounting

- (1) A listing or other form as prescribed by the Accountants of all tenants in occupancy or vacated with balances, stating the name, address, account number, monthly charges and balances for accounts receivable, security deposits, pet deposits and any other deposits in balance with the corresponding general ledger accounts as of the end of the month prior to the start of services under this contract.
- (2) Copies of all cash receipts issued including copies of all voided cash receipts, and copies of receipted deposit slips with an adding machine tape of the receipts included in each deposit made. (To be mailed to the Accountants weekly or as otherwise mutually agreed upon by the MHRA and the Accountants.)
- (3) Copies of all adjustment slips which must be prepared for all charges and credits to occupant's accounts, except (a) charges for recurring monthly rent and other charges to occupants in possession at the close of any month and, (b) credits for cash collections. (To be submitted to the Accountant weekly or as otherwise mutually agreed upon.)
- (4) Tenant master information forms as applicable, for adding new accounts and changing information on existing accounts. Master information forms must also be sent for any occupants who are vacating for all programs.

3. Additional Services. That the said Accountant shall perform all additional services for each category of service selected by MHRA as follows:

A. General Ledger (Processing Only). If this service is selected, Accountant will perform the following:

- (1) Preparation of the monthly computer financial statement, general ledger, and journals from cash receipts, cash disbursements, and journal entries prepared in such form as prescribed by the Accountants and GAAP.
- (2) It is understood that MHRA is responsible for the accuracy of all account

classification as this is merely a processing service. Accountant is responsible for processing the input as submitted by MHRA.

B. General Ledger Processing and Accounting Assistance: If this service is selected, Accountant will perform the activities set forth below. Provided all the above-required information is received by Accountant, Accountant will endeavor to provide the reports described below within ten (10) business days of the receipt of all necessary information.

- (1) Prepare monthly financial statement, general ledger and journal registers for each Annual Contributions Contract.
- (2) Prepare monthly bank reconciliation for all bank accounts.
- (3) Maintain reconciliation of individual FSS escrow accounts to general ledger control accounts.
- (4) Maintain a monthly reconciliation of tenants, homebuyers, and participant accounts receivable to the general ledger control accounts.
- (5) Maintain Insurance Register.
- (6) Maintain Investment Register.
- (7) Maintain Property and Equipment records.
- (8) Maintain Depreciation Schedules balanced to books of account. It will be MHRA's responsibility to review these at least annually and advise Accountant of any items disposed of by sale, scrapping or donation.
- (9) Maintain capital fund subsidiary ledgers as required by HUD and subsidiary ledgers for any development funds or grant monies awarded.
- (10) Provide timely and accurate monthly reporting to the Executive Director and Board of Commissioners on the financial status of the PHA.
- (11) Monitor Net Assets to ensure consistent with maximizing subsidy and HAP funding.
- (12) Monitor Cash to assist with maximizing cash flow
- (13) Review payroll transaction quarterly reports (if applicable)
- (14) Oversight to ensure all accounting-related deadlines are met
- (15) Prepare all routine and non-routine journal entries as required. Copies shall be provided to MHRA monthly.
- (16) Review all check vouchers for proper coding and provide assistance in the event MHRA is having difficulty with classification and distribution. Accountant is obligated to code the transactions in a consistent manor with guidelines provided by HUD/REAC. MHRA should review the transaction journals monthly and make note of any classification changes.
- (17) Review all non-tenant receipts for proper classification. Accountant will classify cash receipt transactions in all instances where MHRA is using the tenant accounting service and accounting assistance service.
- (18) Maintain a current file of HUD Transmittal Notices and GASB publications to enable Accountant to provide technical assistance related to new accounting and auditing procedures, policies and principles.
- (19) Correspond with MHRA as frequently as considered necessary by the Accountant to maintain accurate and timely transmittal from MHRA.
- (20) Maintain detailed analysis of other key balance sheet accounts as considered necessary by Accountant.
- (21) Prepare any HUD form related to financial information required by MHRA.

- (22) Prepare annual audit file to be sent to MHRA for use by the auditor.
- (23) Provide assistance to MHRA in answering questions related to the financial reports from HUD/REAC officials and/or auditors.
- (24) Complete the close out for the fiscal year and year-end closing entries.
- (25) Prepare all debt service entries and maintain all ledgers when applicable
- (26) Maintain utility cost/consumption ledgers for Operating Subsidy purposes.
- (27) In the event the PHA requires the fee accountant to use their software, any time spent in training will be billed at our hourly rate.

C. Regular Tenant, Homebuyer, and Participant Accounting: The following reports should be generated by MHRA's HDS (or similar) software and shall be provided to Accountant. If for any reason such reports are not available, the parties will cooperate to determine a reasonable method by which such reports should be generated.

- (1) Cash Receipts Register
- (2) Cash Receipts Summary
- (3) Adjustment Slip Register
- (4) Monthly Statement of Operations
- (5) Tenant Accounts Receivable, Security Deposit Ledger and Equity ledgers for Turnkey III Analysis of Accounts Receivable
- (6) Accounts Receivable Collection Register
- (7) Homebuyers Monthly Payment Control Record (Turnkey III only)

D. Optional Tenant Accounting Service

Monthly Billing Statements

E. System Establishment

Accountant agrees to meet with MHRA to instruct the MHRA staff and personnel how to transmit the information required in Section 2 of this contract. The initial meeting shall be conducted not later than thirty (30) days after the execution of this contract unless mutually waived in writing by MHRA and the Accountant.

F. Supplemental Services: The supplemental services outlined below must be requested by MHRA and will not automatically be performed by Accountant. Supplemental services will be billed on a time-spent basis at the hourly rate of **\$135** unless otherwise agreed by the parties.

- (1) Preparation of Operating Budgets and revisions for all programs including Stop-Loss assistance.
- (2) Preparation of all Operating Subsidy forms.
- (3) Electronic submission of unaudited and audited Financial Statements to REAC.
- (4) Prepare and submit to HUD in a timely and on-time manner form HUD-52725, Operating Budget Schedule of Positions and Compensation (when required)
- (5) Prepare and submit to HUD in a timely and on-time manner the SAS 112 form.

- (6) U.S. Government Census Reports and other supplemental reports and financial forecasting as required from time to time.
- (7) Special reports requested by the Board of Commissioners not included in the monthly financial statement.
- (8) Annual general ledger including all twelve months of transactions.
- (9) Prepare all payroll reports and maintain individual payroll earnings records required by Federal and State law. This service includes monthly 941 EFTPS payment, state withholding payment/filing, all quarterly 941 returns/filings, unemployment returns, local returns, if applicable, W-2's and 1099's.
- (10) Prepare and submit any other financial forms and reports as required by HUD, including Management's Discussion and Analysis (MD & A).
- (11) Complete and submit annual financial reports to the State Auditor.

4. Fees for Additional Services. For services defined in paragraphs 3(A) through 3(D) above, MHRA agrees to pay the Accountant a fee determined in accordance with the schedule of fees attached and hereby made a part of this contract. The fees may increase annually on July 1st of each year. New fee schedules should be attached to and become part of this contract.

Accountant may, if mutually agreed, visit MHRA's offices on a single or periodic basis. MHRA will reimburse Accountant not more than an amount approved in advance by HUD and mutually agreed in writing by the parties, as may be required, per day plus out of pocket expenses. All travel and incidental costs related to the initial implementation visit are included in the one-time implementation fee and the Accountants may make no additional charges with regard to such visit.

5. Expenses. MHRA shall reimburse Accountant for actual, reasonable and necessary expenses incurred by it in connection with the accounting services rendered under this Agreement. Accountant shall retain invoices or receipts for all expenses incurred for a reasonable time and shall upon request of MHRA provide documentation for said expenses, if such documentation was not already provided to MHRA. Accountant shall not incur any extraordinary expenses without prior approval of MHRA. The cost of transmitting required information and documents to the Accountant will be borne by MHRA. The cost of transmitting information, documents, and reports to MHRA shall be borne by Accountant providing this can be done using standard First Class and Priority Mail. The cost of special mailing such as overnight air service provided by several vendors shall be borne by MHRA unless (i) the need for overnight delivery is not attributable to the negligence or failure of MHRA; and (i) the overnight delivery was not made at the request of MHRA. It is understood that should the Accountant be required to make an excessive (more than 5 per month) number of phone calls to obtain information, the cost may be passed on to MHRA at the Accountant's discretion.

6. Release of Responsibility In Event MHRA Fails to Provide Requested Information. It is further understood and agreed that should MHRA fail to provide Accountant with information required to complete work as set forth in this Agreement, the Accountant shall be released of its responsibilities under this Agreement, and shall cease billing MHRA for any unperformed services until such time as the completed information is furnished to Accountant and normal service can be resumed.

7. Compensation of Accountant. Accountant shall be compensated in accordance with the schedule of fees attached to this Agreement. Fees shall be invoiced by Accountant as each monthly accounting is completed. Invoices are due upon receipt, or not later than the next regularly scheduled Board Meeting.

8. Termination. This contract may be terminated by either party upon thirty (30) days written notice to the other. Notice shall be effective at the end of any calendar month. Notice of termination by either party shall be given by certified letter-return receipt requested mailed to the parties' respective physical address listed and directed to the persons below:

Address of Accountant: Darrin Vieth, Partner
Housing Authority Accounting Specialists, Inc.
311 Jefferson Avenue
PO Box 545
Sparta, WI 54656-0545

Address of MHRA: Mora H.R.A.
Attn: Lindy Crawford
PO Box 209
820 Howe Ave, Suite 104
Mora, MN 55051

9. Ownership of Materials and Documents. Notwithstanding any provision in this contract to the contrary, MHRA shall retain ownership of any and all of the records and documents (electronic or paper) that it provides to Accountant, and said records shall be returned immediately and forthwith upon written demand by MHRA. Accountant shall have the right to make duplicate copies of such materials and documents for its own file or for other purposes as may be authorized in writing by MHRA. Accountant may not withhold said records and documents from MHRA in the event of a dispute of any type or breach of contract by either party. Accountant is not obligated to provide MHRA or any new fee accountants with any electronic or computer media files which contain Accountant proprietary information. The cost of returning records will be chargeable to Accountant upon termination of the contract by MHRA or Accountant. MHRA shall return all procedure manuals provided by Accountant to the Accountant upon termination of the contract.

10. Correction of Work. During the term of this Agreement, the performance of services by Accountant shall not relieve Accountant from any obligation to correct any work performed by the Accountant that is not in accordance with the terms of this Agreement ("Defective Work"), at no further cost to MHRA, when such Defective Work is solely due to the negligence of the Accountant, provided such work has not been accepted in writing by an authorized representative of MHRA. MHRA will promptly inform Accountant of any Defective Work performed by the Accountant. Accountant warrants that its services will be performed in accordance with the terms of this Agreement. EXCEPT FOR THE WARRANTY IN THE PRECEDING SENTENCE, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE SERVICES, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

11. Inspection of Documents. All books of account and all supporting documents and files, while in the possession of Accountant, shall be made available for inspection or audit by authorized representatives of HUD and the General Accounting Office as provided for in the contract between MHRA and HUD. The fee accountants will be obligated to carry on day-to-day communications, correspondence, etc. with the Executive Director and designated staff. At any time during the continuance of this Agreement the Accountant is obligated to provide any or all information related to this Agreement to Board Members, HUD and auditors engaged by MHRA on request or as deemed necessary by Accountant. If violation of the Annual Contributions Contract or any illegal activity becomes known or suspected by Accountant, it is authorized to contact such persons necessary and legally authorized to remedy the situation.

12. Accountant Disclaimer. The monthly financial statements and various reports prepared in accordance with this Agreement are prepared from information provided by MHRA without audit. The Accountant makes no statement that the financial statements are complete, true and correct as it would have no way of knowing that. The financial statements are intended for use by MHRA, MHRA Commissioners and auditors for management purposes only. They are not intended for use by any third parties for any other purpose.

13. Nondiscrimination. In connection with the performance of work under this Agreement, the Accountant agrees not to discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The Accountant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

14. Relationship of Parties. The parties hereto expressly agree that this Agreement shall not be deemed to create a partnership, joint venture, or employer-employee relationship between MHRA and Accountant respectively, and no rights or privileges of an employee of MHRA shall inure to Accountant. The parties are and remain independent contractors.

15. Officials Not to Benefit. No member or delegate to Congress or Resident Commissioner shall be admitted to any share or part of the contract or to any benefit that may arise therefrom.

16. Interest by Member of MHRA. No member, officer or employee of MHRA during his/her tenure, or for one year thereafter, shall have any interest direct or indirect, in the contract or proceeds thereof.

17. Certification Regarding Debarment. This is to certify that neither this firm nor any employee or any person involved is now or ever has been debarred from doing business with any agency funded by a unit of the Federal, State, or Local Government.

18. Governing Law. This contract shall be governed by the laws of the State of Minnesota, irrespective of the place of execution.

19. Jurisdiction and Venue. The parties hereby agree that any action, suit or proceeding arising out of this Agreement or any transaction contemplated hereby shall be brought in the state or federal courts located in or with jurisdiction in the PHA's county or counties, with respect to any action commenced by Accountant, and in the state or federal courts located in or with jurisdiction over Monroe County, Wisconsin with respect to any action commenced by MHRA. The parties hereby consent to the exclusive jurisdiction of such courts and service of process at the address provided in this contract.

20. Section Headings. The section headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

21. Severability. In the event that any provision of this contract or the application of such provision to any person or circumstance shall, for any person, be determined to be invalid, illegal, or unenforceable in any respect, the remaining provisions of this contract, or the application of the provision to any person or circumstance other than those as to which the provision was held invalid, illegal or unenforceable, shall not be affected by such determination and shall be valid and enforceable

to the fullest extent permitted by law.

22. Entire Agreement. The provisions of this contract shall constitute the entire agreement between the parties, superseding all prior agreements and negotiations. No oral modifications are permitted.

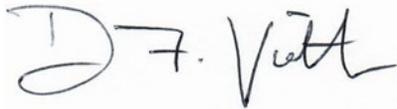
23. Modifications. This contract shall not be modified, unless provided herein to the contrary, except by written agreement duly executed by both parties.

24. Waivers. The waiver by either party of a default or a breach of any provision of this contract by the other party shall not operate or be construed to operate as a waiver of any subsequent default or breach.

25. Notices. Any notices or communication required or permitted hereunder shall be in writing and sufficiently given if delivered in person or sent by mail, together with facsimile at the addresses of the parties set forth in Section 8 above. Changes in the respective addresses to which such notices may be directed may be made from time to time by any party by written notice to the other party.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this _____ day of _____, 2021.

Lindy Crawford
Mora H.R.A.



(Accountant)