



*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, February 23, 2022

Time: 3:30 PM

Location: Life Enrichment Center, 160 Valhalla Circle, Mora, MN 55051

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- 1. Call to Order**
- 2. Roll Call**
- 3. Adopt Agenda**
- 4. Public Comment**
- 5. Consent Agenda**
  - a. Regular Meeting Minutes – January 26, 2022
  - b. Special Meeting Minutes – February 3, 2022
- 6. Consideration of items Removed from Consent**
- 7. Budget/Financial Review**
  - a. January Financials – Analysis
- 8. Management Reports:**
  - a. Eastwood Senior Living January Financials and 2023 Proposed Budget
  - b. Mysa House
  - c. HRA Programs & Maintenance
- 9. Old Business:**
  - a. Update on the Development of Parcel 22.08420.00
  - b. Bids on trailer
- 10. New Business:** No new business at this time.
- 11. Adjournment**

1. **Call to Order.** The Chair calls the meeting to order.
2. **Roll Call.** Anderson, Folkestad, Jensen, Mathison, Olson
3. **Adopt Agenda.** *(No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.)*
4. **Public Comment.** The Board receives public comment.
5. **Consent Agenda.** *(Items listed under the Consent Agenda are considered to be routine by the Board and will be acted upon by one motion under this agenda item. There will be no separate discussion of these items, unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered in Item #6.)*
  - a. Regular Meeting Minutes – January 26, 2021. See attached minutes for review and approval.
  - b. Special Meeting Minutes – February 3, 2022. See attached minutes for review and approval
6. **Consideration of Items Removed from Consent Agenda**
7. **Annual Meeting**
8. **Budget/Financial Review**
  - a. January 2021 Financials. See attached combined financial statements for 1/31/22 and a brief analysis.
9. **Management Reports**
  - a. Eastwood Senior Living Facility. See attached report for review and discussion and the proposed 2023 budget for approval.
  - b. Mysa House. See attached report for review and discussion.
  - c. HRA Programs & Maintenance. See attached report for review and discussion.
10. **Old Business**
  - a. Update on the development of Parcel 22.08420.00
  - b. See attached bids of trailer
11. **New Business**

No new business at this time.
12. **Adjournment.** The next regular meeting is scheduled for Wednesday, March 23, 2022 at 3:30pm.

1. **Call to Order:** The regular meeting of the Housing & Redevelopment Authority of Mora was held at Mora Life Enrichment Center 160 Valhalla Circle, Mora, MN on January 26, 2022. The meeting was called to order by Vice-Chair Mathison at 3:30pm.
2. **Roll Call:** Present: Michael Anderson, Robert Jensen, Jake Mathison, and Roberta Folkestad  
Staff Present: Jack L'Heureux, and Adrian Bixby
3. **Approve Agenda:** L'Heureux requested to add Item 11 d. presentation by Jake Fedder from Fedder Homes, LLC. Motion made by Jensen, seconded by Folkestad to approve the agenda as amended. Motion unanimously carried.
4. **Public Comment:** No one spoke at public comment.
5. **Consent Agenda:** Motion made by Jensen and seconded by Folkestad, and unanimously carried to adopt the consent agenda as presented.
  - a. Regular Meeting Minutes – December 22, 2021
6. **Consideration of Items Removed from Consent Agenda:** No items were removed from the consent agenda.
7. **Annual Meeting:**
  - a. Election of Officers: Motion made by Jensen and 2<sup>nd</sup> by Folkestad to appoint Mathison as Chairman of the Board of the Mora HRA. Motion made by Jensen and 2<sup>nd</sup> by Mathison to appoint Folkestad as Vice-Chair. Motion made by Anderson and 2<sup>nd</sup> by Folkestad to appoint Jensen as Secretary/Treasurer.
  - b. Board vacancy. The board discussed the vacancy created by the retirement of Dennis Olson. Natasha Segelstrom, representative from the City of Mora, stated that there have not been any applications thus far. She encouraged the board to reach out to any persons that they may know who a good board member would be. She also will bring application to the HRA office to be available for potential board members to fill out.
8. **Budget/Financial Review:** L'Heureux presented the December 2021 financial reports to the board. His presentation was broken down into two sections, the YTD information, and the monthly results. L'Heureux went over the YTD ratios compared to 2021 ratios. All properties have shown improvement over last year to date. For the month to date, L'Heureux explained that the Management Operation saw a positive revenue of \$33,705 due mainly from the Ehler contribution. The expenses were below budget of (\$1,565). Expenses were well managed, but the large savings came from no Real Estate Taxes were incurred in the month. L'Heureux explained that the expense from RE taxes hit in May and October when they are paid. Anderson asked if that expense could be accrued each month so you would even out the monthly expense. L'Heureux stated that he will ask the fee accountant if this could be done. Pine Crest revenue was \$7,476 below projections. L'Heureux explained that there was not HUD voucher for that month due to an issue with the voucher which has since been corrected. L'Heureux stated that Pine Crest expenses were over buy \$6,890 due to Audit expense, Unit Turn Over Expense, and payments for items on the 5-year plan. HCV program was ahead of budget. We have been working with HUD to figure out how many new vouchers we can issue. Dala was ahead of budget for revenue due to strong census and the rent increase that went into effect on November 1<sup>st</sup>. The expenses were over due to roof repair and Unit Turnover.



## 9. Management Reports

- a. Eastwood Senior Living Facility: Ron Donacik, Walker Methodist, presented the December report. He stated that they the census for the month averaged 21.3 up from 19.9. They have two very strong leads for January/February, which could bring the census to 25. He introduced to the board member Lisa Lunde, the Director of Eastwood. Lunde stated that she is very excited about staff recruitment. She had two very promising interview and is hoping to bring them on very soon. Donacik stated that the expenses for the month were \$7,375 over budget for the month due to Bonuses given to staff (\$8,750). He stated that there were two new Covid cases, both were staff who were vaccinated. Mathison congratulated Donacik for the improved performance this year. He was glad to see that we appear to be going in the right direction. Jensen asked Donacik what Walker's future plan is. Are they going to continue at Eastwood? Donacik stated that Walker has two new facilities in the area, which brings the count to four. The synergy comes with four facilities. They can help each other out and make Walker more successful in this area. You get support from the four facilities working together to meet the area challenges. Yes, Walker is committed to Eastwood.
- b. Mysa House: Perttula was not available to present the December 2021 Financial Statements to the Board. L'Heureux did a brief presentation to the board. He wanted to highlight the cost of the recent turnover by highlighting the lower revenue and the higher expenses to the recording of Real Estate Taxes. But he also stated that they finished out the year with the revenue beating projections and expenses were lower than projections bringing the operating income before Depreciation \$12,764 ahead of projections.
- c. HRA Programs & Maintenance: L'Heureux gave the board an update on the HRA. L'Heureux is working with the USDA on year end reports. Adrian continues to train Shafai on HUD Paperwork. L'Heureux is also working with the accountant to file forms 52722 & 52723 forms required by HUD. He reported that Adrian and he are working with Morgan from HUD to figure out our Housing Choice Voucher situation. Adrian has issued five vouchers thus far (3 are replacements and 2 are new).

Pine Crest had an issue with their heating system because of a leaking zone valve. The leak created an issue in resident's apartment. Both Anthony and Adrian worked to rectify the issues. Heating system is now up and running. There was minor damage to the apartment which Anthony is working on. Also, we re-keyed the south door so resident's apartment keys will be able to open the door.

Snow removal is going well. We did have to replace the snow blower at Vasa. We were able to replace it by purchasing one from the Mysa House. They order a larger machine.

During this cold spell the second furnace at the LEC broke down. Apparently, the board failed and needed replacing. It was repaired on 1/14/2022.

## 10. Old Business

- a. Executive Director Probationary Period. L'Heureux explained that he has worked at the HRA since 6/14/2022. HRA has a probationary period of six months. He was hired as the Program/Administrative Supervisor. Prior to finishing his six-month probation, he was promoted to Executive Director. He stated that he should have a six-month period for performance as the Executive Director. But he was concerned about having to wait another six months before he could tap in his vacation accrual. Motion by Anderson and 2<sup>nd</sup> by Folkestad to consider L'Heureux past his probation in regard to vacation accrual but schedule a probationary review by May 2022 for



performance as the Executive Director. Motioned carried unanimously.

- b. 2023 Operating Budget: L'Heureux presented the proposed 2023 Operating Budget. Notable Items: The census projections remain the same. There is a 3% salary increase for staff. There is a 3% retirement money set aside while we look for a retirement plan. There was some discussion about maybe changing it to a Health Savings Plan. L'Heureux will do some research and come up with a proposal not to exceed the amount in the budget. There is an amount budgeted for Board stipend. The board discussed the amount per meeting.

The budget includes moving the Administrative Assistant to Full time with additional training and duties. L'Heureux also stated that he is proposing to change his ours to 9 days a pay period, which will save \$5,657 from the budget. He stated with Adrian's training all the duties required at the HRA will be able to be performed at this staffing level.

L'Heureux stated that the budget was changed from \$45,00 to \$30,000 regarding the money received from Mysa House. He anticipates that they will receive the \$45,000 from Mysa. If they receive the more than the budgeted \$30,000 any amount above that amount will be transferred into the Future Development Fund. The board discussed budgeting the \$30,000. Jensen suggested that we should transfer more into reserves. He would like to see them built up more. L'Heureux explained that the budget is a very conservative budget, and he didn't know where he would be able to trim out more to accommodate Jensen's request.

Anderson made a motion to approve Resolution 2022-1 Annual Operating Budget as presented. The motion was seconded by Folkestad. Motion Carried.

The board discussed the level of stipend for board members. They would like to leave the amount in the budget alone (at a \$75/meeting) but maybe lower the amount for this calendar year (Jan-Dec 2022). Motion by Folkestad and seconded by Jensen to change the board stipend to \$50/meeting effective January 1, 2022. Motion carried.

- c. Mysa House 2022 Budget Approval: The 2022 Mysa House Budget was presented at the December 22, 2021, board meeting. At the time the board did not take any action on the budget. L'Heureux requested that the Board approve the budget as presented at that meeting. Motion by Folkestad and seconded by Jensen to approve the Mysa House 2022 budget as presented. Motion carried.

## 11. New Business

- a. Garages – L'Heureux presented an issue that was identified in December pertaining the renting of the garages. Currently, the properties rent the garages on a first come first serve basis. We have a waiting list and leases for each property. L'Heureux and the board discussed the issues and the leases. L'Heureux was directed to continue with our current policy but to update the leases so both Pine Crest and Dala leases are identical. L'Heureux stated he will bring it back to the board at the February Board meeting.
- b. Equipment and Tools. L'Heureux discussed with the board about the possibility of Pine Crest purchasing an enclosed trailer. After brief discussion the board instructed L'Heureux to do some research and come back with a proposal at a future board meeting. L'Heureux also discussed the possibility of purchasing a ProPress tool for maintenance. The board wondered if there would be





enough utilization to justify the purchase at this time.

- c. Retirement of Debt: L'Heureux made a presentation of using funds from Management Operation and reserve funds according to the schedule presented to pay off the working capital loan from the city of Mora. The board was supportive of getting rid of the debt that accumulates interest at 4.5%. However, there was concerns about not having enough in reserves to pay for future unforeseen needs. L'Heureux stated that he is very supportive of building reserve for unforeseen needs. He also stated that by paying off the debt it would improve the monthly cash flow by \$3,000 a month. Anderson stated that he was supportive of the retirement of debt, but he would like to see a stipulation that part of the improve cash flow would be transferred to the reserve accounts. There was a discussion about transferring \$2,000 a month from the improved cash flow to the reserves. L'Heureux reminded the board that for two month of the year we are required to pay special assessments which might make it hard to transfer money those months. Anderson said that as long as we have \$24,000 transferred by the end of the year he would be okay with it. A motion was made by Anderson and seconded by Jensen to pay off the loan from the city of Mora with the stipulation that at least \$24,000 dollars of the improve cash flow goes into the reserve accounts. Motion carried. It was suggested that there be a quarterly review of the cash flow to see if any additional funds can be transferred into reserves.
- d. Presentation by Fedder Homes, LLC: Jake Fedder from Fedder Homes made a presentation to the board regarding the development of the Out Lot B Parcel 22.0/8420.00 into a number of handicap units. The units would be townhomes/Duplexes. Fedder Homes would like to purchase the land and build the units. The ultimate goal would be to own the property and rent them out. Jensen asked if it would work to have the HRA own the land and Fedder own the buildings. Mr. Fedder stated that it would be difficult to get financing without owning the land. Anderson asked if the HRA could have the first right of refusal should Fedder Homes wish to sell them down the road. Mr. Fedder stated it was their plan to hold them long term. But he felt that there could be a possibility of first right of refusal included in the deal. When asked about the price, he stated that he would like to hear a number from the board. The board discussed the timing needed to ensure the project could be started in the spring. The board instructed L'Heureux to do some research and schedule a special meeting for Thursday, February 3, 2022, at 3:30 PM at the LEC.

12. Adjournment: Motioned by Folkestad and seconded by Jensen to adjourn the meeting at 5:40 PM. Motion carried.

Draft minutes respectfully submitted by Jack L'Heureux, Executive Director. Approved by the Board of Directors on February 23, 2022.

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Robert Jensen

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Jake Mathison



1. **Call to Order:** The special meeting of the Housing & Redevelopment Authority of Mora was held at Life Enrichment Center, 160 Valhalla Circle, Mora, MN on Thursday, February 3, 2022. The meeting was called to order by Chairman Mathison at 3:30pm.
2. **Roll Call:** Present: Michael Anderson, Robert Jensen, Jake Mathison, and Roberta Folkestad  
Staff Present: Jack L'Heureux, and Adrian Bixby  
Guest: Sara King, City of Mora
3. **Approve Agenda:** Motion made by Folkestad, seconded by Jensen to approve the agenda as presented. Motion unanimously carried.
4. **Public Comment:** No one spoke at public comment.
5. **The development of Out Lot B Parcel ID: 22.08420.00**  
L'Heureux presented to the board the possibility of developing the Out Lot B Parcel ID: 22.08420.00. The board had been approached by a developer with a plan to develop that lot. The board discussed this opportunity. The following issues were identified:
  - a. The special assessment on the property.
  - b. Does the HRA Board have the authority to sell this parcel?
  - c. Do we want to sell this property?
  - d. If so, what would be the fair market price?
  - e. Does it need to go through the public notice, and bidding process?
  - f. Does it meet our mission?
  - g. Need to contact the City Attorney for answers to our questions.

The board agreed that the project presented by the developer meets the mission of the HRA. They also are supportive of selling the parcel for this project. If they sell the parcel, they want some assurance that it would continue to meet the mission of the HRA and that the purchase agreement should have a clause that list the HRA with the "Right of First Refusal" should the developer want to sell the property in the future. Anderson made a motion to proceed with the selling of Parcel ID: 22.08420.00. Mathison relinquished the chair in order to second the motion. The board discussed the motion. Jensen questioned whether the HRA board had the authority to sell the lot and were there any incumbencies on the lots. He suggested that we amend the motion to read: Motion to proceed with the sell upon completion of research to clarify the ability to sell the parcel". Anderson accepted the amendment and Mathison second the amended motion. Motion carried unanimously.

The board instructed L'Heureux to contact the city attorney to get clarification, research the parcel to ensure that there at not any incumbencies and to find out what was the value of the land used in the Mysa House project.

Draft minutes respectfully submitted by Jack L'Heureux, Executive Director. Approved by the Board of Directors on February 23, 2022.

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Robert Jensen

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Jake Mathison





*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.*

## MEMORANDUM

To: Mora HRA Board of Directors  
 From: Jack L'Heureux, Executive Director  
 Date: 02/23/2022  
 RE: January 2022 Financial Statement Highlights

Below please find the January 2022 Financial Statement Summary:

	YTD (9 months)	Budget	Variance
Revenue:	\$1,426,392.37	\$1,307,674.00	\$118,718.37
Expenses	\$1,189,740.25	\$1,237,489.00	(\$47,748.75)
Operating Income (Loss)*	\$236,652.12	\$ 70,186.00	\$166,466.12

\*Before Depreciation

The HRA Continues to be ahead of budget YTD. The improvement over 2020 is illustrated by the Current Ratio and the MOR (Months of Reserves).

Mora HRA Current Ratio				
YTD	Management	Pine Crest	HCV	Dala House
2021	19.85	2.05	82.89	2.27
2020	3.56	0.96	13.16	1.94

Mora HRA Current Month of Reserves (MOR)				
YTD	Management	Pine Crest	HCV	Dala House
2021	27.78	2.33	3.73	1.76
2020	1.14	(0.087)	5.34	2.13

Monthly Analysis:

Program	Monthly Variance from Budget	Explanation
Management Revenue:	(\$1,460)	Revenue was down for the month. Snow Removal Revenue was less than budgeted.
Management Expenses	(\$2,596)	Expenses were below budget. We did have one unusual expense (furnace repair-\$481).
Pine Crest Revenue:	(\$2,503)	The revenue reflects the lower census. Two vacancies for the month.
Pine Crest Expenses:	(\$577)	We were over budget mainly due to Utilities – Gas. It was over by \$1,656 due to the colder weather.

		We also had repair work done on our heating system (Zone Valve issue - \$345). The good news is that we are under budget in Routine Expenses YTD by \$30,909.
HCV Revenue	\$5,874	Ahead of budget
HCV Expenses	\$1,682	Under Budget for the month.
Dala House Revenue	\$4,450	Ahead of budget due to strong census and rent increase in November
Dala House Expenses	(\$1,900)	Over budget for the month due to Repair to the boiler (\$1,362), and higher utilities due to the cold weather (\$1,155).

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Board Action: Understand the statement as presented, ask questions for further understanding.

**HOUSING & REDEVELOPMENT AUTHORITY OF MORA**  
**BALANCE SHEET**  
**January 31, 2022**

	Management	Pinecrest	HCV	Dala	TOTALS
Cash-Operating	82,086.74	70,719.66	280,823.27	11,407.33	445,037.00
Cash-Reserves	67,161.48		-	28,228.70	95,390.18
Receivables	4,543.92	3,560.65	14,663.30	(193.00)	22,574.87
Due from Projects	54,922.86				54,922.86
Deferred and Prepaid charges	129,741.29	232.57	757.79	132.26	130,863.91
<b>Total Current Assets</b>	<u>338,456.29</u>	<u>74,512.88</u>	<u>296,244.36</u>	<u>39,575.29</u>	<u>748,788.82</u>
Capital Assets, net of Depreciation	433,215.34	409,582.01	-	462,453.01	1,305,250.36
<b>Total Assets</b>	<u><b>771,671.63</b></u>	<u><b>484,094.89</b></u>	<u><b>296,244.36</b></u>	<u><b>502,028.30</b></u>	<u><b>2,054,039.18</b></u>
Accounts Payable	3,626.37	19,985.27	796.00	10,696.16	35,103.80
Due to Management		2,011.75	19.68	2,512.49	4,543.92
Accrued Liabilities	7,185.90	14,299.90	2,758.21	3,751.41	27,995.42
Deferred Credits	6,238.99	-	-	489.92	6,728.91
<b>Total Current Liabilities</b>	<u>17,051.26</u>	<u>36,296.92</u>	<u>3,573.89</u>	<u>17,449.98</u>	<u>74,372.05</u>
Long Term Debt	215,817.64	9,425.69	-	818,238.01	1,043,481.34
<b>Total Liabilities</b>	<u>232,868.90</u>	<u>45,722.61</u>	<u>3,573.89</u>	<u>835,687.99</u>	<u>1,117,853.39</u>
Invested in Capital Assets, net of Debt	433,215.34	409,582.01	-	(358,492.72)	484,304.63
Restricted Net Position			13,292.42	28,228.70	41,521.12
Unrestricted Net Position	105,587.39	28,790.27	279,378.05	(3,395.67)	410,360.04
<b>Total Equity</b>	<u>538,802.73</u>	<u>438,372.28</u>	<u>292,670.47</u>	<u>(333,659.69)</u>	<u>936,185.79</u>
<b>Total Liability/Equity</b>	<u><b>771,671.63</b></u>	<u><b>484,094.89</b></u>	<u><b>296,244.36</b></u>	<u><b>502,028.30</b></u>	<u><b>2,054,039.18</b></u>
Operating Reserve %	164%	47%	351%	-11%	

**HOUSING & REDEVELOPMENT AUTHORITY OF MORA**  
**INCOME & EXPENSE STATEMENT**  
For the 10 months Ended January 31, 2022

INCOME	10		10		10		10		TOTALS
	Management	Budget	Pinecrest	Budget	HCV	Budget	Dala	Budget	
Grant Income	58,982.00	59,001	76,658.00	75,000	836,102.04	791,000	27,625.01	31,667	999,367.05
Rental Income	-		133,782.00	134,558	-		108,430.00	102,704	242,212.00
Management Income	34,337.97	46,239	-		-		-		34,337.97
Other Income	86,923.35	16,242	15,377.79	14,292	27,807.60	20,250	20,366.61	16,721	150,475.35
<b>Total Operating Income</b>	<b>180,243.32</b>	<b>121,482</b>	<b>225,817.79</b>	<b>223,850</b>	<b>863,909.64</b>	<b>811,250</b>	<b>156,421.62</b>	<b>151,092</b>	<b>1,426,392.37</b>
<b>EXPENSES</b>									
Administration	20,583.36	20,434	46,638.21	69,445	85,963.48	98,426	23,390.77	22,559	176,575.82
Utilities	4,180.18	3,875	32,421.57	31,250	-		18,012.14	18,033	54,613.89
Maintenance	4,880.94	6,128	52,292.03	67,777	-		35,089.82	44,148	92,262.79
Other General Expenses	31,805.64	32,223	32,810.07	30,416	2,270.83	4,167	48,948.21	42,682	115,834.75
HAP Expenses	54,260.00	54,260	-		696,193.00	691,667	-		750,453.00
<b>Total Operating Expenses</b>	<b>115,710.12</b>	<b>116,919</b>	<b>164,161.88</b>	<b>198,888</b>	<b>784,427.31</b>	<b>794,259</b>	<b>125,440.94</b>	<b>127,423</b>	<b>1,189,740.25</b>
Operating Income (Loss)	<u>64,533.20</u>	4,563	<u>61,655.91</u>	24,963	<u>79,482.33</u>	16,991	<u>30,980.68</u>	23,669	236,652.12
Depreciation	9,001.85		46,680.00		-		55,910.00		111,591.85
<b>NET INCOME</b>	<u><b>55,531.35</b></u>		<u><b>14,975.91</b></u>		<u><b>79,482.33</b></u>		<u><b>(24,929.32)</b></u>		<u><b>125,060.27</b></u>



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

	Management	Pinecrest	HCV	Dala	TOTALS
Cash-Operating	37,153.86	48,542.70	46,203.94	27,783.11	159,683.61
Cash-Reserves	67,253.51		-	24,367.78	91,621.29
Receivables	103,335.95	2,747.78	180,181.09	61.00	286,325.82
Deferred and Prepaid charges	1,427.89	720.35	517.72	65.16	2,731.12
Total Current Assets	<u>209,171.21</u>	<u>52,010.83</u>	<u>226,902.75</u>	<u>52,277.05</u>	<u>540,361.84</u>
Capital Assets, net of Depreciation	444,110.63	423,192.38	-	502,384.85	1,369,687.86
<b>Total Assets</b>	<b><u>653,281.84</u></b>	<b><u>475,203.21</u></b>	<b><u>226,902.75</u></b>	<b><u>554,661.90</u></b>	<b><u>1,910,049.70</u></b>
Accounts Payable	6,694.80	43,450.97	16,828.70	16,306.08	83,280.55
Accrued Liabilities	13,403.55	10,538.46	409.96	10,107.27	34,459.24
Deferred Credits	38,599.24	-	-	541.42	39,140.66
Total Current Liabilities	<u>58,697.59</u>	<u>53,989.43</u>	<u>17,238.66</u>	<u>26,954.77</u>	<u>156,880.45</u>
Long Term Debt	117,952.69	9,916.21	10,970.72	830,433.61	969,273.23
Total Liabilities	<u>176,650.28</u>	<u>63,905.64</u>	<u>28,209.38</u>	<u>857,388.38</u>	<u>1,126,153.68</u>
Invested in Capital Assets, net of Debt	444,110.63	423,192.38	-	(333,940.23)	533,362.78
Restricted Net Position			(1,715.58)	24,367.78	22,652.20
Unrestricted Net Position	32,520.93	(11,894.81)	200,408.95	6,845.97	227,881.04
Total Equity	<u>476,631.56</u>	<u>411,297.57</u>	<u>198,693.37</u>	<u>(302,726.48)</u>	<u>783,896.02</u>
<b>Total Liability/Equity</b>	<b><u>653,281.84</u></b>	<b><u>475,203.21</u></b>	<b><u>226,902.75</u></b>	<b><u>554,661.90</u></b>	<b><u>1,910,049.70</u></b>
Operating Reserve %	12%	-5%	51%	6%	

**HOUSING & REDEVELOPMENT AUTHORITY OF MORA**  
**INCOME & EXPENSE STATEMENT**  
For the 10 months Ended January 31, 2021

<b>INCOME</b>	<b>Management</b>	<b>Pinecrest</b>	<b>HCV</b>	<b>Dala</b>	<b>TOTALS</b>
Grant Income	120,432.00	150,898.26	391,342.28	36,376.00	699,048.54
Rental Income	-	140,703.00	-	102,772.00	243,475.00
Management Income	130,576.30	-	-	-	130,576.30
Other Income	28,083.89	15,361.56	4,558.51	27,471.36	75,475.32
<b>Total Operating Income</b>	<b>279,092.19</b>	<b>306,962.82</b>	<b>395,900.79</b>	<b>166,619.36</b>	<b>1,148,575.16</b>
<b>EXPENSES</b>					
Administration	113,318.90	72,205.45	47,571.12	22,368.00	255,463.47
Utilities	3,371.45	32,458.78	-	15,834.00	51,664.23
Maintenance	11,715.94	95,358.19	-	28,834.42	135,908.55
Other General Expenses	42,889.65	28,265.85	5,258.98	52,022.04	128,436.52
HAP Expenses	110,806.00	-	339,984.00	-	450,790.00
<b>Total Operating Expenses</b>	<b>282,101.94</b>	<b>228,288.27</b>	<b>392,814.10</b>	<b>119,058.46</b>	<b>1,022,262.77</b>
Operating Income (Loss)	(3,009.75)	78,674.55	3,086.69	47,560.90	126,312.39
Depreciation	8,658.50	46,260.00	-	56,220.00	111,138.50
<b>NET INCOME</b>	<b><u>(11,668.25)</u></b>	<b><u>32,414.55</u></b>	<b><u>3,086.69</u></b>	<b><u>(8,659.10)</u></b>	<b><u>15,173.89</u></b>

**Housing & Redevelopment Authority of Mora  
Bank Account Reconciliation Worksheet**

Mgmt Checking

January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Bank Statement Information</b>				
				<b>Beginning Bank Balance</b>
				56,305.72
<b>Cleared Deposits &amp; Additions</b>				
410	01/31/22	Multiple	January Cash Receipts	
				<u>43,106.92</u>
				<b>Total</b>
				43,106.92
				<b>Statement Total</b>
				<u>43,106.92</u>
				<b>Difference</b>
				<u>0.00</u>
<b>Cleared Checks &amp; Payments</b>				
12178	12/15/21	40014430.09	Richard Dale Dickey	80.00
12179	12/20/21	Multiple	Verizon Wireless	113.80
12180	12/20/21	Multiple	Pitney Bowes	151.40
12181	12/20/21	Multiple	Purchase Power	300.00
12183	12/20/21	Multiple	West Bend Mutual	747.91
12184	12/20/21	40014320	East Central Electric	154.50
12191	12/29/21	Multiple	Kanabec Publications	50.00
12192	01/05/22	40014185	Midcontinent Communications	249.00
12193	01/05/22	40014310	Mora Municipal Utilities	54.59
12194	01/05/22	Multiple	City of Mora	3,000.00
12195	01/05/22	Multiple	Housing Data Systems	60.00
12196	01/05/22	40014170	Housing Authority Accounting Specialists	370.29
12197	01/06/22	Multiple	Visa	2,008.26
12199	01/06/22	Multiple	Purchase Power	300.00
12200	01/10/22	Multiple	Arvig	175.75
12201	01/10/22	Multiple	Bixby, Adrian M	1,405.94
12202	01/10/22	Multiple	Kiewel, Anthony S	1,605.69
12205	01/10/22	Multiple	Moffatt, Shalai I	466.22
12206	01/10/22	Multiple	City of Mora	2,143.80
12207	01/12/22	40014510	North Star Mutual Insurance	305.75
12208	01/14/22	40014330	MN Energy	247.91
12209	01/14/22	Multiple	West Bend Mutual	747.91
12210	01/18/22	Multiple	Verizon Wireless	118.70
12211	01/18/22	40014320	East Central Electric	202.34
12212	01/19/22	40014430.02	Cross Country Mechanical	481.00
12215	01/25/22	40014185	Midcontinent Communications	279.61
12219	01/25/22	Multiple	Kiewel, Anthony S	1,606.03
12222	01/25/22	Multiple	Moffatt, Shalai I	511.62
40620	01/06/22	40012135	MN Unemployment	443.00
40621	01/14/22	Multiple	IRS PR EFPTS	5,393.83
40622	01/18/22	40012117.3	MN Dept of Revenue	875.00
				<b>Total</b>
				24,649.85
				<b>Statement Total</b>
				<u>27,728.95</u>
				<b>Difference</b>
				<u>(3,079.10)</u>
				<b>Ending Bank Balance</b>
				<u>71,683.69</u>
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b>
				71,683.69
<b>Open Deposits &amp; Additions</b>				
				<b>Total</b>
				<u>0.00</u>
<b>Open Checks &amp; Payments</b>				
11964	05/19/21	10014510	North Star Mutual Insurance	1,229.42
12198	01/06/22	Multiple	Pitney Bowes	151.40
12203	01/10/22	Multiple	L'Heureux, John	1,539.56
12204	01/10/22	10014410	Otterson, Ronald	688.44
12213	01/25/22	Multiple	Housing Data Systems	60.00
12214	01/25/22	Multiple	Housing Data Systems	120.00

**Housing & Redevelopment Authority of Mora  
Bank Account Reconciliation Worksheet**

Mgmt Checking  
January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount
12216	01/25/22	Multiple	Purchase Power	177.14
12217	01/25/22	20014185	MN Telephone Networks	335.00
12218	01/25/22	Multiple	Bixby, Adrian M	1,458.39
12220	01/25/22	Multiple	L'Heureux, John	1,539.54
12221	01/25/22	10014410	Otterson, Ronald	359.73
<b>Total</b>				<u>7,658.62</u>
<b>Reconciled Bank Balance</b>				<u>64,025.07</u>

**General Ledger Information**

**Unadjusted General Ledger Balance** 67,104.17

**Adjustments**

**Total** 0.00

**Adjusted General Ledger Balance** 67,104.17

**Bank Account Reconciliation Summary**

**Bank Statement Information**

Beginning Bank Balance	56,305.72
+ Cleared Deposits & Additions	43,106.92
- Cleared Checks & Payments	<u>27,728.95</u>
Ending Bank Balance	71,683.69

**Reconciled Bank Information**

+ Open Deposits & Additions	0.00
- Open Checks & Payments	<u>7,658.62</u>

**Reconciled Bank Balance** 64,025.07

**General Ledger Information**

Unadjusted General Ledger Balance	67,104.17
+/- Total Adjustments	<u>0.00</u>

**Adjusted General Ledger Balance** 67,104.17

**Unreconciled Amount** (3,079.10)

Cleared Deposits & Additions count = 1  
 Cleared Checks & Payments count = 31  
 Open Deposits & Additions count = 0  
 Open Checks & Payments count = 11  
 General Ledger Adjustment count = 0

**Housing & Redevelopment Authority of Mora**  
**Bank Account Reconciliation Worksheet**

Bridges Program Checking  
 January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Bank Statement Information</b>				
			<b>Beginning Bank Balance</b>	14,981.93
<b>Cleared Deposits &amp; Additions</b>				
B410	01/31/22	40013610	Interest on Bridges Checking	0.64
			<b>Total</b>	<u>0.64</u>
			<b>Statement Total</b>	<u>0.64</u>
			<b>Difference</b>	<u>0.00</u>
<b>Cleared Checks &amp; Payments</b>				
			<b>Total</b>	0.00
			<b>Statement Total</b>	<u>0.00</u>
			<b>Difference</b>	<u>0.00</u>
			<b>Ending Bank Balance</b>	<u><u>14,982.57</u></u>
<b>Reconciled Bank Information</b>				
			<b>Ending Bank Balance</b>	14,982.57
<b>Open Deposits &amp; Additions</b>			<b>Total</b>	<u>0.00</u>
<b>Open Checks &amp; Payments</b>			<b>Total</b>	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>14,982.57</u></u>
<b>General Ledger Information</b>				
			<b>Unadjusted General Ledger Balance</b>	14,982.57
<b>Adjustments</b>			<b>Total</b>	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>14,982.57</u></u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
			Beginning Bank Balance	14,981.93
			+ Cleared Deposits & Additions	0.64
			- Cleared Checks & Payments	<u>0.00</u>
			Ending Bank Balance	14,982.57
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>0.00</u>
			<b>Reconciled Bank Balance</b>	<u><u>14,982.57</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	14,982.57
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>14,982.57</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>
Cleared Deposits & Additions count = 1				
Cleared Checks & Payments count = 0				
Open Deposits & Additions count = 0				
Open Checks & Payments count = 0				

**Housing & Redevelopment Authority of Mora**  
**Bank Account Reconciliation Worksheet**

Bridges Program Checking  
January 1, 2022 - January 31, 2022

Reference	Date	GL Account
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General Ledger Adjustment count = 0

**Housing & Redevelopment Authority of Mora**  
**Bank Account Reconciliation Worksheet**

Low Rent Checking

January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Bank Statement Information</b>				
				<b>Beginning Bank Balance</b>
				65,332.16
<b>Cleared Deposits &amp; Additions</b>				
110	01/31/22	Multiple	January Cash Receipts	21,676.37
				<b>Total</b>
				21,676.37
				<b>Statement Total</b>
				21,676.37
				<b>Difference</b>
				0.00
<b>Cleared Checks &amp; Payments</b>				
1024	01/31/22		To record transfer of tenant to Dala and interest on SD	314.00
14047	12/14/21	10014610.3	Becklin & Whitney Consulting	350.00
14049	12/15/21	10014430.09	Richard Dale Dickey	135.00
14052	12/29/21	10014420	Capital One Commercial	109.83
14053	12/29/21	10014420	Oslin Lumber Co	103.55
14054	12/29/21	10014430.06	Joe's Flooring Installation	2,516.87
14055	01/05/22	10014390	Quality Disposal System	252.58
14056	01/05/22	10014420	Rick's Home Furnishings	69.24
14057	01/05/22	10014185	Midcontinent Communications	302.27
14058	01/05/22	Multiple	Mora Municipal Utilities	2,161.47
14059	01/05/22	10014420	Ace Hardware	211.22
14060	01/06/22	10014170	H.A.A.S., Inc	659.81
14061	01/06/22	10014420	Johnsons Hardware & Rental	5.99
14062	01/10/22	10012119.5	Management Operating Account	17,000.00
14064	01/14/22	Multiple	Minnesota Energy	2,366.46
14065	01/14/22	10014420	Mid Central Door	254.40
14066	01/18/22	10014430.12	Locksmith Solutions	206.95
14067	01/18/22	10014510	North Star Mutual Ins	1,241.41
14069	01/19/22	10014430.02	Cross Country Mechanical	345.00
14070	01/25/22	10014510	North Star Mutual Ins	120.83
				<b>Total</b>
				28,726.88
				<b>Statement Total</b>
				28,726.88
				<b>Difference</b>
				0.00
				<b>Ending Bank Balance</b>
				58,281.65
<b>Reconciled Bank Information</b>				
				<b>Ending Bank Balance</b>
				58,281.65
<b>Open Deposits &amp; Additions</b>				
				<b>Total</b>
				0.00
<b>Open Checks &amp; Payments</b>				
14063	01/11/22	10014420	Anthony Kiwewl	144.38
14071	01/28/22	10014420	Ace Hardware	150.94
14072	01/28/22	10014430.02	Cross Country Mechanical	345.00
14073	01/28/22	10014510	North Star Mutual Ins	1,241.41
				<b>Total</b>
				1,881.73
				<b>Reconciled Bank Balance</b>
				56,399.92
<b>General Ledger Information</b>				
				<b>Unadjusted General Ledger Balance</b>
				56,399.92
<b>Adjustments</b>				
				<b>Total</b>
				0.00
				<b>Adjusted General Ledger Balance</b>
				56,399.92

**Bank Account Reconciliation Summary**

**Housing & Redevelopment Authority of Mora**  
**Bank Account Reconciliation Worksheet**

Low Rent Checking  
 January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount
<b>Bank Statement Information</b>				
			Beginning Bank Balance	65,332.16
			+ Cleared Deposits & Additions	21,676.37
			- Cleared Checks & Payments	<u>28,726.88</u>
			Ending Bank Balance	58,281.65
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>1,881.73</u>
			<b>Reconciled Bank Balance</b>	<u><u>56,399.92</u></u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	56,399.92
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u><u>56,399.92</u></u>
			<b>Unreconciled Amount</b>	<u><u>0.00</u></u>

Cleared Deposits & Additions count = 1  
 Cleared Checks & Payments count = 20  
 Open Deposits & Additions count = 0  
 Open Checks & Payments count = 4  
 General Ledger Adjustment count = 0



**Housing & Redevelopment Authority of Mora  
Bank Account Reconciliation Worksheet**

Voucher Checking  
January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount	
<b>Bank Statement Information</b>					
				<b>Beginning Bank Balance</b>	280,227.46
<b>Cleared Deposits &amp; Additions</b>					
210	01/31/22	Multiple	January Cash Receipts	121,892.25	
				<b>Total</b>	121,892.25
				<b>Statement Total</b>	121,892.25
				<b>Difference</b>	0.00
<b>Cleared Checks &amp; Payments</b>					
21497	12/01/21		John Maher	381.00	
21531	12/29/21	20014190.3	Housing Data Systems	1,725.00	
21532	01/10/22	20012119.5	Management Operating Account	12,000.00	
1000114	01/01/22	Multiple	January HAP Checks	105,811.44	
				<b>Total</b>	119,917.44
				<b>Statement Total</b>	118,621.44
				<b>Difference</b>	1,296.00
				<b>Ending Bank Balance</b>	283,498.27
<b>Reconciled Bank Information</b>					
				<b>Ending Bank Balance</b>	283,498.27
<b>Open Deposits &amp; Additions</b>					
				<b>Total</b>	0.00
<b>Open Checks &amp; Payments</b>					
20185	06/01/20		Nathan Boxrud	2.00	
21006	01/01/20		Nathan Boxrud	2.00	
21024	02/01/20		Nathan Boxrud	2.00	
21025	02/01/20		Brian Weidenorf	371.00	
21037	03/01/20		Nathan Boxrud	2.00	
21054	04/01/20		Nathan Boxrud	2.00	
21067	05/01/20		Nathan Boxrud	2.00	
21100	07/01/20		Nathan Boxrud	2.00	
21118	08/01/20		Nathan Boxrud	2.00	
21138	09/01/20		Nathan Boxrud	2.00	
21154	10/01/20		Nathan Boxrud	2.00	
21173	11/01/20		Nathan Boxrud	2.00	
21189	12/01/20		Nathan Boxrud	2.00	
21210	01/01/21		Nathan Boxrud	2.00	
21215	01/01/21		Jeanne Plasek	44.00	
21240	02/01/21		Nathan Boxrud	2.00	
21257	03/01/21		Nathan Boxrud	2.00	
21284	04/01/21		Nathan Boxrud	2.00	
21313	05/01/21		Nathan Boxrud	2.00	
21347	06/01/21		Nathan Boxrud	2.00	
21376	07/01/21		Nathan Boxrud	2.00	
21400	08/01/21		Nathan Boxrud	2.00	
21424	09/01/21		Nathan Boxrud	2.00	
21426	09/01/21		Crystal Crump	119.00	
21436	09/01/21		Vonnysau McKenzie	42.00	
21443	10/01/21		Nathan Boxrud	2.00	
21464	11/01/21		Nathan Boxrud	3.00	
21477	11/01/21		Mark Larson	753.00	
21489	12/01/21		Nathan Boxrud	3.00	
21513	01/01/22		DJ Properties	1,228.00	
21520	01/01/22		Adrienne Krostag	26.00	
21523	01/01/22		Vonnysau McKenzie	42.00	
				<b>Total</b>	2,675.00

**Housing & Redevelopment Authority of Mora**  
**Bank Account Reconciliation Worksheet**

Voucher Checking  
 January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount
			<b>Reconciled Bank Balance</b>	<u>280,823.27</u>
<b>General Ledger Information</b>				
			<b>Unadjusted General Ledger Balance</b>	280,823.27
<b>Adjustments</b>				
			<b>Total</b>	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u>280,823.27</u>
<b>Bank Account Reconciliation Summary</b>				
<b>Bank Statement Information</b>				
				280,227.46
			Beginning Bank Balance	
			+ Cleared Deposits & Additions	121,892.25
			- Cleared Checks & Payments	<u>118,621.44</u>
			Ending Bank Balance	283,498.27
<b>Reconciled Bank Information</b>				
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	<u>2,675.00</u>
			<b>Reconciled Bank Balance</b>	<u>280,823.27</u>
<b>General Ledger Information</b>				
			Unadjusted General Ledger Balance	280,823.27
			+/- Total Adjustments	<u>0.00</u>
			<b>Adjusted General Ledger Balance</b>	<u>280,823.27</u>
			<b>Unreconciled Amount</b>	<u>0.00</u>
Cleared Deposits & Additions count = 1				
Cleared Checks & Payments count = 4				
Open Deposits & Additions count = 0				
Open Checks & Payments count = 32				
General Ledger Adjustment count = 0				

**Housing & Redevelopment Authority of Mora  
Bank Account Reconciliation Worksheet**

FmHA Checking  
January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount	
<b>Bank Statement Information</b>					
				<b>Beginning Bank Balance</b>	14,013.81
<b>Cleared Deposits &amp; Additions</b>					
410	01/31/22	Multiple	January Cash Receipts	12,584.17	
				<b>Total</b>	12,584.17
				<b>Statement Total</b>	12,584.17
				<b>Difference</b>	0.00
<b>Cleared Checks &amp; Payments</b>					
3055	01/31/22		To record transfer of funds to Replacement Reserve	554.25	
3056	01/31/22		To record December 2021 USDA Loan pmt 1/5/22	1,167.64	
3057	01/31/22		To record transfer of tenant rent to PC for garage rent	50.00	
6627	12/15/21	30016455.09	Richard Dale Dickey	135.00	
6629	01/05/22	30016495	Quality Disposal System	153.51	
6630	01/05/22	30016451	Rick's Home Furnishings	62.13	
6631	01/05/22	30016360	Midcontinent Communications	211.81	
6632	01/05/22	Multiple	Mora Municipal Utilities	1,057.86	
6633	01/05/22	30016340	Housing Authority Accounting Specialists	509.88	
6634	01/06/22	30016454	Management Operating Account	735.00	
6635	01/06/22	30016451	Ace Hardware	38.99	
6636	01/10/22	30012119.5	Management Operating Account	5,500.00	
6637	01/14/22	Multiple	Minnesota Energy	2,728.00	
6638	01/14/22	30016720	North Star Mutual Insurance	886.58	
6639	01/19/22	30012110	Cross Country Mechanical	700.00	
				<b>Total</b>	14,490.65
				<b>Statement Total</b>	14,490.65
				<b>Difference</b>	0.00
				<b>Ending Bank Balance</b>	12,107.33
<b>Reconciled Bank Information</b>					
				<b>Ending Bank Balance</b>	12,107.33
<b>Open Deposits &amp; Additions</b>					
				<b>Total</b>	0.00
<b>Open Checks &amp; Payments</b>					
6640	01/28/22	Multiple	Cross Country Mechanical	700.00	
				<b>Total</b>	700.00
				<b>Reconciled Bank Balance</b>	11,407.33
<b>General Ledger Information</b>					
				<b>Unadjusted General Ledger Balance</b>	11,407.33
<b>Adjustments</b>					
				<b>Total</b>	0.00
				<b>Adjusted General Ledger Balance</b>	11,407.33
<b>Bank Account Reconciliation Summary</b>					
<b>Bank Statement Information</b>					
Beginning Bank Balance				14,013.81	
+ Cleared Deposits & Additions				12,584.17	
- Cleared Checks & Payments				14,490.65	
Ending Bank Balance				12,107.33	
<b>Reconciled Bank Information</b>					

**Housing & Redevelopment Authority of Mora**  
**Bank Account Reconciliation Worksheet**

FmHA Checking  
 January 1, 2022 - January 31, 2022

Reference	Date	GL Account	Description	Amount
			+ Open Deposits & Additions	0.00
			- Open Checks & Payments	700.00
<b>Reconciled Bank Balance</b>				<u>11,407.33</u>
<b>General Ledger Information</b>				
Unadjusted General Ledger Balance				11,407.33
+/- Total Adjustments				<u>0.00</u>
<b>Adjusted General Ledger Balance</b>				<u>11,407.33</u>
<b>Unreconciled Amount</b>				<u>0.00</u>

Cleared Deposits & Additions count = 1  
 Cleared Checks & Payments count = 15  
 Open Deposits & Additions count = 0  
 Open Checks & Payments count = 1  
 General Ledger Adjustment count = 0



## Management Report to the Board of the HRA of Mora for January, 2021

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

### Finance:

The January statement is attached.

- Monthly/YTD Revenue Variance: (\$6,453)/(\$43,030)
- Monthly/YTD Expenses Variance: \$10,134/\$114,142
- Monthly/YTD EBITDA Variance: \$3,681/\$71,112
- Net Income (Loss): \$6,988/(\$58,026)

### Revenue Notes: \$6,453 under budget

- Rental revenue was under budgeted revenue by \$1,300
  - Census averaged 23 on a budget of 26 (up from 21.3 last month)
  - At present, we are at 23 on a budget of 27 in February. We have one scheduled move-in during March.
- Housing Revenue Services revenue was under budget by \$5,135. December was under budget by \$11,586.
  - Therefore, as census increases, this continues to grow!

### Expense Notes: \$10,134 under budget

- Sales & Marketing: over by \$1,200
  - This is primarily due to non-budget hours allocated to community outreach.

### Covid – 19:

- 3 new employee cases
- 6 total resident cases
- As of today, we have 1 resident in quarantine. We will test on 2/18/2022 and assuming everyone is negative, we will be out of out-break testing.

### Staff:

- Open positions include: 1 PT NOC RA, 2 PT Life Enrichment Assistants, 1 Culinary Supervisor

Ron Donacik



	Balance 1/31/2022	Balance 3/31/2021	Net Change
324-450-40-31410 GUEST MEAL SALES	223	152	71
324-480-48-10110 INTEREST INCOME - UNRESTRICTED SAVINGS	1	8	(7)
324-495-41-62110 COMMUNITY FEE	4,331	3,500	831
324-495-41-62410 PET DEPOSIT FEE (NON- REFUNDABLE)	-	300	(300)
324-495-47-99110 MISCELLANEOUS INCOME	1,158	49,017	(47,859)
324-495-47-99120 GPO INCENTIVES	966	114	852
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(66,598)	(62,894)	(3,704)
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(2,060)	(2,360)	300
324-540-50-10605 STAFF	-	(8,082)	8,082
324-540-50-10620 RN STAFF	(37,039)	(981)	(36,058)
324-540-50-10621 RN STAFF - OT	(2,010)	-	(2,010)
324-540-50-10622 RN STAFF - FLEX	(1,572)	-	(1,572)
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	(236,712)	(278,426)	41,714
324-540-50-10651 NAR STAFF - OT	(11,924)	(28,945)	17,021
324-540-50-10652 NAR STAFF - FLEX	(384)	(97)	(287)
324-540-50-10653 NAR STAFF - FLEX CASHOUT	(7,033)	(6,272)	(761)
324-540-50-10701 TRAINING WAGES	(9,763)	(3,094)	(6,669)
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	(9,678)	(7,556)	(2,122)
324-540-50-40120 SUPPLIES - COVID-19	-	(6,610)	6,610
324-540-50-40170 SUPPLIES- PROGRAM OTHER	(389)	(1,532)	1,143
324-540-50-80110 EQUIPMENT REPAIRS	(148)	-	(148)
324-540-50-80210 MINOR EQUIPMENT	(1,203)	-	(1,203)
324-540-50-90010 CONTINUING EDUCATION	(50)	-	(50)
324-540-50-90030 MEETINGS & SEMINARS	(52)	-	(52)
324-540-50-90090 TRAVEL EXPENSE	(1,366)	(71)	(1,295)
324-540-50-90095 MISCELLANEOUS	-	(297)	297
324-610-50-10605 STAFF	(32,824)	(33,336)	512
324-610-50-10606 STAFF - OT	(12)	(222)	210
324-610-50-10607 STAFF - FLEX	238	(411)	649
324-610-50-10608 STAFF - FLEX CASHOUT	(1,145)	-	(1,145)
324-610-50-10701 TRAINING WAGES	(45)	(22)	(23)
324-610-50-31270 PURCH SVCS - ENTERTAINERS & SPEAKERS	(150)	-	(150)
324-610-50-40170 SUPPLIES- PROGRAM OTHER	(1,105)	(1,039)	(66)
324-610-50-90095 MISCELLANEOUS	(97)	-	(97)
324-700-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(29,847)	(33,468)	3,621
324-700-50-10601 SUPERVISOR/MANAGER/DIRECTOR - OT	(5,239)	(3,301)	(1,938)
324-700-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(375)	(752)	377
324-700-50-10605 STAFF	(57,750)	(59,058)	1,308
324-700-50-10606 STAFF - OT	(474)	(238)	(236)
324-700-50-10607 STAFF - FLEX	695	(1,102)	1,797
324-700-50-10608 STAFF - FLEX CASHOUT	(2,768)	(2,192)	(576)
324-700-50-10701 TRAINING WAGES	(155)	(86)	(69)

	Balance 1/31/2022	Balance 3/31/2021	Net Change
324-700-50-30190 OTHER CONSULTANT FEES	-	(1,039)	1,039
324-700-50-40130 SUPPLIES - CHINA / GLASS	(280)	(214)	(66)
324-700-50-40131 SUPPLIES - CHEMICALS	(1,656)	(1,433)	(223)
324-700-50-40132 SUPPLIES - PAPER GOODS	(873)	(388)	(485)
324-700-50-40170 SUPPLIES- PROGRAM OTHER	-	(229)	229
324-700-50-40175 SUPPLIES - UNIFORM	-	(691)	691
324-700-50-40240 FOOD - GENERAL	(42,383)	(59,967)	17,584
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	(20)	20
324-700-50-86010 EQUIP LEASE/RENTAL	(2,476)	-	(2,476)
324-710-50-10605 STAFF	(6,868)	(14,719)	7,851
324-710-50-10607 STAFF - FLEX	309	536	(227)
324-710-50-10608 STAFF - FLEX CASHOUT	(267)	-	(267)
324-710-50-31315 PURCH SVCS - PEST CONTROL	(258)	-	(258)
324-710-50-40170 SUPPLIES- PROGRAM OTHER	(7,177)	(6,229)	(948)
324-710-50-90095 MISCELLANEOUS	(94)	-	(94)
324-730-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(4,055)	(7,772)	3,717
324-730-50-10605 STAFF	(10,520)	(296)	(10,224)
324-730-50-10606 STAFF - OT	(48)	(111)	63
324-730-50-10607 STAFF - FLEX	(606)	-	(606)
324-730-50-10701 TRAINING WAGES	(329)	-	(329)
324-730-50-31305 PURCH SVCS - TRASH REMOVAL	(1,688)	(3,188)	1,500
324-730-50-31320 PURCH SVCS - MAINT CONTRACTS	(8,079)	(4,547)	(3,532)
324-730-50-31335 PURCH SVCS - BLDG & GROUND	(420)	(11,084)	10,664
324-730-50-31340 PURCH SVCS - EQUIPMENT	(238)	-	(238)
324-730-50-40170 SUPPLIES- PROGRAM OTHER	(5,119)	(6,071)	952
324-730-50-90090 TRAVEL EXPENSE	(1,411)	(1,680)	269
324-740-50-80310 UTILITIES - ELECTRICITY	(15,157)	(17,946)	2,789
324-740-50-80320 UTILITIES - GAS	(5,698)	(4,456)	(1,242)
324-740-50-80340 UTILITIES - SEWER & WATER	(5,990)	(5,473)	(517)
324-740-50-80350 UTILITIES - CABLE	(4,964)	(7,791)	2,827
324-800-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(4,056)	(56,763)	52,707
324-800-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	1,551	(346)	1,897
324-800-50-10603 SUPERVISOR/MANAGER/DIRECTOR - FLEX CASHOUT	(1,852)	(796)	(1,056)
324-800-50-31105 PURCH SVCS - OTHER	(2,231)	(5,572)	3,341
324-800-50-31140 PURCH SVCS - BANK FEES	(843)	(220)	(623)
324-800-50-31180 PURCH SVCS - OUTSIDE COUNSEL	-	(106)	106
324-800-50-31185 MANAGEMENT FEES	(47,551)	(53,683)	6,132
324-800-50-31190 PURCH SVCS - INDEPENDENT ACCOUNTING	(3,217)	(11,149)	7,932
324-800-50-31360 PURCH SERV - SHRED IT	(600)	(419)	(181)
324-800-50-40160 RESIDENT RECOGNITION	(182)	(221)	39
324-800-50-44010 SPECIAL EVENTS	(83)	-	(83)
324-800-50-80030 SALES TAX EXPENSE	(17)	(10)	(7)
324-800-50-80110 EQUIPMENT REPAIRS	(497)	-	(497)
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	(10,462)	(4,000)	(6,462)
324-800-50-86030 COPIER LEASE / RENTAL	(6,329)	(6,407)	78
324-800-50-90010 CONTINUING EDUCATION	(85)	-	(85)
324-800-50-90020 LICENSES & PERMITS	(5,631)	(4,059)	(1,572)
324-800-50-90030 MEETINGS & SEMINARS	-	(168)	168
324-800-50-90040 POSTAGE & DELIVERY	(152)	(440)	288
324-800-50-90070 STATIONERY & OFFICE	(1,504)	(2,128)	624



	Balance 1/31/2022	Balance 3/31/2021	Net Change
324-800-50-90080 SUBSCRIPTIONS	-	(216)	216
324-800-50-90090 TRAVEL EXPENSE	(2,632)	(555)	(2,077)
324-800-50-91010 PROPERTY & LIABILITY INSURANCE	(4,468)	(2,946)	(1,522)
324-800-50-92010 TELEPHONE	(7,160)	(7,123)	(37)
324-800-50-98120 BAD DEBT EXPENSE	(10,000)	(15,000)	5,000
324-800-50-98255 EMPLOYEE RECOGNITION	(1,336)	(4,794)	3,458
324-870-50-10135 SALARIES - COMMISSIONS	(420)	-	(420)
324-870-50-10600 SUPERVISOR/MANAGER/DIRECTOR	(3,132)	-	(3,132)
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	(2,168)	(1,062)	(1,106)
324-870-50-31460 Yellow Pages	(570)	-	(570)
324-870-50-32010 NETWORKING	(6)	-	(6)
324-870-50-32020 SALES EXPENSE	(1,451)	-	(1,451)
324-870-50-44010 SPECIAL EVENTS	(69)	-	(69)
324-870-50-90040 POSTAGE & DELIVERY	-	1	(1)
324-870-50-90050 PRINTING	(75)	-	(75)
324-870-50-90080 SUBSCRIPTIONS	(193)	-	(193)
324-950-50-81020 DEPREC - BUILDING	(95,268)	(112,499)	17,231
324-950-50-81030 DEPREC - FFE	(5,717)	(20,652)	14,935
324-950-50-81090 AMORTIZATION OF	(3,942)	(4,731)	789
324-950-50-82010 REAL ESTATE TAXES	(1,478)	(1,763)	285
324-950-50-83020 INTEREST - BONDS SERIES B	(6,592)	-	(6,592)
324-950-50-83110 INTEREST - MORTGAGES	(56,920)	(91,732)	34,812
324-950-50-86010 EQUIP LEASE/RENTAL	-	(1,098)	1,098
324-980-50-70101 EMPLOYER FICA	(40,556)	(48,078)	7,522
324-980-50-70201 FUTA TAXES	(1,368)	(1,533)	165
324-980-50-70301 EMPLOYER SUI	(1,085)	(4,713)	3,628
324-980-50-71101 HEALTH INSURANCE PREMIUM	(20,421)	(20,000)	(421)
324-980-50-71102 DENTAL INSURANCE PREMIUM	(2,703)	(2,825)	122
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	6,077	5,932	145
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	1,316	1,751	(435)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	(5,168)	(7,581)	2,413
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	(6,853)	(7,962)	1,109
324-980-50-78000 Health Savings Account	(566)	-	(566)
324-980-50-78001 EMPLOYEE BENEFITS OTHER	2	3	(1)
<b>Total Net Income</b>	<b>(58,027)</b>	<b>(196,662)</b>	<b>138,635</b>
<b>Unrestricted Net Assets:</b>			
324-000-30-10010 UNRESTRICTED NET ASSETS	(844,379)	(648,827)	(195,552)
<b>Total Unrestricted Net Assets</b>	<b>(844,379)</b>	<b>(648,827)</b>	<b>(195,552)</b>
<b>Temporarily Restricted Contributions:</b>			
324-490-49-93050 CONTRIBUTIONS - TEMPORARILY RESTRICTED	-	1,110	(1,110)
<b>Total Temporarily Restricted Contributions</b>	<b>-</b>	<b>1,110</b>	<b>(1,110)</b>
<b>Total Equity</b>	<b>(902,406)</b>	<b>(844,379)</b>	<b>(58,027)</b>
<b>Total Liabilities &amp; Equity</b>	<b>2,645,687</b>	<b>2,535,337</b>	<b>110,350</b>



Eastwood Senior Living  
 Eastwood Senior Living  
 Unaudited Income Statement  
 For the Ten Months Ending Monday, January 31, 2022

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>OPERATING REVENUE</b>						
Housing Resident Service Revenue	81,575	86,710	(5,135)	683,825	714,850	(31,025)
Rental Revenue	33,285	34,660	(1,375)	260,560	279,244	(18,684)
Culinary Services	7	-	7	223	-	223
Fees & Charges	-	-	-	4,331	-	4,331
Other Revenue	50	-	50	2,125	-	2,125
<b>TOTAL OPERATING REVENUES</b>	<b>114,917</b>	<b>121,370</b>	<b>(6,453)</b>	<b>951,064</b>	<b>994,094</b>	<b>(43,030)</b>
<b>OPERATING EXPENSES</b>						
Health Services	43,109	46,850	3,741	393,033	440,348	47,315
Therapeutic Recreation/Life Enrichment	3,882	4,316	434	35,140	42,673	7,533
Culinary Services	12,445	16,369	3,924	143,579	160,499	16,920
Housekeeping and Laundry	692	1,594	902	14,355	15,512	1,157
Environmental Services	6,404	3,036	(3,368)	32,513	30,274	(2,239)
Utilities	3,940	3,042	(898)	31,810	34,667	2,857
Administration	9,778	14,878	5,100	109,337	137,270	27,933
Sales and Marketing	2,001	755	(1,246)	8,084	7,550	(534)
Property and Related	148	148	-	1,478	1,477	(1)
Employee Taxes and Benefits	7,361	8,906	1,545	71,323	84,524	13,201
<b>TOTAL OPERATING EXPENSES</b>	<b>89,760</b>	<b>99,894</b>	<b>10,134</b>	<b>840,652</b>	<b>954,794</b>	<b>114,142</b>
<b>EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)</b>	<b>25,157</b>	<b>21,476</b>	<b>3,681</b>	<b>110,412</b>	<b>39,300</b>	<b>71,112</b>
<b>EBITDA %</b>	<b>21.89%</b>	<b>17.69%</b>		<b>11.61%</b>	<b>3.95%</b>	
Depreciation Expense	11,183	11,183	-	100,985	112,037	11,052
Interest & Amortization Expense	6,986	7,069	83	67,454	71,282	3,828
<b>OPERATING INCOME (LOSS) BEFORE OVERHEAD</b>	<b>6,988</b>	<b>3,224</b>	<b>3,764</b>	<b>(58,027)</b>	<b>(144,019)</b>	<b>85,992</b>
Investment Income	-	-	-	1	-	1
<b>NET INCOME (LOSS)</b>	<b>6,988</b>	<b>3,224</b>	<b>3,764</b>	<b>(58,026)</b>	<b>(144,019)</b>	<b>85,993</b>

Eastwood Senior Living  
 Eastwood Senior Living  
 Unaudited Income Statement  
 For the Ten Months Ending Monday, January 31, 2022

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
RESIDENT DAYS:						
<b>OPERATING REVENUE</b>						
Housing Resident Service Revenue:						
324-440-40-11120 IL/AL - EW SERVICES	-	-	-	288	-	288
324-440-40-13110 MC - PRIVATE PAY SERVICES	42,454	42,380	74	314,357	326,000	(11,643)
324-440-40-13120 MC - EW SERVICES	38,985	44,330	(5,345)	371,439	388,850	(17,411)
324-440-40-15110 HS RESIDENT ASSISTANT SERVICES	-	-	-	(2,784)	-	(2,784)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	136	-	136	525	-	525
<b>Total Housing Resident Service Revenue</b>	<b>81,575</b>	<b>86,710</b>	<b>(5,135)</b>	<b>683,825</b>	<b>714,850</b>	<b>(31,025)</b>
Rental Revenue:						
324-400-42-20010 AL - RENT	-	-	-	494	-	494
324-400-42-20510 MC - RENT	32,885	35,460	(2,575)	258,634	287,244	(28,610)
324-400-42-21515 IL - 2ND PERSON RENT	400	-	400	1,432	-	1,432
324-400-42-49025 MARKET RATE LOSS	-	(800)	800	-	(8,000)	8,000
<b>Total Rental Revenue</b>	<b>33,285</b>	<b>34,660</b>	<b>(1,375)</b>	<b>260,560</b>	<b>279,244</b>	<b>(18,684)</b>
Culinary Services:						
324-450-40-31110 RESTAURANT SALES	-	-	-	-	-	-
324-450-40-31410 GUEST MEAL SALES	7	-	7	223	-	223
<b>Total Culinary Services</b>	<b>7</b>	<b>-</b>	<b>7</b>	<b>223</b>	<b>-</b>	<b>223</b>
Fees & Charges:						
324-495-41-62110 COMMUNITY FEE	-	-	-	4,331	-	4,331
<b>Total Fees &amp; Charges</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,331</b>	<b>-</b>	<b>4,331</b>
Other Revenue:						
324-495-47-99110 MISCELLANEOUS INCOME	50	-	50	1,158	-	1,158
324-495-47-99120 GPO INCENTIVES	-	-	-	966	-	966
<b>Total Other Revenue</b>	<b>50</b>	<b>-</b>	<b>50</b>	<b>2,125</b>	<b>-</b>	<b>2,125</b>
<b>TOTAL OPERATING REVENUES</b>	<b>114,917</b>	<b>121,370</b>	<b>(6,453)</b>	<b>951,064</b>	<b>994,094</b>	<b>(43,030)</b>
<b>OPERATING EXPENSES</b>						
Health Services:						
324-540-50-10600 SUPERVISOR/MANAGER/DIRECTOR	6,643	5,561	(1,082)	66,598	54,894	(11,704)
324-540-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	(346)	-	346	2,060	-	(2,060)
324-540-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	6	6	-	54	54
324-540-50-10620 RN STAFF	5,893	-	(5,893)	37,039	-	(37,039)
324-540-50-10621 RN STAFF - OT	207	-	(207)	2,010	-	(2,010)
324-540-50-10622 RN STAFF - FLEX	359	-	(359)	1,572	-	(1,572)
324-540-50-10640 LPN STAFF	-	4,701	4,701	5,347	45,281	39,934
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	-	179	179
324-540-50-10650 NAR STAFF	25,704	33,924	8,220	236,712	314,284	77,572
324-540-50-10651 NAR STAFF - OT	1,148	1,323	175	11,924	12,497	573
324-540-50-10652 NAR STAFF - FLEX	1,203	-	(1,203)	384	-	(384)
324-540-50-10653 NAR STAFF - FLEX CASHOUT	-	-	-	7,033	-	(7,033)
324-540-50-10654 NAR STAFF - STD	-	134	134	-	1,325	1,325
324-540-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-540-50-10701 TRAINING WAGES	-	-	-	9,763	-	(9,763)
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	-	583	583
324-540-50-40119 SUPPLIES- OTHER MEDICAL	2,269	1,000	(1,269)	9,678	10,000	322
324-540-50-40170 SUPPLIES- PROGRAM OTHER	-	125	125	389	1,250	861
324-540-50-80110 EQUIPMENT REPAIRS	-	-	-	148	-	(148)
324-540-50-80210 MINOR EQUIPMENT	-	-	-	1,203	-	(1,203)
324-540-50-90010 CONTINUING EDUCATION	-	-	-	50	-	(50)
324-540-50-90030 MEETINGS & SEMINARS	-	-	-	52	-	(52)
324-540-50-90090 TRAVEL EXPENSE	28	-	(28)	1,366	-	(1,366)

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-540-50-90095 MISCELLANEOUS	-	-	-	-	-	-
<b>Total Health Services</b>	<b>43,109</b>	<b>46,860</b>	<b>3,741</b>	<b>393,033</b>	<b>440,348</b>	<b>47,315</b>
Therapeutic Recreation/Life Enrichment:						
324-610-50-10605 STAFF	3,687	3,759	72	32,824	37,108	4,284
324-610-50-10606 STAFF - OT	-	-	-	12	-	(12)
324-610-50-10607 STAFF - FLEX	194	-	(194)	(238)	-	238
324-610-50-10608 STAFF - FLEX CASHOUT	-	-	-	1,146	-	(1,146)
324-610-50-10609 STAFF - STD	-	15	15	-	148	148
324-610-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-610-50-10701 TRAINING WAGES	-	-	-	45	-	(45)
324-610-50-10905 STAFF HRS	-	-	-	-	-	-
324-610-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-610-50-10908 STAFF - FLEX CASHOUT HRS	-	-	-	-	-	-
324-610-50-31270 PURCH SVCS - ENTERTAINERS & SPEAKERS	-	167	167	150	1,667	1,517
324-610-50-40170 SUPPLIES- PROGRAM OTHER	-	125	125	1,105	1,250	145
324-610-50-80210 MINOR EQUIPMENT	-	83	83	-	833	833
324-610-50-90010 CONTINUING EDUCATION	-	-	-	-	-	-
324-610-50-90093 INTERNAL FOOD EXPENSE	-	167	167	-	1,667	1,667
324-610-50-90095 MISCELLANEOUS	-	-	-	97	-	(97)
<b>Total Therapeutic Recreation/Life Enrichment</b>	<b>3,882</b>	<b>4,316</b>	<b>434</b>	<b>35,140</b>	<b>42,673</b>	<b>7,533</b>
Culinary Services:						
324-700-50-10600 SUPERVISOR/MANAGER/DIRECTOR	2,797	1,830	(967)	29,847	17,630	(12,217)
324-700-50-10601 SUPERVISOR/MANAGER/DIRECTOR - OT	831	76	(755)	5,239	745	(4,494)
324-700-50-10602 SUPERVISOR/MANAGER/DIRECTOR - FLEX	-	-	-	375	-	(375)
324-700-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	2	2	-	18	18
324-700-50-10605 STAFF	3,879	7,088	3,207	57,750	68,381	10,631
324-700-50-10606 STAFF - OT	12	194	182	474	1,916	1,442
324-700-50-10607 STAFF - FLEX	(1,890)	-	1,890	(695)	-	695
324-700-50-10608 STAFF - FLEX CASHOUT	2,106	-	(2,106)	2,768	-	(2,768)
324-700-50-10609 STAFF - STD	-	28	28	-	278	278
324-700-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-700-50-10701 TRAINING WAGES	-	-	-	155	-	(155)
324-700-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-700-50-10901 SUPERVISOR/MANAGER/DIRECTOR - OT HRS	-	-	-	-	-	-
324-700-50-10905 STAFF HRS	-	-	-	-	-	-
324-700-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-700-50-10908 STAFF - FLEX CASHOUT HRS	-	-	-	-	-	-
324-700-50-30190 OTHER CONSULTANT FEES	-	-	-	-	-	-
324-700-50-31105 PURCH SVCS - OTHER	-	-	-	-	-	-
324-700-50-40130 SUPPLIES - CHINA / GLASS	117	85	(32)	280	854	574
324-700-50-40131 SUPPLIES - CHEMICALS	-	228	228	1,656	2,279	623
324-700-50-40132 SUPPLIES - PAPER GOODS	266	199	(67)	873	1,994	1,121
324-700-50-40170 SUPPLIES- PROGRAM OTHER	-	-	-	-	-	-
324-700-50-40175 SUPPLIES - UNIFORM	-	57	57	-	570	570
324-700-50-40240 FOOD - GENERAL	4,128	6,583	2,455	42,383	65,833	23,450
324-700-50-40380 FOOD - SPECIAL FUNCTIONS	-	-	-	-	-	-
324-700-50-86010 EQUIP LEASE/RENTAL	199	-	(199)	2,476	-	(2,476)
324-700-50-90095 MISCELLANEOUS	-	-	-	-	-	-
<b>Total Culinary Services</b>	<b>12,445</b>	<b>16,369</b>	<b>3,924</b>	<b>143,579</b>	<b>160,499</b>	<b>16,920</b>
Housekeeping and Laundry:						
324-710-50-10605 STAFF	-	1,157	1,157	6,868	11,144	4,276
324-710-50-10606 STAFF - OT	-	16	16	-	157	157
324-710-50-10607 STAFF - FLEX	-	-	-	(309)	-	309
324-710-50-10608 STAFF - FLEX CASHOUT	-	-	-	267	-	(267)
324-710-50-10609 STAFF - STD	-	5	5	-	44	44
324-710-50-10905 STAFF HRS	-	-	-	-	-	-
324-710-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-710-50-10908 STAFF - FLEX CASHOUT HRS	-	-	-	-	-	-
324-710-50-31315 PURCH SVCS - PEST CONTROL	129	-	(129)	258	-	(258)
324-710-50-40170 SUPPLIES- PROGRAM OTHER	563	417	(146)	7,177	4,167	(3,010)
324-710-50-90095 MISCELLANEOUS	-	-	-	94	-	(94)
<b>Total Housekeeping and Laundry</b>	<b>692</b>	<b>1,594</b>	<b>902</b>	<b>14,365</b>	<b>15,512</b>	<b>1,157</b>
Environmental Services:						
324-730-50-10600 SUPERVISOR/MANAGER/DIRECTOR	-	655	655	4,055	6,466	2,411
324-730-50-10604 SUPERVISOR/MANAGER/DIRECTOR - STD	-	1	1	-	7	7
324-730-50-10605 STAFF	3,681	-	(3,681)	10,520	-	(10,520)
324-730-50-10606 STAFF - OT	-	-	-	48	-	(48)
324-730-50-10607 STAFF - FLEX	217	-	(217)	606	-	(606)
324-730-50-10700 TRAINING HOURS	-	-	-	-	-	-
324-730-50-10701 TRAINING WAGES	-	-	-	329	-	(329)
324-730-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-730-50-10905 STAFF HRS	-	-	-	-	-	-

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-730-50-10906 STAFF - OT HRS	-	-	-	-	-	-
324-730-50-31105 PURCH SVCS - OTHER	-	-	-	-	-	-
324-730-50-31305 PURCH SVCS - TRASH REMOVAL	347	-	(347)	1,688	-	(1,688)
324-730-50-31320 PURCH SVCS - MAINT CONTRACTS	1,613	1,464	(149)	8,079	14,635	6,556
324-730-50-31335 PURCH SVCS - BLDG & GROUNDS	210	-	(210)	420	-	(420)
324-730-50-31340 PURCH SVCS - EQUIPMENT	238	-	(238)	238	-	(238)
324-730-50-40170 SUPPLIES- PROGRAM OTHER	-	500	500	5,119	5,000	(119)
324-730-50-41110 SUPPLIES - PAINTER	-	-	-	-	-	-
324-730-50-41170 SUPPLIES - TOOLS	-	-	-	-	-	-
324-730-50-80110 EQUIPMENT REPAIRS	-	333	333	-	3,333	3,333
324-730-50-80210 MINOR EQUIPMENT	-	-	-	-	-	-
324-730-50-90090 TRAVEL EXPENSE	96	83	(13)	1,411	833	(578)
<b>Total Environmental Services</b>	<b>6,404</b>	<b>3,036</b>	<b>(3,368)</b>	<b>32,513</b>	<b>30,274</b>	<b>(2,239)</b>
Utilities:						
324-740-50-80310 UTILITIES - ELECTRICITY	1,183	1,500	317	15,157	17,300	2,143
324-740-50-80320 UTILITIES - GAS	1,795	375	(1,420)	5,698	5,700	2
324-740-50-80340 UTILITIES - SEWER & WATER	712	542	(170)	5,990	5,417	(573)
324-740-50-80350 UTILITIES - CABLE	250	625	375	4,964	6,250	1,286
<b>Total Utilities</b>	<b>3,940</b>	<b>3,042</b>	<b>(898)</b>	<b>31,810</b>	<b>34,667</b>	<b>2,857</b>
Administration:						
324-800-50-10600 SUPERVISOR/MANAGER/DIRECTOR	-	4,077	4,077	4,056	40,241	36,185
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	-	40	40
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	-	377	377	2,231	3,770	1,539
324-800-50-31140 PURCH SVCS - BANK FEES	-	30	30	843	300	(543)
324-800-50-31185 MANAGEMENT FEES	5,745	6,068	323	47,551	49,705	2,154
324-800-50-31190 PURCH SVCS - INDEPENDENT ACCOUNTING	267	375	108	3,217	3,750	533
324-800-50-31360 PURCH SERV - SHRED IT	56	49	(7)	600	490	(110)
324-800-50-40160 RESIDENT RECOGNITION	-	-	-	182	-	(182)
324-800-50-44010 SPECIAL EVENTS	83	-	(83)	83	-	(83)
324-800-50-80030 SALES TAX EXPENSE	0	-	-	17	-	(17)
324-800-50-80110 EQUIPMENT REPAIRS	-	-	-	497	-	(497)
324-800-50-80120 EQUIPMENT MAINT CONTRACTS	488	544	56	10,462	5,440	(5,022)
324-800-50-86030 COPIER LEASE / RENTAL	624	292	(332)	6,329	2,917	(3,412)
324-800-50-90010 CONTINUING EDUCATION	-	-	-	85	-	(85)
324-800-50-90020 LICENSES & PERMITS	510	500	(10)	5,631	5,000	(631)
324-800-50-90030 MEETINGS & SEMINARS	-	13	13	-	125	125
324-800-50-90040 POSTAGE & DELIVERY	30	42	12	152	417	265
324-800-50-90050 PRINTING	-	-	-	-	-	-
324-800-50-90070 STATIONERY & OFFICE SUPPLIES	-	250	250	1,504	2,500	996
324-800-50-90080 SUBSCRIPTIONS	-	17	17	-	167	167
324-800-50-90090 TRAVEL EXPENSE	-	25	25	2,632	250	(2,382)
324-800-50-90091 BUSINESS MEALS	-	-	-	-	-	-
324-800-50-90095 MISCELLANEOUS	-	-	-	-	-	-
324-800-50-91010 PROPERTY & LIABILITY INSURANCE	-	362	362	4,468	3,620	(848)
324-800-50-92010 TELEPHONE	855	708	(147)	7,160	7,081	(79)
324-800-50-98120 BAD DEBT EXPENSE	1,000	1,000	-	10,000	10,000	-
324-800-50-98255 EMPLOYEE RECOGNITION	120	146	26	1,336	1,458	122
<b>Total Administration</b>	<b>9,778</b>	<b>14,878</b>	<b>5,100</b>	<b>109,337</b>	<b>137,270</b>	<b>27,933</b>
Sales and Marketing:						
324-870-50-10135 SALARIES - COMMISSIONS	180	-	(180)	420	-	(420)
324-870-50-10600 SUPERVISOR/MANAGER/DIRECTOR	940	-	(940)	3,132	-	(3,132)
324-870-50-10900 SUPERVISOR/MANAGER/DIRECTOR HRS	-	-	-	-	-	-
324-870-50-31405 PURCH SVCS - PUBLIC RELATIONS	-	-	-	-	-	-
324-870-50-31415 PURCH SVCS - NEW AD CREATION	-	-	-	-	-	-
324-870-50-31420 PURCH SVCS - COLLATERAL MATERIAL	-	33	33	-	333	333
324-870-50-31450 PURCH SVCS - MEDIA PLACEMENT	-	292	292	2,168	2,917	749
324-870-50-31460 Yellow Pages	570	-	(570)	570	-	(570)
324-870-50-32010 NETWORKING	-	65	65	6	646	640
324-870-50-32020 SALES EXPENSE	311	180	(131)	1,451	1,800	349
324-870-50-44010 SPECIAL EVENTS	-	83	83	69	833	764
324-870-50-90050 PRINTING	-	83	83	75	833	758
324-870-50-90060 PROFESSIONAL ORG DUES	-	19	19	-	188	188
324-870-50-90080 SUBSCRIPTIONS	-	-	-	193	-	(193)
<b>Total Sales and Marketing</b>	<b>2,001</b>	<b>755</b>	<b>(1,246)</b>	<b>8,084</b>	<b>7,550</b>	<b>(534)</b>
Foundation						
Property and Related:						
324-950-50-81020 DEPREC - BUILDING	-	-	-	-	-	-
324-950-50-81030 DEPREC - FFE	-	-	-	-	-	-

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
324-950-50-81090 AMORTIZATION OF INTANGIBLES	-	-	-	-	-	-
324-950-50-82010 REAL ESTATE TAXES	148	148	-	1,478	1,477	(1)
324-950-50-83010 INTEREST - BONDS SERIES A	-	-	-	-	-	-
324-950-50-83020 INTEREST - BONDS SERIES B	-	-	-	-	-	-
324-950-50-83110 INTEREST - MORTGAGES	-	-	-	-	-	-
<b>Total Property and Related</b>	<b>148</b>	<b>148</b>	<b>-</b>	<b>1,478</b>	<b>1,477</b>	<b>(1)</b>
Employee Taxes and Benefits:						
324-980-50-70101 EMPLOYER FICA	4,359	4,937	578	40,556	46,853	6,297
324-980-50-70201 FUTA TAXES	314	114	(200)	1,368	1,078	(290)
324-980-50-70301 EMPLOYER SUI	122	618	496	1,085	5,868	4,783
324-980-50-71101 HEALTH INSURANCE PREMIUM	2,270	2,118	(152)	20,421	20,102	(319)
324-980-50-71102 DENTAL INSURANCE PREMIUM	271	271	-	2,703	2,573	(130)
324-980-50-71111 HEALTH INSURANCE DEDUCTIONS	(1,075)	(699)	376	(6,077)	(6,637)	(560)
324-980-50-71112 DENTAL INSURANCE DEDUCTIONS	(237)	(283)	(46)	(1,316)	(2,886)	(1,370)
324-980-50-73102 401(k) EMPLR CONTRIBUTION	654	728	74	5,168	6,906	1,738
324-980-50-74102 WORKERS COMP INSURANCE PREMIUM	639	1,103	464	6,853	10,466	3,613
324-980-50-78000 Health Savings Account	44	-	(44)	566	-	(566)
324-980-50-78001 EMPLOYEE BENEFITS OTHER	0	-	-	(2)	-	2
<b>Total Employee Taxes and Benefits</b>	<b>7,361</b>	<b>8,906</b>	<b>1,545</b>	<b>71,323</b>	<b>84,524</b>	<b>13,201</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>89,760</b>	<b>99,894</b>	<b>10,134</b>	<b>840,652</b>	<b>954,794</b>	<b>114,142</b>
<b>EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)</b>	<b>25,157</b>	<b>21,476</b>	<b>3,681</b>	<b>110,412</b>	<b>39,300</b>	<b>71,112</b>
<b>EBITDA %</b>	<b>21.89%</b>	<b>17.69%</b>		<b>11.61%</b>	<b>3.95%</b>	
Depreciation Expense:						
324-950-50-81020 DEPREC - BUILDING	11,183	11,183	-	95,268	112,037	16,769
324-950-50-81030 DEPREC - FFE	-	-	-	5,717	-	(5,717)
324-950-50-81090 AMORTIZATION OF INTANGIBLES	-	-	-	-	-	-
<b>Total Depreciation Expense</b>	<b>11,183</b>	<b>11,183</b>	<b>-</b>	<b>100,985</b>	<b>112,037</b>	<b>11,052</b>
Interest & Amortization Expense:						
324-950-50-81090 AMORTIZATION OF INTANGIBLES	394	478	84	3,942	4,775	833
324-950-50-83010 INTEREST - BONDS SERIES A	-	6,312	6,312	-	63,457	63,457
324-950-50-83020 INTEREST - BONDS SERIES B	6,592	280	(6,312)	6,592	3,050	(3,542)
324-950-50-83110 INTEREST - MORTGAGES	-	-	-	56,920	-	(56,920)
<b>Total Interest &amp; Amortization Expense</b>	<b>6,986</b>	<b>7,069</b>	<b>83</b>	<b>67,454</b>	<b>71,282</b>	<b>3,828</b>
<b>OPERATING INCOME (LOSS) BEFORE OVERHEAD</b>	<b>6,988</b>	<b>3,224</b>	<b>3,764</b>	<b>(58,027)</b>	<b>(144,019)</b>	<b>85,992</b>
Investment Income:						
324-480-48-10110 INTEREST INCOME - UNRESTRICTED SAVINGS	-	-	-	1	-	1
<b>Total Investment Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>1</b>
<b>NET INCOME (LOSS)</b>	<b>6,988</b>	<b>3,224</b>	<b>3,764</b>	<b>(58,026)</b>	<b>(144,019)</b>	<b>85,993</b>





Eastwood Senior Living  
 Eastwood Senior Living  
 Balance Sheet Detailed  
 As Of Monday, January 31, 2022

	Balance 1/31/2022	Balance 3/31/2021	Net Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Petty Cash	500	500	-
Cash - Checking Operating	117,742	58,243	59,499
<b>Total Cash</b>	<b>118,242</b>	<b>58,743</b>	<b>59,499</b>
Accts Rec - Tenants	68,011	82,888	(14,877)
Allowance for Doubtful Accounts	(23,970)	(19,678)	(4,292)
<b>Total Receivables</b>	<b>44,041</b>	<b>63,210</b>	<b>(19,169)</b>
Prepaid Maint Contracts	1,127	-	1,127
Prepaid Expense - Other	3,538	3,295	243
<b>Total Prepaid</b>	<b>4,665</b>	<b>3,295</b>	<b>1,370</b>
Cash - Savings Security Deposits	3,852	5,351	(1,499)
Bond Payment Fund	184,458	51,414	133,044
Bond Operating Reserve Fund	250,053	250,053	-
Bond Debt Service Reserve Fund	387	387	-
<b>Total Restricted Assets</b>	<b>438,750</b>	<b>307,205</b>	<b>131,545</b>
Land	36,536	36,536	-
Building & Improvements	3,178,601	3,174,834	3,767
Construction in Progress	-	42,425	(42,425)
Furniture & Equipment - General	308,363	242,798	65,565
<b>Total Capital Assets</b>	<b>3,523,500</b>	<b>3,496,593</b>	<b>26,907</b>
Accumulated Depreciation - Bldg	(1,249,346)	(1,165,261)	(84,085)
Accumulated Depreciation - FFE	(234,165)	(228,448)	(5,717)
<b>Total Accumulated Depreciation</b>	<b>(1,483,511)</b>	<b>(1,393,709)</b>	<b>(89,802)</b>
<b>Net Capital Assets</b>	<b>2,039,989</b>	<b>2,102,884</b>	<b>(62,895)</b>
<b>Total Assets</b>	<b>2,645,687</b>	<b>2,535,337</b>	<b>110,350</b>

	Balance 1/31/2022	Balance 3/31/2021	Net Change
Accounts Payable	29,338	26,105	3,233
Other Accrued Expenses	136,240	121,095	15,145
Accts Rec - Credit Balance	5,374	-	5,374
Total Accounts Payable	<u>170,952</u>	<u>147,200</u>	<u>23,752</u>
Security Deposits	2,439	2,464	(25)
Total Other Payables	<u>2,439</u>	<u>2,464</u>	<u>(25)</u>
Accrued Sales Tax Liability	54	37	17
Accr Real Estate Taxes	148	443	(295)
Total Taxes Payable	<u>202</u>	<u>480</u>	<u>(278)</u>
Accrued Salaries	175,946	117,984	57,962
Accrued Flex Leave	32,854	31,725	1,129
Total Accrued Payroll Related	<u>208,800</u>	<u>149,709</u>	<u>59,091</u>
Accrued Interest - Bonds Series A	40,471	21,423	19,048
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	(5,246)	(3,303)	(1,943)
Accumulated Amortization - Underwriters Disc	8,767	5,520	3,247
Deferred Financing Costs	(63,311)	(63,311)	-
Accumulated Amortization	7,123	4,485	2,638
Total Bond/Note Payables	<u>3,165,700</u>	<u>3,079,863</u>	<u>85,837</u>
Total Payables	<u>3,548,093</u>	<u>3,379,716</u>	<u>168,377</u>
Net Income	(58,027)	(196,662)	138,635
Unrestricted Net Assets	(844,379)	(648,827)	(195,552)
Temporarily Restricted Contributions	-	1,110	(1,110)
Total Equity	<u>(902,406)</u>	<u>(844,379)</u>	<u>(58,027)</u>
Total Liabilities & Equity	<u>2,645,687</u>	<u>2,535,337</u>	<u>110,350</u>

Eastwood Senior Living  
 Eastwood Senior Living  
 Balance Sheet Detailed  
 As Of Monday, January 31, 2022

	Balance 1/31/2022	Balance 3/31/2021	Net Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Petty Cash:			
324-000-11-10105 PETTY CASH	500	500	-
Total Petty Cash	500	500	-
Cash - Checking Operating:			
324-000-11-10120 OPERATING CASH	117,742	58,243	59,499
Total Cash - Checking Operating	117,742	58,243	59,499
Total Cash	118,242	58,743	59,499
Accts Rec - Tenants:			
324-000-11-24110 ACCTS REC - TENANTS	68,011	82,888	(14,877)
Total Accts Rec - Tenants	68,011	82,888	(14,877)
Allowance for Doubtful Accounts:			
324-000-11-24995 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(23,970)	(19,678)	(4,292)
Total Allowance for Doubtful Accounts	(23,970)	(19,678)	(4,292)
Total Receivables	44,041	63,210	(19,169)
Prepaid Maint Contracts:			
324-000-11-43110 PREPAID MAINT CONTRACTS	1,127	-	1,127
Total Prepaid Maint Contracts	1,127	-	1,127
Prepaid Expense - Other:			
324-000-11-49110 PREPAID EXPENSE - OTHER	3,538	3,295	243
Total Prepaid Expense - Other	3,538	3,295	243
Total Prepaid	4,665	3,295	1,370
Cash - Savings Security Deposits:			
324-000-14-10150 CASH - SAVINGS SECURITY DEPOSITS	3,852	5,351	(1,499)
Total Cash - Savings Security Deposits	3,852	5,351	(1,499)
Bond Payment Fund:			
324-000-14-60110 BOND PAYMENT FUND	184,458	51,414	133,044
Total Bond Payment Fund	184,458	51,414	133,044
Bond Operating Reserve Fund:			
324-000-14-60160 BOND OPERATING RESERVE FUND	250,053	250,053	-

	Balance 1/31/2022	Balance 3/31/2021	Net Change
Total Bond Operating Reserve Fund	250,053	250,053	
Bond Debt Service Reserve Fund:			
324-000-14-60170 BOND DEBT SERVICE RESERVE FUND	387	387	-
Total Bond Debt Service Reserve Fund	387	387	-
Total Restricted Assets	438,750	307,205	131,545
Land:			
324-000-16-10010 LAND	36,536	36,536	-
Total Land	36,536	36,536	-
Building & Improvements:			
324-000-16-20010 BUILDING & IMPROVEMENTS	3,178,601	3,174,834	3,767
Total Building & Improvements	3,178,601	3,174,834	3,767
Construction in Progress:			
324-000-16-20090 CONSTRUCTION IN PROGRESS	-	42,425	(42,425)
Total Construction in Progress	-	42,425	(42,425)
Furniture & Equipment - General:			
324-000-16-30110 FURNITURE & EQUIPMENT - GENERAL	308,363	242,798	65,565
Total Furniture & Equipment - General	308,363	242,798	65,565
Total Capital Assets	3,523,500	3,496,593	26,907
Accumulated Depreciation - Bldg:			
324-000-17-20110 ACCUMULATED DEPRECIATION - BLDG	(1,249,346)	(1,165,261)	(84,085)
Total Accumulated Depreciation - Bldg	(1,249,346)	(1,165,261)	(84,085)
Accumulated Depreciation - FFE:			
324-000-17-30110 ACCUMULATED DEPRECIATION - FFE	(234,165)	(228,448)	(5,717)
Total Accumulated Depreciation - FFE	(234,165)	(228,448)	(5,717)
Total Accumulated Depreciation	(1,483,511)	(1,393,709)	(89,802)
Net Capital Assets	2,039,989	2,102,884	(62,895)
Total Assets	2,645,687	2,535,337	110,350

	Balance 1/31/2022	Balance 3/31/2021	Net Change
Accounts Payable:			
324-000-20-10010 ACCOUNTS PAYABLE	29,339	26,105	3,234
~ Rounding Adjustment ~	(1)	-	-
Total Accounts Payable	29,338	26,105	3,233
Other Accrued Expenses:			
324-000-20-10095 OTHER ACCRUED EXPENSES	136,240	121,095	15,145
Total Other Accrued Expenses	136,240	121,095	15,145
Accts Rec - Credit Balance:			
324-000-20-20010 ACCTS REC - CREDIT BALANCE	5,374	-	5,374
Total Accts Rec - Credit Balance	5,374	-	5,374
Total Accounts Payable	170,952	147,200	23,752
Security Deposits:			
324-000-20-50020 SECURITY DEPOSITS	2,439	2,464	(25)
Total Security Deposits	2,439	2,464	(25)
Total Other Payables	2,439	2,464	(25)
Accrued Sales Tax Liability:			
324-000-21-20000 ACCRUED SALES TAX LIABILITY	54	37	17
Total Accrued Sales Tax Liability	54	37	17
Accr Real Estate Taxes:			
324-000-21-40000 ACCR REAL ESTATE TAXES	148	443	(295)
Total Accr Real Estate Taxes	148	443	(295)
Total Taxes Payable	202	480	(278)
Accrued Salaries:			
324-000-22-10010 ACCRUED SALARIES	175,946	117,984	57,962
Total Accrued Salaries	175,946	117,984	57,962
Accrued Flex Leave:			
324-000-22-10020 ACCRUED FLEX LEAVE	32,854	31,725	1,129
Total Accrued Flex Leave	32,854	31,725	1,129
Total Accrued Payroll Related	208,800	149,709	59,091
Accrued Interest - Bonds Series A:			
324-000-23-40010 ACCRUED INTEREST - BONDS SERIES A	40,471	21,423	19,048
Total Accrued Interest - Bonds Series A	40,471	21,423	19,048
Bonds Payable Series A:			
324-000-27-40010 BONDS PAYABLE SERIES A	3,080,000	3,080,000	-

	Balance 1/31/2022	Balance 3/31/2021	Net Change
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	(5,246)	(3,303)	(1,943)
Total Accumulated Amortization - Original Issue	(5,246)	(3,303)	(1,943)
Accumulated Amortization - Underwriters Disc:			
324-000-27-42120 ACCUM AMORT UNDERWRITER'S DISCOUNT	8,767	5,520	3,247
Total Accumulated Amortization - Underwriters Disc	8,767	5,520	3,247
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	7,123	4,485	2,638
Total Accumulated Amortization	7,123	4,485	2,638
Total Bond/Note Payables	3,165,700	3,079,863	85,837
Total Payables	3,548,093	3,379,716	168,377
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	258,634	91,541	167,093
324-400-42-21515 IL - 2ND PERSON RENT	1,432	-	1,432
324-440-40-11110 IL/AL - PRIVATE PAY SERVICES	-	147,856	(147,856)
324-440-40-11120 IL/AL - EW SERVICES	288	291,429	(291,141)
324-440-40-12120 AL - EW SERVICES	-	9,880	(9,880)
324-440-40-13110 MC - PRIVATE PAY SERVICES	314,357	87,607	226,750
324-440-40-13120 MC - EW SERVICES	371,439	202,489	168,950
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	(2,784)	(232)	(2,552)
324-440-40-19110 HS HEALTH SERVICE SUPPLIES	525	1,047	(522)

**EASTWOOD SENIOR LIVING  
2023 BUDGET SUMMARY**

	FYE 2023 Budget	FYE 2022 Annualized	FYE 2022 Budget	2023 Budget vs 2022 Annualized	2023 Budget vs 2022 Budget
<b>OPERATING REVENUE</b>					
Housing Resident Service Revenue	1,149,244	793,631	893,880	355,613	255,364
Rental Revenue	479,766	293,175	351,365	186,591	128,401
<b>TOTAL OPERATING REVENUES</b>	<b>1,632,010</b>	<b>1,096,649</b>	<b>1,245,245</b>	<b>535,361</b>	<b>386,765</b>
<b>OPERATING EXPENSES</b>					
Health Services	639,082	441,897	530,126	197,185	108,956
Therapeutic Recreation/Life Enrichment	68,929	40,518	50,939	28,411	17,990
Culinary Services	218,374	168,394	191,019	49,980	27,355
Housekeeping and Laundry	8,500	17,907	18,403	(9,407)	(9,903)
Environmental Services	69,119	30,656	36,283	38,464	32,837
Utilities	42,215	37,383	41,500	4,832	715
Administration	234,755	131,361	167,051	103,394	67,704
Sales and Marketing	5,500	6,752	9,060	(1,252)	(3,560)
Property & Related	1,772	1,768	1,772	4	-
Employee Taxes and Benefits	130,696	79,998	101,332	50,699	29,365
<b>TOTAL OPERATING EXPENSES</b>	<b>1,418,943</b>	<b>956,634</b>	<b>1,147,485</b>	<b>462,309</b>	<b>271,458</b>
<b>EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)</b>					
	<b>213,067</b>	<b>140,014</b>	<b>97,760</b>	<b>73,052</b>	<b>115,307</b>
Depreciation Expense	130,970	118,856	130,970	12,113	-
Interest & Amortization Expense	84,861	80,422	84,861	4,439	-
<b>OPERATING INCOME (LOSS)</b>	<b>(2,764)</b>	<b>(59,264)</b>	<b>(118,071)</b>	<b>56,500</b>	<b>115,307</b>
<b>NET INCOME (LOSS)</b>	<b>(2,764)</b>	<b>(59,266)</b>	<b>(118,071)</b>	<b>56,502</b>	<b>115,307</b>
	(0)	-	-	-	-
<b>EBITDA %</b>	<b>13.1%</b>	<b>12.8%</b>	<b>7.9%</b>		<b>5.2%</b>
<b>Budgeted Cash Flow:</b>					
Budgeted EBITDA	213,067	140,014	97,760		(115,307)
Less: Capital Purchases	(20,000)				
Less: Monthly Bond Payments to City of Mora	(205,668)	(205,668)	(205,668)		0
<b>Net Cash Flow</b>	<b>(12,601)</b>	<b>(65,654)</b>	<b>(107,908)</b>		<b>(115,307)</b>





**EASTWOOD SENIOR LIVING**  
**2023 BUDGET SUMMARY MONTH TO MONTH**

	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	2023
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
<b>OPERATING REVENUE</b>													
Housing Resident Service Revenue	89,400	94,214	92,839	94,650	98,089	96,589	98,089	96,589	98,089	98,525	93,650	98,525	1,149,244
Rental Revenue	37,878	39,744	39,744	38,892	40,758	40,758	40,758	40,758	40,758	39,906	39,906	39,906	479,766
<b>TOTAL OPERATING REVENUES</b>	<b>127,528</b>	<b>134,208</b>	<b>132,833</b>	<b>133,792</b>	<b>139,097</b>	<b>137,597</b>	<b>139,097</b>	<b>137,597</b>	<b>139,097</b>	<b>138,681</b>	<b>133,806</b>	<b>138,681</b>	<b>1,632,010</b>
<b>OPERATING EXPENSES</b>													
Health Services	49,926	54,254	49,926	55,712	52,989	54,060	52,989	54,060	58,435	55,712	48,032	52,989	639,082
Therapeutic Recreation/Life Enrichment	5,448	6,002	5,448	6,002	5,612	5,838	5,612	5,838	6,392	6,002	5,121	5,612	68,929
Culinary Services	17,589	18,727	17,589	18,727	17,921	18,396	17,921	18,396	19,534	18,727	16,926	17,921	218,374
Housekeeping and Laundry	708	708	708	708	708	708	708	708	708	708	708	708	8,500
Environmental Services	5,503	5,979	5,503	5,979	5,629	5,854	5,629	5,854	6,329	5,979	5,253	5,629	69,119
Utilities	3,701	3,901	3,701	3,364	3,401	3,689	3,401	3,689	3,214	3,101	3,251	3,701	42,215
Administration	18,774	19,349	19,039	19,688	19,953	19,625	19,953	19,625	19,953	19,932	18,930	19,932	234,755
Sales and Marketing	458	458	458	458	458	458	458	458	458	458	458	458	5,500
Property & Related	148	148	148	148	148	148	148	148	148	148	148	148	1,772
Employee Taxes and Benefits	10,221	11,151	10,221	11,402	10,812	11,053	10,812	11,053	11,991	11,402	9,766	10,812	130,696
<b>TOTAL OPERATING EXPENSES</b>	<b>112,477</b>	<b>120,677</b>	<b>112,742</b>	<b>122,188</b>	<b>117,632</b>	<b>119,829</b>	<b>117,826</b>	<b>119,735</b>	<b>127,162</b>	<b>122,170</b>	<b>108,594</b>	<b>117,911</b>	<b>1,418,943</b>
<b>EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)</b>	<b>15,051</b>	<b>13,530</b>	<b>20,091</b>	<b>11,603</b>	<b>21,465</b>	<b>17,768</b>	<b>21,271</b>	<b>17,862</b>	<b>11,934</b>	<b>16,510</b>	<b>25,212</b>	<b>20,769</b>	<b>213,067</b>
Depreciation Expense	11,218	11,218	11,218	11,218	11,218	11,218	11,183	11,183	11,183	11,183	9,491	9,441	130,970
Interest & Amortization Expense	7,357	7,107	7,107	7,107	7,107	7,107	7,107	7,107	7,107	7,069	6,789	6,789	84,861
<b>OPERATING INCOME</b>	<b>(3,524)</b>	<b>(4,794)</b>	<b>1,766</b>	<b>(6,721)</b>	<b>3,140</b>	<b>(557)</b>	<b>2,981</b>	<b>(428)</b>	<b>(6,355)</b>	<b>(1,742)</b>	<b>8,931</b>	<b>4,539</b>	<b>(2,764)</b>
<b>NET INCOME (LOSS)</b>	<b>(3,524)</b>	<b>(4,794)</b>	<b>1,766</b>	<b>(6,721)</b>	<b>3,140</b>	<b>(557)</b>	<b>2,981</b>	<b>(428)</b>	<b>(6,355)</b>	<b>(1,742)</b>	<b>8,931</b>	<b>4,539</b>	<b>(2,764)</b>
<b>EBITDA %</b>	<b>11.8%</b>	<b>10.1%</b>	<b>15.1%</b>	<b>8.7%</b>	<b>15.4%</b>	<b>12.9%</b>	<b>15.3%</b>	<b>13.0%</b>	<b>8.6%</b>	<b>11.9%</b>	<b>18.8%</b>	<b>15.0%</b>	<b>13.1%</b>







February 17, 2022

RE: Mysa House – January Preliminary

- Occupancy of the (24) apartments:
  - Move –ins – one move in - 96 % Occupancy.
  - Move-outs – 1
- Vacancy
  - Applications in process
- **Financial Summary**
  - **Income**
    - January – MIDCO rebate \$160.32
  - **Expenses**
    - January – Elevator Repairs
  - **Budget Review**
    - Income
      - Rent increase effective 2-1-2021. Rental income is within budget.
    - Expenses
- **Corrections or Errors**

- **Property Manager Notes:**

- Job Openings: None
- Bingo once a month
- Monthly Birthday party
- HRA maintenance is checking boilers daily
- Homemade cookies and cards Valentines Day party
- Homemade soup and stew party

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

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**MYSA HOUSE**  
**Balance Sheet**  
 January 31, 2022

**Assets**

Current Assets

Cash	
Operating Checking	13,241.52
Security Deposit Checking	16,253.72
Operating Savings	26,690.07
Operating Reserves	86,356.86
Petty Cash	150.00
Total Cash	<u>142,692.17</u>

Accounts Receivable	
Accts Rec - Tenants	449.00
Total Accounts Receivable	<u>449.00</u>

Deposits & Escrows	
Replacement Reserve	19,136.51
Escrow Property Taxes	6,807.34
Escrow Insurance	12,761.46
Escrow FHA Insurance	450.55
Total Deposits & Escrows	<u>39,155.86</u>

Total Current Assets	182,297.03
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Fixed Assets

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

Depreciation & Amortization	
Accumulated Depreciation Equipment	(644,625.00)
Accumulated Depreciation Building	(273,979.00)
Accumulated Depreciation Land Improvements	(121,849.00)
Accumulated Amortization Loan Fees	(16,317.00)
Total Depreciation & Amortization	<u>(1,056,770.00)</u>

Total Fixed Assets	3,197,174.00
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Other Assets

Financing Fees	151,074.00
Loan Fees	26,308.50
Total Other Assets	<u>177,382.50</u>

<b>Total Assets</b>	<b><u>3,556,853.53</u></b>
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**MYSA HOUSE**  
**Balance Sheet**  
January 31, 2022

**Liabilities & Equity**

Liabilities

Current Liabilities

Prepaid Rents	110.69
Accounts Payable	2,513.30
Security Deposits	16,103.27
Total Current Liabilities	18,727.26

Other Current Liabilities

Accrued Interest	1,882.46
Total Other Current Liabilities	1,882.46

Long Term Liabilities

Mortgage Payables - MHFA	530,796.58
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	2,565,796.58

Other Liabilities

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

Total Liabilities

2,671,486.30

Equity

Limited Partner Capital	1,201,519.00
Retained Earnings	(319,291.85)
Current Net Income	3,140.08
Total Equity	885,367.23

**Total Liabilities & Equity**

**3,556,853.53**



## MYSA HOUSE Trial Balance

Account Number	Account Name	Opening balance on 01/01/2022	debit	credit	Closing balance on 01/31/2022
1000	Operating Checking	4,068.72	29,226.54	20,053.74	13,241.52
1002	Security Deposit Checking	16,872.58	2.14	621.00	16,253.72
1004	Operating Savings	29,686.65	3.42	3,000.00	26,690.07
1005	Operating Reserves	86,356.86	0.00	0.00	86,356.86
1010	Petty Cash	150.00	0.00	0.00	150.00
1100	Accts Rec - Tenants	0.00	15,022.31	14,573.31	449.00
1102	Accts Rec - Other	10,573.22	0.00	10,573.22	0.00
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	(644,625.00)	0.00	0.00	(644,625.00)
1310	Building	2,807,254.00	0.00	0.00	2,807,254.00
1311	Accumulated Depreciation Building	(273,979.00)	0.00	0.00	(273,979.00)
1315	Land	501,491.00	0.00	0.00	501,491.00
1321	Accumulated Depreciation Land Improvements	(121,849.00)	0.00	0.00	(121,849.00)
1330	Replacement Reserve	18,506.51	630.00	0.00	19,136.51
1340	Escrow Property Taxes	4,540.34	2,267.00	0.00	6,807.34
1345	Escrow Insurance	11,583.46	1,178.00	0.00	12,761.46
1360	Escrow FHA Insurance	395.55	55.00	0.00	450.55
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	(16,317.00)	0.00	0.00	(16,317.00)
2003	Prepaid Rents	(311.69)	15,715.00	15,514.00	(110.69)
2005	Accounts Payable	(4,559.68)	21,252.88	19,206.50	(2,513.30)
2007	Accrued Interest	(1,882.46)	0.00	0.00	(1,882.46)
2010	Security Deposits	(16,711.96)	847.00	238.31	(16,103.27)
2205	Due to Limited Partner	1,988.93	0.00	0.00	1,988.93
2300	Mortgage Payables - MHFA	(531,517.45)	720.87	0.00	(530,796.58)
2305	Mortgage Payable - MHFA Sr. Pilot	(1,000,000.00)	0.00	0.00	(1,000,000.00)
2310	Mortgages Payable - GMHF	(535,000.00)	0.00	0.00	(535,000.00)
2315	Mortgages Payable - Deferred	(500,000.00)	0.00	0.00	(500,000.00)
2465	Deferred Developer Fee	(87,068.93)	0.00	0.00	(87,068.93)
3000	Retained Earnings	319,291.85	0.00	0.00	319,291.85
3250	Limited Partner Capital	(1,201,519.00)	0.00	0.00	(1,201,519.00)
4000	Rental Income	0.00	768.00	13,043.00	(12,275.00)
4001	Rental Assistance	0.00	0.00	5,022.00	(5,022.00)
4002	Garage Rent	0.00	0.00	714.00	(714.00)
4012	Interest Security Deposit	0.00	0.00	2.14	(2.14)
4014	Interest Operating Svgs	0.00	0.00	3.42	(3.42)
4099	Other Income	0.00	0.00	160.32	(160.32)
4500	Vacancies	0.00	2,163.00	824.00	1,339.00
4550	Loss to Lease	0.00	372.00	44.00	328.00
4700	Resident Mgr Free Rent	0.00	780.00	0.00	780.00
6110	Maint/Repairs Payroll	0.00	2,576.88	708.46	1,868.42
6115	Maint/Repairs Supply	0.00	57.84	0.00	57.84
6125	Painting & Decorating	0.00	42.88	0.00	42.88
6136	Elevator Maintenance/Repairs	0.00	2,419.47	0.00	2,419.47
6150	Janitor Supplies	0.00	49.97	0.00	49.97
6160	Exterminating Contract	0.00	135.00	0.00	135.00
6210	Electric	0.00	823.60	0.00	823.60
6215	Water/Sewer	0.00	246.02	0.00	246.02
6225	Fuel (Oil/Coal.Gas)	0.00	1,487.30	0.00	1,487.30
6305	Activity Director	0.00	499.08	0.00	499.08
6306	Activity Director Expenses	0.00	161.76	135.14	26.62
6310	Site Mgmt Payroll	0.00	401.18	0.00	401.18
6315	Management Fees	0.00	1,564.00	0.00	1,564.00
6340	Phone	0.00	27.00	0.00	27.00
6345	Office Supplies	0.00	519.85	0.00	519.85
6346	Postage	0.00	2.36	0.00	2.36
6365	Payroll Taxes	0.00	264.95	0.00	264.95
6370	Workmans' Comp Ins	0.00	191.49	0.00	191.49
6372	Employee Benefits-health, etc	0.00	36.00	0.00	36.00
6375	Bank Charges	0.00	7.00	0.00	7.00

**MYS HOUSE  
Trial Balance**

<b>Account Number</b>	<b>Account Name</b>	<b>Opening balance on 01/01/2022</b>	<b>debit</b>	<b>credit</b>	<b>Closing balance on 01/31/2022</b>
6390	Criminal and credit check	0.00	25.00	0.00	25.00
6560	Mortgage Interest	0.00	1,882.46	0.00	1,882.46
6565	Security Deposit Interest Liability	0.00	12.31	0.00	12.31
<b>Totals:</b>		<b>0.00</b>	<b>104,436.56</b>	<b>104,436.56</b>	<b>0.00</b>

**MYSA HOUSE**  
**General Ledger Report**  
 For Current Month (01/01/2022 to 01/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
<b>1000 - Operating Checking (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	77	01/2022-400 Deposited 01/01/2022 Settlement:13376186377		MYS188		14267	OARB	465.00		4,068.72
01/03/2022	01/03/2022	20762	AP Pymt - Minnesota Housing Accounting		MYS188		25667	DB		6,733.33	(2,199.61)
01/03/2022	01/03/2022		Funds Transfer: from savings to checking		MYS188		25622	DB	3,000.00		800.39
01/04/2022	01/04/2022	78	01/2022-401 Deposited 01/04/2022 Settlement:13376186377		MYS188		14384	OARB	725.00		1,525.39
01/05/2022	01/05/2022	79	01/2022-402 Deposited 01/05/2022 Settlement:13431615677		MYS188		14632	OARB	710.00		2,235.39
01/06/2022	01/06/2022	80	01/2022-1 Deposited 01/06/2022		MYS188		14631	OARB	8,143.00		10,378.39
01/06/2022	01/06/2022	20763	AP Pymt - East Central Exterminating		MYS188		26005	DB		135.00	10,243.39
01/06/2022	01/06/2022	20764	AP Pymt - Mora Municipal Utilities		MYS188		26006	DB		243.86	9,997.53
01/06/2022	01/06/2022	20765	AP Pymt - RENTAL RESEARCH SERVICES INC		MYS188		26007	DB		25.00	9,972.53
01/11/2022	01/11/2022	81	01/2022-2 Deposited 01/11/2022		MYS188		14967	OARB	5,002.00		14,974.53
01/11/2022	01/11/2022	82	01/2022-3 Deposited 01/11/2022		MYS188		15051	OARB	448.00		15,422.53
01/13/2022	01/13/2022	20766	AP Pymt - DW Jones Management - Mgmt Fee		MYS188		26755	DB		1,408.00	14,014.53
01/13/2022	01/13/2022	20767	AP Pymt - DW Jones Management - Payroll		MYS188		26756	DB		1,381.25	12,633.28
01/13/2022	01/13/2022	20768	AP Pymt - George Hampey		MYS188		26757	DB		2,187.93	10,445.35
01/13/2022	01/13/2022	20769	AP Pymt - Quality Disposal Systems		MYS188		26758	DB		121.40	10,323.95
01/13/2022	01/13/2022	20770	AP Pymt - RealPage		MYS188		26759	DB		392.57	9,931.38
01/13/2022	01/13/2022	20771	AP Pymt - VERIZON WIRELESS SPLITS		MYS188		26760	DB		27.05	9,904.33
01/14/2022	01/14/2022	20772	AP Pymt - Housing & Redevelopment Authority		MYS188		27169	DB		374.00	9,530.33
01/17/2022	01/17/2022	20773	AP Pymt - Marlene Lilyerd: Unit - 141-105		MYS188		27190	DB		205.00	9,325.33
01/19/2022	01/19/2022	CK 057612	Other Receipt: 2021 TIF Payment - 2nd Half		MYS188		847	CR	10,573.22		19,898.55
01/20/2022	01/20/2022	20774	AP Pymt - Ace Hardware		MYS188		27472	DB		94.44	19,804.11
01/20/2022	01/20/2022	20775	AP Pymt - East Central Energy		MYS188	141-305	27473	DB		32.95	19,771.16
01/20/2022	01/20/2022	20775	AP Pymt - East Central Energy		MYS188	141-204	27473	DB		34.12	19,737.04
01/20/2022	01/20/2022	20775	AP Pymt - East Central Energy		MYS188		27473	DB		756.53	18,980.51
01/20/2022	01/20/2022	20776	AP Pymt - Larson Elevator Company		MYS188		27474	DB		460.46	18,520.05
01/20/2022	01/20/2022	20777	AP Pymt - Minnesota Energy Resources		MYS188		27475	DB		1,487.30	17,032.75
01/21/2022	01/21/2022	1373593	Other Receipt: rebate		MYS188		849	CR		160.32	17,193.07
01/24/2022	01/24/2022	20778	AP Pymt - Bank Forward - Visa		MYS188		27706	DB		49.97	17,143.10
01/27/2022	01/27/2022	20779	AP Pymt - DW Jones Management - Payroll		MYS188		27944	DB		1,485.57	15,657.53
01/27/2022	01/27/2022	20780	AP Pymt - Larson Elevator Company		MYS188		27945	DB		1,959.01	13,698.52
01/27/2022	01/27/2022	20781	AP Pymt - Mora HRA		MYS188		27946	DB		450.00	13,248.52
01/31/2022	01/31/2022		Bank Service Charge: RPI		MYS188		28723	DB		7.00	13,241.52
<b>Totals for 1000 - Operating Checking</b>									<b>29,226.54</b>	<b>20,053.74</b>	<b>13,241.52</b>
<b>Net Change for 1000 - Operating Checking</b>											<b>9,172.80</b>
<b>1002 - Security Deposit Checking (Balance Forward As of 01/01/2022)</b>											
01/17/2022	01/17/2022	10005	AP Pymt - Marlene Lilyerd: Unit - 141-105		MYS188		27189	DB		621.00	16,872.58
01/31/2022	01/31/2022		Bank Interest Earned		MYS188		28723	DB	2.14		16,253.72
<b>Totals for 1002 - Security Deposit Checking</b>									<b>2.14</b>	<b>621.00</b>	<b>16,253.72</b>
<b>Net Change for 1002 - Security Deposit Checking</b>											<b>(618.86)</b>
<b>1004 - Operating Savings (Balance Forward As of 01/01/2022)</b>											
											<b>29,686.65</b>

**MYS HOUSE**  
**General Ledger Report**  
 For Current Month (01/01/2022 to 01/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
01/03/2022	01/03/2022		Funds Transfer: from savings to checking		MYS188		25622	DB		3,000.00	26,686.65
01/31/2022	01/31/2022		Bank Interest Earned		MYS188		28723	DB	3.42		26,690.07
<b>Totals for 1004 - Operating Savings</b>											
<b>Net Change for 1004 - Operating Savings</b>											
<b>1005 - Operating Reserves (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1005 - Operating Reserves</b>											
<b>Net Change for 1005 - Operating Reserves</b>											
<b>1010 - Petty Cash (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1010 - Petty Cash</b>											
<b>Net Change for 1010 - Petty Cash</b>											
<b>1100 - Accts Rec - Tenants (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022		Accts Rec - Tenants		MYS188		11300	OARA	14,085.31		14,085.31
01/01/2022	01/01/2022		Accts Rec - Tenants		MYS188		11393	OARA		725.00	13,340.31
01/04/2022	01/04/2022		Accts Rec - Tenants		MYS188		11394	OARA	114.00		13,454.31
01/04/2022	01/04/2022		Accts Rec - Tenants		MYS188		11489	OARA		710.00	12,744.31
01/06/2022	01/06/2022		Accts Rec - Tenants		MYS188		11604	OARA		8,062.31	4,682.00
01/07/2022	01/07/2022		Accts Rec - Tenants		MYS188		11791	OARA	585.00		5,267.00
01/11/2022	01/11/2022		Accts Rec - Tenants		MYS188		11878	OARA		5,076.00	191.00
01/21/2022	01/21/2022		Accts Rec - Tenants		MYS188		12255	OARA	258.00		449.00
<b>Totals for 1100 - Accts Rec - Tenants</b>											
<b>Net Change for 1100 - Accts Rec - Tenants</b>											
<b>1102 - Accts Rec - Other (Balance Forward As of 01/01/2022)</b>											
01/19/2022	01/19/2022	CK 057612	Other Receipt: 2021 TIF Payment - 2nd Half		MYS188		847	CR		10,573.22	0.00
<b>Totals for 1102 - Accts Rec - Other</b>											
<b>Net Change for 1102 - Accts Rec - Other</b>											
<b>1300 - Furniture and Fixtures (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1300 - Furniture and Fixtures</b>											
<b>Net Change for 1300 - Furniture and Fixtures</b>											
<b>1305 - Equipment (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1305 - Equipment</b>											
<b>Net Change for 1305 - Equipment</b>											
<b>1306 - Accumulated Depreciation Equipment (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1306 - Accumulated Depreciation Equipment</b>											
<b>Net Change for 1306 - Accumulated Depreciation Equipment</b>											
<b>1310 - Building (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1310 - Building</b>											
<b>Net Change for 1310 - Building</b>											
<b>1311 - Accumulated Depreciation Building (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1311 - Accumulated Depreciation Building</b>											
<b>Net Change for 1311 - Accumulated Depreciation Building</b>											
<b>1315 - Land (Balance Forward As of 01/01/2022)</b>											

**MYSA HOUSE**  
**General Ledger Report**  
 For Current Month (01/01/2022 to 01/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
<b>Totals for 1315 - Land</b>											
<b>Net Change for 1315 - Land</b>									0.00	0.00	501,491.00
<b>1321 - Accumulated Depreciation Land Improvements (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1321 - Accumulated Depreciation Land Improvements</b>									0.00	0.00	(121,849.00)
<b>Net Change for 1321 - Accumulated Depreciation Land Improvements</b>									0.00	0.00	(121,849.00)
<b>1330 - Replacement Reserve (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	1269689-MH	AP Invoice - Minnesota Housing Ac- pmt Jan 2022		MYS188		29644	APA	630.00		18,506.51
											19,136.51
<b>Totals for 1330 - Replacement Reserve</b>									630.00	0.00	19,136.51
<b>Net Change for 1330 - Replacement Reserve</b>											630.00
<b>1340 - Escrow Property Taxes (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	1269689-MH	AP Invoice - Minnesota Housing Ac- pmt Jan 2022		MYS188		29644	APA	2,267.00		4,540.34
											6,807.34
<b>Totals for 1340 - Escrow Property Taxes</b>									2,267.00	0.00	6,807.34
<b>Net Change for 1340 - Escrow Property Taxes</b>											2,267.00
<b>1345 - Escrow Insurance (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	1269689-MH	AP Invoice - Minnesota Housing Ac- pmt Jan 2022		MYS188		29644	APA	1,178.00		11,583.46
											12,761.46
<b>Totals for 1345 - Escrow Insurance</b>									1,178.00	0.00	12,761.46
<b>Net Change for 1345 - Escrow Insurance</b>											1,178.00
<b>1360 - Escrow FHA Insurance (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	1269689-MH	AP Invoice - Minnesota Housing Ac- pmt Jan 2022		MYS188		29644	APA	55.00		395.55
											450.55
<b>Totals for 1360 - Escrow FHA Insurance</b>									55.00	0.00	450.55
<b>Net Change for 1360 - Escrow FHA Insurance</b>											55.00
<b>1400 - Financing Fees (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1400 - Financing Fees</b>									0.00	0.00	151,074.00
<b>Net Change for 1400 - Financing Fees</b>											0.00
<b>1410 - Loan Fees (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1410 - Loan Fees</b>									0.00	0.00	26,308.50
<b>Net Change for 1410 - Loan Fees</b>											0.00
<b>1411 - Accumulated Amortization Loan Fees (Balance Forward As of 01/01/2022)</b>											
<b>Totals for 1411 - Accumulated Amortization Loan Fees</b>									0.00	0.00	(16,317.00)
<b>Net Change for 1411 - Accumulated Amortization Loan Fees</b>											(16,317.00)
<b>2003 - Prepaid Rents (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	77	01/2022-400 Deposited 01/01/2022 Set- tlement:13376186377		MYS188		14267	OARB		465.00	(311.69)
											(776.69)
01/01/2022	01/01/2022		Prepaid Rents		MYS188		11300	OARA	541.69		(235.00)
01/01/2022	01/01/2022		Prepaid Rents		MYS188		11393	OARA	725.00		490.00
01/04/2022	01/04/2022	78	01/2022-401 Deposited 01/04/2022 Set- tlement:13376186377		MYS188		14384	OARB		725.00	(235.00)
01/04/2022	01/04/2022		Prepaid Rents		MYS188		11489	OARA	710.00		475.00
01/05/2022	01/05/2022	79	01/2022-402 Deposited 01/05/2022 Set- tlement:13431615677		MYS188		14632	OARB		710.00	(235.00)
01/06/2022	01/06/2022	80	01/2022-1 Deposited 01/06/2022		MYS188		14631	OARB		8,143.00	(8,378.00)

**MYSA HOUSE**  
**General Ledger Report**  
 For Current Month (01/01/2022 to 01/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
01/06/2022	01/06/2022		Prepaid Rents		MYS188		11604	OARA	8,062.31		(315.69)
01/11/2022	01/11/2022	81	01/2022-2 Deposited 01/11/2022		MYS188		14967	OARB		5,002.00	(5,317.69)
01/11/2022	01/11/2022	82	01/2022-3 Deposited 01/11/2022		MYS188		15051	OARB		448.00	(5,765.69)
01/11/2022	01/11/2022		Prepaid Rents		MYS188		11878	OARA	5,450.00		(315.69)
01/17/2022	01/17/2022	83	01/2022-935 Adjustment 01/17/2022		MYS188		15213	OARB	226.00		(89.69)
01/17/2022	01/17/2022		Prepaid Rents		MYS188		12083	OARA		21.00	(110.69)
<b>Totals for 2003 - Prepaid Rents</b>									<b>15,715.00</b>	<b>15,514.00</b>	<b>(110.69)</b>
<b>Net Change for 2003 - Prepaid Rents</b>											<b>201.00</b>
<b>2005 - Accounts Payable (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022		Reversed - Reclassify December Snow Plowing - Mora HRA		MYS188		5774	GJ	450.00		(4,559.68)
01/01/2022	01/01/2022	1269689-MH	AP Invoice - Minnesota Housing Accounting		MYS188		29644	APA		6,733.33	(10,843.01)
01/01/2022	01/01/2022	12112120424	AP Invoice - RealPage		MYS188		30958	APA		392.57	(11,235.58)
01/01/2022	01/01/2022	LE16533001	AP Invoice - Larson Elevator Company		MYS188		32413	APA		1,969.01	(13,194.59)
01/01/2022	01/01/2022	MH01-22	AP Invoice - Mora HRA		MYS188		32428	APA		450.00	(13,644.59)
01/02/2022	01/02/2022	207432300-010	AP Invoice - East Central Energy		MYS188		31842	APA		756.53	(14,401.12)
01/02/2022	01/02/2022	207442102-010	AP Invoice - East Central Energy		MYS188	141-204	31893	APA		34.12	(14,435.24)
01/02/2022	01/02/2022	207443302-010	AP Invoice - East Central Energy		MYS188	141-305	31892	APA		32.95	(14,468.19)
01/03/2022	01/03/2022	20762	AP Pymt - Minnesota Housing Accounting: 1269689-MH pmt Jan 2022		MYS188		25667	DB	6,733.33		(7,734.86)
01/03/2022	01/03/2022	210912	AP Invoice - East Central Exterminating		MYS188		29741	APA		135.00	(7,869.86)
01/03/2022	01/03/2022	PC-01032022-MYS188	AP Invoice - George Hampey		MYS188		31114	APA		135.14	(8,005.00)
01/04/2022	01/04/2022		Reversed - Reclassify AP Invoice - George Hampey: activity w/ santa/crafts/bingo/prizes		MYS188		5411	GJ	135.14		(7,869.86)
01/06/2022	01/06/2022	20763	AP Pymt - East Central Exterminating: 210912-service-Dec-Feb		MYS188		26005	DB	135.00		(7,734.86)
01/06/2022	01/06/2022	20764	AP Pymt - Mora Municipal Utilities: 09-03001411-00-3-12152021-u-15		MYS188		26006	DB	245.86		(7,489.00)
01/06/2022	01/06/2022	20765	AP Pymt - RENTAL RESEARCH SERVICES INC: C861361221-December 2021 background check		MYS188		26007	DB	25.00		(7,464.00)
01/09/2022	01/09/2022	01-09-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 12/27/2021 - 01/09/2022		MYS188		31293	APA		1,381.25	(8,845.25)
01/11/2022	01/11/2022	0617509934-00	AP Invoice - Minnesota Energy Resources		MYS188		31506	APA		1,487.30	(10,332.55)
01/13/2022	01/13/2022	20766	AP Pymt - DW Jones Management - Mgmt Fee: Mgmt Fee 12/31/2021		MYS188		26755	DB	1,408.00		(8,924.55)
01/13/2022	01/13/2022	20767	AP Pymt - DW Jones Management - Payroll: Payroll 12/27/2021 - 01/09/2022		MYS188		26756	DB	1,381.25		(7,543.30)
01/13/2022	01/13/2022	20768	AP Pymt - George Hampey: gas		MYS188		26757	DB		13.74	(7,529.56)
01/13/2022	01/13/2022	20768	AP Pymt - George Hampey: snow blower		MYS188		26757	DB	2,039.05		(5,490.51)
01/13/2022	01/13/2022	20768	AP Pymt - George Hampey: activity w/ santa/crafts/bingo/prizes		MYS188		26757	DB	135.14		(5,355.37)
01/13/2022	01/13/2022	20769	AP Pymt - Quality Disposal Systems: 1149708-garbage service		MYS188		26758	DB	121.40		(5,233.97)
01/13/2022	01/13/2022	20770	AP Pymt - RealPage: 12112120424-Access Fees		MYS188		26759	DB	392.57		(4,841.40)
01/13/2022	01/13/2022	20771	AP Pymt - VERIZON WIRELESS		MYS188		26760	DB	27.05		(4,814.35)

**MYS HOUSE**  
**General Ledger Report**  
**For Current Month (01/01/2022 to 01/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
01/14/2022	01/14/2022	20772	SPLITS: 320-674-0724-phone AP Pymt - Housing & Redevelopment Authority; #105 M Lilyerd M/O 12/31 return Jan HRA payment		MYS188		27189	DB	374.00		(4,440.35)
01/14/2022	01/14/2022	MY S18 01-14-2022-8	AP Invoice - Housing & Redevelopment Authority		MYS188		31355	APA		374.00	(4,814.35)
01/14/2022	01/14/2022	LE16697001	AP Invoice - Larson Elevator Company		MYS188		31872	APA		460.46	(5,274.81)
01/15/2022	01/15/2022	PC-01152022-MYS188	AP Invoice - George Hampy		MYS188		34722	APA		214.10	(5,488.91)
01/17/2022	01/17/2022	10005	AP Pymt - Marlene Lilyerd: Deposit Re-fund Bldg 141 - Unit 105		MYS188		27189	DB	621.00		(4,867.91)
01/17/2022	01/17/2022	20773	AP Pymt - Marlene Lilyerd: Deposit Re-fund Bldg 141 - Unit 105		MYS188		27190	DB	206.00		(4,662.91)
01/17/2022	01/17/2022	16-20-1359409-6	AP Invoice - Marlene Lilyerd		MYS188		31365	APA		826.00	(5,488.91)
01/20/2022	01/20/2022	20774	AP Pymt - Ace Hardware; 293448-lights		MYS188		27472	DB	23.61		(5,465.30)
01/20/2022	01/20/2022	20774	AP Pymt - Ace Hardware; 293209-lights		MYS188		27472	DB	70.83		(5,394.47)
01/20/2022	01/20/2022	20775	AP Pymt - East Central Energy; 207432300-01022022		MYS188		27473	DB	756.53		(4,637.94)
01/20/2022	01/20/2022	20775	AP Pymt - East Central Energy; 207442102-01022022		MYS188	141-204	27473	DB	34.12		(4,603.82)
01/20/2022	01/20/2022	20775	AP Pymt - East Central Energy; 207443302-01022022		MYS188	141-305	27473	DB	32.95		(4,570.87)
01/20/2022	01/20/2022	20776	AP Pymt - Larson Elevator Company; LE16697001-elevator repairs		MYS188		27474	DB	460.46		(4,110.41)
01/20/2022	01/20/2022	20777	AP Pymt - Minnesota Energy Resources; 0817509934-00001-01112022		MYS188		27475	DB	1,487.30		(2,623.11)
01/23/2022	01/23/2022	1232022-MYS188	AP Invoice - DW Jones Management - Payroll; Payroll 01/10/2022 - 01/23/2022		MYS188		32632	APA		1,485.57	(4,108.68)
01/24/2022	01/24/2022	20778	AP Pymt - Bank Forward - Visa; 4475-Amazon-vacuum parts		MYS188		27706	DB	49.97		(4,058.71)
01/24/2022	01/24/2022	4475-Beth-01242022-MYS188	AP Invoice - Bank Forward - Visa		MYS188		32293	APA		49.97	(4,108.68)
01/25/2022	01/25/2022	09-03001411-00AP-3-01142022	AP Invoice - Mora Municipal Utilities		MYS188		33051	APA		246.02	(4,354.70)
01/26/2022	01/26/2022	9898137941	AP Invoice - VERIZON WIRELESS SPLITS		MYS188		34418	APA		27.00	(4,381.70)
01/27/2022	01/27/2022	20779	AP Pymt - DW Jones Management - Payroll; Payroll 01/10/2022 - 01/23/2022		MYS188		27944	DB	1,485.57		(2,896.13)
01/27/2022	01/27/2022	20780	AP Pymt - Larson Elevator Company; LE16533001-elevator repairs		MYS188		27945	DB	1,959.01		(937.12)
01/27/2022	01/27/2022	20781	AP Pymt - Mora HRA; MH01-22-snow removal-12/05,11,21,29		MYS188		27946	DB	450.00		(487.12)
01/31/2022	01/31/2022	18938	AP Invoice - DW Jones Management - Mgmt Fee; Mgmt Fee 1/31/2022		MYS188		34689	APA		1,564.00	(2,051.12)
01/31/2022	01/31/2022	01312022-MYS188	AP Invoice - DW Jones Management - Site; Site Payroll Jan 2022		MYS188		33164	APA		437.18	(2,488.30)
01/31/2022	01/31/2022	C861360122	AP Invoice - RENTAL RESEARCH SERVICES INC; C861360122-January 2022 background check		MYS188		34191	APA		25.00	(2,513.30)
<b>Totals for 2005 - Accounts Payable</b>									<b>21,252.88</b>	<b>19,206.50</b>	<b>(2,513.30)</b>
<b>Net Change for 2005 - Accounts Payable</b>											<b>2,046.38</b>
<b>2007 - Accrued Interest (Balance Forward As of 01/01/2022)</b>											<b>(1,882.46)</b>
<b>Totals for 2007 - Accrued Interest</b>									<b>0.00</b>	<b>0.00</b>	<b>(1,882.46)</b>

**MYS HOUSE**  
**General Ledger Report**  
**For Current Month (01/01/2022 to 01/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
<b>Net Change for 2007 - Accrued Interest</b>											<b>0.00</b>
<b>2010 - Security Deposits (Balance Forward As of 01/01/2022)</b>											<b>(16,711.96)</b>
01/17/2022	01/17/2022	83	01/2022-935 Adjustment		MYS188		15213	OARB		226.00	(16,937.96)
01/17/2022	01/17/2022		Security Deposits		MYS188		12083	OARA	847.00		(16,090.96)
01/31/2022	01/31/2022		January 2022 Sec Dep Liab Interest		MYS188		6547	GJ		12.31	(16,103.27)
<b>Totals for 2010 - Security Deposits</b>											<b>(16,103.27)</b>
<b>Net Change for 2010 - Security Deposits</b>											<b>608.69</b>
<b>2011 - Security Deposits in Transit (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/17/2022	01/17/2022		Security Deposit In Transit		MYS188		12083	OARA		826.00	(826.00)
01/17/2022	01/17/2022	16-20-1359409-6	AP Invoice - Marlene Lilyerd: Deposit Refund Bldg 141 - Unit 105		MYS188		31365	APA	826.00		0.00
<b>Totals for 2011 - Security Deposits in Transit</b>											<b>0.00</b>
<b>Net Change for 2011 - Security Deposits in Transit</b>											<b>0.00</b>
<b>2205 - Due to Limited Partner (Balance Forward As of 01/01/2022)</b>											<b>1,988.93</b>
<b>Totals for 2205 - Due to Limited Partner</b>											<b>0.00</b>
<b>Net Change for 2205 - Due to Limited Partner</b>											<b>1,988.93</b>
<b>2300 - Mortgage Payables - MHFA (Balance Forward As of 01/01/2022)</b>											<b>(531,517.45)</b>
01/01/2022	01/01/2022	1269689-MH	AP Invoice - Minnesota Housing Ac-counting: 1269689-MH pmt Jan 2022		MYS188		29644	APA	720.87		(530,796.58)
<b>Totals for 2300 - Mortgage Payables - MHFA</b>											<b>0.00</b>
<b>Net Change for 2300 - Mortgage Payables - MHFA</b>											<b>720.87</b>
<b>2305 - Mortgage Payable - MHFA Sr. Pilot (Balance Forward As of 01/01/2022)</b>											<b>(1,000,000.00)</b>
<b>Totals for 2305 - Mortgage Payable - MHFA Sr. Pilot</b>											<b>0.00</b>
<b>Net Change for 2305 - Mortgage Payable - MHFA Sr. Pilot</b>											<b>(1,000,000.00)</b>
<b>2310 - Mortgages Payable - GMHF (Balance Forward As of 01/01/2022)</b>											<b>(535,000.00)</b>
<b>Totals for 2310 - Mortgages Payable - GMHF</b>											<b>0.00</b>
<b>Net Change for 2310 - Mortgages Payable - GMHF</b>											<b>(535,000.00)</b>
<b>2315 - Mortgages Payable - Deferred (Balance Forward As of 01/01/2022)</b>											<b>(500,000.00)</b>
<b>Totals for 2315 - Mortgages Payable - Deferred</b>											<b>0.00</b>
<b>Net Change for 2315 - Mortgages Payable - Deferred</b>											<b>(500,000.00)</b>
<b>2465 - Deferred Developer Fee (Balance Forward As of 01/01/2022)</b>											<b>(87,068.93)</b>
<b>Totals for 2465 - Deferred Developer Fee</b>											<b>0.00</b>
<b>Net Change for 2465 - Deferred Developer Fee</b>											<b>(87,068.93)</b>
<b>3000 - Retained Earnings (Balance Forward As of 01/01/2022)</b>											<b>319,291.85</b>
<b>Totals for 3000 - Retained Earnings</b>											<b>0.00</b>
<b>Net Change for 3000 - Retained Earnings</b>											<b>319,291.85</b>
<b>3250 - Limited Partner Capital (Balance Forward As of 01/01/2022)</b>											<b>(1,201,519.00)</b>
<b>Totals for 3250 - Limited Partner Capital</b>											<b>0.00</b>
<b>Net Change for 3250 - Limited Partner Capital</b>											<b>(1,201,519.00)</b>
<b>4000 - Rental Income (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/01/2022	01/01/2022		Rental Income		MYS188		11300	OARA		12,261.00	(12,261.00)
01/07/2022	01/07/2022		Rental Income		MYS188		11791	OARA	137.00		(12,124.00)



**MYS188-MYSA HOUSE**  
**General Ledger Report**  
**For Current Month (01/01/2022 to 01/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
01/11/2022	01/11/2022		Rental Income		MYS188		11878	OARA		374.00	(12,498.00)
01/14/2022	01/14/2022	01-14-2022-MY S188	AP Invoice - Housing & Redevelopment Authority: #105 M Lilyard M/O 12/31 return Jan HRA payment		MYS188		31355	APA	374.00		(12,124.00)
01/21/2022	01/21/2022		Rental Income		MYS188		12255	OARA	257.00		(11,867.00)
01/31/2022	01/31/2022		Rental Income		MYS188		12485	OARA		408.00	(12,275.00)
<b>Totals for 4000 - Rental Income</b>											
<b>Net Change for 4000 - Rental Income</b>											
<b>4001 - Rental Assistance (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022		Rental Assistance		MYS188		11300	OARA		4,628.00	0.00
01/07/2022	01/07/2022		Rental Assistance		MYS188		11791	OARA		137.00	(4,628.00)
01/21/2022	01/21/2022		Rental Assistance		MYS188		12255	OARA		257.00	(4,765.00)
<b>Totals for 4001 - Rental Assistance</b>											
<b>Net Change for 4001 - Rental Assistance</b>											
<b>4002 - Garage Rent (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022		Garage Rent		MYS188		11300	OARA		600.00	0.00
01/04/2022	01/04/2022		Garage Rent		MYS188		11394	OARA		114.00	(600.00)
<b>Totals for 4002 - Garage Rent</b>											
<b>Net Change for 4002 - Garage Rent</b>											
<b>4012 - Interest Security Deposit (Balance Forward As of 01/01/2022)</b>											
01/31/2022	01/31/2022		Bank Interest Earned: Interest earned		MYS188		28723	DB		2.14	0.00
<b>Totals for 4012 - Interest Security Deposit</b>											
<b>Net Change for 4012 - Interest Security Deposit</b>											
<b>4014 - Interest Operating Svgs (Balance Forward As of 01/01/2022)</b>											
01/31/2022	01/31/2022		Bank Interest Earned: Interest earned		MYS188		28723	DB		3.42	0.00
<b>Totals for 4014 - Interest Operating Svgs</b>											
<b>Net Change for 4014 - Interest Operating Svgs</b>											
<b>4099 - Other Income (Balance Forward As of 01/01/2022)</b>											
01/21/2022	01/21/2022	1373593	Other Receipt: rebate		MYS188		849	CR		160.32	0.00
<b>Totals for 4099 - Other Income</b>											
<b>Net Change for 4099 - Other Income</b>											
<b>4500 - Vacancies (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022		Vacancies		MYS188		11300	OARA	2,127.00		0.00
01/07/2022	01/07/2022		Vacancies		MYS188		11791	OARA		572.00	2,127.00
01/21/2022	01/21/2022		Vacancies		MYS188		12255	OARA		252.00	1,555.00
01/31/2022	01/31/2022		Vacancies		MYS188		12485	OARA	36.00		1,303.00
<b>Totals for 4500 - Vacancies</b>											
<b>Net Change for 4500 - Vacancies</b>											
<b>4550 - Loss to Lease (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022		Loss to Lease		MYS188		11300	OARA		25.00	0.00
01/07/2022	01/07/2022		Loss to Lease		MYS188		11791	OARA		13.00	(25.00)
01/21/2022	01/21/2022		Loss to Lease		MYS188		12255	OARA		6.00	(38.00)
01/31/2022	01/31/2022		Loss to Lease		MYS188		12485	OARA	372.00		(44.00)
<b>Totals for 4550 - Loss to Lease</b>											
<b>Net Change for 4550 - Loss to Lease</b>											
<b>4700 - Resident Mgr Free Rent (Balance Forward As of 01/01/2022)</b>											
<b>0.00</b>											

**MYSA HOUSE**  
**General Ledger Report**  
**For Current Month (01/01/2022 to 01/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txrt No	JNL	Debit	Credit	Balance
01/01/2022	01/01/2022		Resident Mgr Free Rent		MYS188		11300	OARA	780.00		780.00
<b>Totals for 4700 - Resident Mgr Free Rent</b>									<b>780.00</b>	<b>0.00</b>	<b>780.00</b>
<b>Net Change for 4700 - Resident Mgr Free Rent</b>											<b>780.00</b>
<b>6110 - Maint/Repairs Payroll (Balance Forward As of 01/01/2022)</b>											
01/09/2022	01/09/2022	01-09-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 12/27/2021 - 01/09/2022		MYS188		31293	APA		348.46	(348.46)
01/09/2022	01/09/2022	01-09-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 12/27/2021 - 01/09/2022		MYS188		31293	APA	1,234.08		885.62
01/23/2022	01/23/2022	1232022-MYS188	AP Invoice - DW Jones Management - Payroll: Payroll 01/10/2022 - 01/23/2022		MYS188		32632	APA		360.00	525.62
01/23/2022	01/23/2022	1232022-MYS188	AP Invoice - DW Jones Management - Payroll: Payroll 01/10/2022 - 01/23/2022		MYS188		32632	APA	1,342.80		1,868.42
<b>Totals for 6110 - Maint/Repairs Payroll</b>									<b>2,576.88</b>	<b>708.46</b>	<b>1,868.42</b>
<b>Net Change for 6110 - Maint/Repairs Payroll</b>											<b>1,868.42</b>
<b>6115 - Maint/Repairs Supply (Balance Forward As of 01/01/2022)</b>											
01/15/2022	01/15/2022	PC-01152022-MYS188	AP Invoice - George Hampey: drip pans/part fridge		MYS188		34722	APA	57.84		57.84
<b>Totals for 6115 - Maint/Repairs Supply</b>									<b>57.84</b>	<b>0.00</b>	<b>57.84</b>
<b>Net Change for 6115 - Maint/Repairs Supply</b>											<b>57.84</b>
<b>6125 - Painting &amp; Decorating (Balance Forward As of 01/01/2022)</b>											
01/09/2022	01/09/2022	01-09-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 12/27/2021 - 01/09/2022		MYS188		31293	APA	42.88		42.88
<b>Totals for 6125 - Painting &amp; Decorating</b>									<b>42.88</b>	<b>0.00</b>	<b>42.88</b>
<b>Net Change for 6125 - Painting &amp; Decorating</b>											<b>42.88</b>
<b>6130 - Snow removal (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022		Reversed - Reclassify December Snow Plowing - Mora HRA		MYS188		6774	GJ		450.00	(450.00)
01/01/2022	01/01/2022	MH01-22	AP Invoice - Mora HRA: MH01-22-snow removal-12/05,11,21,29		MYS188		32428	APA	450.00		0.00
<b>Totals for 6130 - Snow removal</b>									<b>450.00</b>	<b>450.00</b>	<b>0.00</b>
<b>Net Change for 6130 - Snow removal</b>											<b>0.00</b>
<b>6136 - Elevator Maintenance/Repairs (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	LE16533001	AP Invoice - Larson Elevator Company: LE16533001-elevator repairs		MYS188		32413	APA	1,959.01		1,959.01
01/14/2022	01/14/2022	LE16697001	AP Invoice - Larson Elevator Company: LE16697001-elevator repairs		MYS188		31872	APA	460.46		2,419.47
<b>Totals for 6136 - Elevator Maintenance/Repairs</b>									<b>2,419.47</b>	<b>0.00</b>	<b>2,419.47</b>
<b>Net Change for 6136 - Elevator Maintenance/Repairs</b>											<b>2,419.47</b>
<b>6150 - Janitor Supplies (Balance Forward As of 01/01/2022)</b>											
01/24/2022	01/24/2022	4475-Beth-01242022-MYS188	AP Invoice - Bank Forward - Visa: 4475-Amazon-vacuum parts		MYS188		32293	APA	49.97		49.97
<b>Totals for 6150 - Janitor Supplies</b>									<b>49.97</b>	<b>0.00</b>	<b>49.97</b>
<b>Net Change for 6150 - Janitor Supplies</b>											<b>49.97</b>
<b>6160 - Exterminating Contract (Balance Forward As of 01/01/2022)</b>											
01/03/2022	01/03/2022	210912	AP Invoice - East Central Exterminating: 210912-service-Dec-Feb		MYS188		29741	APA	135.00		135.00
<b>Totals for 6160 - Exterminating Contract</b>									<b>135.00</b>	<b>0.00</b>	<b>135.00</b>

**MYS HOUSE**  
**General Ledger Report**  
**For Current Month (01/01/2022 to 01/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
<b>Net Change for 6160 - Exterminating Contract</b>											
<b>6210 - Electric (Balance Forward As of 01/01/2022)</b>											
01/02/2022	01/02/2022	207432300-010	AP Invoice - East Central Energy: 22022		MYS188		31842	APA	756.53		0.00
			207432300-01022022								756.53
01/02/2022	01/02/2022	207442102-010	AP Invoice - East Central Energy: 22022		MYS188	141-204	31893	APA	34.12		790.65
			207442102-01022022								790.65
01/02/2022	01/02/2022	207443302-010	AP Invoice - East Central Energy: 22022		MYS188	141-305	31892	APA	32.95		823.60
			207443302-01022022								823.60
<b>Totals for 6210 - Electric</b>									<b>823.60</b>	<b>0.00</b>	<b>823.60</b>
<b>Net Change for 6210 - Electric</b>											
									<b>823.60</b>	<b>0.00</b>	<b>823.60</b>
<b>6215 - Water/Sewer (Balance Forward As of 01/01/2022)</b>											
01/25/2022	01/25/2022	09-03001411-00	AP Invoice - Mora Municipal Utilities: -3-01142022		MYS188		33051	APA	246.02		0.00
			09-03001411-00-3-01142022-u-15								246.02
<b>Totals for 6215 - Water/Sewer</b>									<b>246.02</b>	<b>0.00</b>	<b>246.02</b>
<b>Net Change for 6215 - Water/Sewer</b>											
									<b>246.02</b>	<b>0.00</b>	<b>246.02</b>
<b>6225 - Fuel (Oil/Coal.Gas) (Balance Forward As of 01/01/2022)</b>											
01/11/2022	01/11/2022	0617509934-00	AP Invoice - Minnesota Energy Re-001-01112022		MYS188		31506	APA	1,487.30		0.00
			sources: 0617509934-00001-01112022								1,487.30
<b>Totals for 6225 - Fuel (Oil/Coal.Gas)</b>									<b>1,487.30</b>	<b>0.00</b>	<b>1,487.30</b>
<b>Net Change for 6225 - Fuel (Oil/Coal.Gas)</b>											
									<b>1,487.30</b>	<b>0.00</b>	<b>1,487.30</b>
<b>6305 - Activity Director (Balance Forward As of 01/01/2022)</b>											
01/09/2022	01/09/2022	01-09-2022-MY	AP Invoice - DW Jones Management - S188		MYS188		31293	APA	232.32		0.00
			Payroll: Payroll 12/27/2021 - 01/09/2022								232.32
01/23/2022	01/23/2022	1232022-MYS1	AP Invoice - DW Jones Management - 88		MYS188		32632	APA	266.76		499.08
			Payroll: Payroll 01/10/2022 - 01/23/2022								499.08
<b>Totals for 6305 - Activity Director</b>									<b>499.08</b>	<b>0.00</b>	<b>499.08</b>
<b>Net Change for 6305 - Activity Director</b>											
									<b>499.08</b>	<b>0.00</b>	<b>499.08</b>
<b>6306 - Activity Director Expenses (Balance Forward As of 01/01/2022)</b>											
01/03/2022	01/03/2022	PC-01032022-MYS	AP Invoice - George Hampey: activity w/ santa/crafts/bingo/prizes		MYS188		31114	APA	135.14		0.00
			188								135.14
01/04/2022	01/04/2022		Reversed - Reclassify AP Invoice - George Hampey: activity w/ santa/crafts/bingo/prizes		MYS188		5411	GJ		135.14	0.00
01/15/2022	01/15/2022	PC-01152022-MYS	AP Invoice - George Hampey: activity things		MYS188		34722	APA	26.62		26.62
			188								26.62
<b>Totals for 6306 - Activity Director Expenses</b>									<b>161.76</b>	<b>135.14</b>	<b>26.62</b>
<b>Net Change for 6306 - Activity Director Expenses</b>											
									<b>161.76</b>	<b>135.14</b>	<b>26.62</b>
<b>6310 - Site Mgmt Payroll (Balance Forward As of 01/01/2022)</b>											
01/31/2022	01/31/2022	01312022-MYS	AP Invoice - DW Jones Management - 188		MYS188		33164	APA	401.18		0.00
			Site: Site Payroll Jan 2022								401.18
<b>Totals for 6310 - Site Mgmt Payroll</b>									<b>401.18</b>	<b>0.00</b>	<b>401.18</b>
<b>Net Change for 6310 - Site Mgmt Payroll</b>											
									<b>401.18</b>	<b>0.00</b>	<b>401.18</b>
<b>6315 - Management Fees (Balance Forward As of 01/01/2022)</b>											
01/31/2022	01/31/2022	18938	AP Invoice - DW Jones Management - Mgmt Fee: Mgmt Fee 1/31/2022		MYS188		34689	APA	1,564.00		0.00
<b>Totals for 6315 - Management Fees</b>									<b>1,564.00</b>	<b>0.00</b>	<b>1,564.00</b>

**MYSA HOUSE**  
**General Ledger Report**  
 For Current Month (01/01/2022 to 01/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
<b>Net Change for 6315 - Management Fees</b>											<b>1,564.00</b>
<b>6340 - Phone (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/26/2022	01/26/2022	9898137941	AP Invoice - VERIZON WIRELESS SPLITS: 320-674-0724-phone		MYS188		34418	APA	27.00		27.00
<b>Totals for 6340 - Phone</b>											<b>27.00</b>
<b>Net Change for 6340 - Phone</b>											<b>27.00</b>
<b>6345 - Office Supplies (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/01/2022	01/01/2022	I2112120424	AP Invoice - RealPage: I2112120424-Access Fees		MYS188		30958	APA	392.57		392.57
01/15/2022	01/15/2022	PC-01152022-MYS188	AP Invoice - George Hampey: en-velopes/ink		MYS188		34722	APA	127.28		519.85
<b>Totals for 6345 - Office Supplies</b>											<b>519.85</b>
<b>Net Change for 6345 - Office Supplies</b>											<b>519.85</b>
<b>6346 - Postage (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/15/2022	01/15/2022	PC-01152022-MYS188	AP Invoice - George Hampey; mailing		MYS188		34722	APA	2.36		2.36
<b>Totals for 6346 - Postage</b>											<b>2.36</b>
<b>Net Change for 6346 - Postage</b>											<b>2.36</b>
<b>6365 - Payroll Taxes (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/09/2022	01/09/2022	01-09-2022-MYS188	AP Invoice - DW Jones Management - Payroll: Payroll 12/27/2021 - 01/09/2022		MYS188		31293	APA	127.76		127.76
01/23/2022	01/23/2022	1232022-MYS188	AP Invoice - DW Jones Management - Payroll: Payroll 01/10/2022 - 01/23/2022		MYS188		32632	APA	137.19		264.95
<b>Totals for 6365 - Payroll Taxes</b>											<b>264.95</b>
<b>Net Change for 6365 - Payroll Taxes</b>											<b>264.95</b>
<b>6370 - Workmans' Comp Ins (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/09/2022	01/09/2022	01-09-2022-MYS188	AP Invoice - DW Jones Management - Payroll: Payroll 12/27/2021 - 01/09/2022		MYS188		31293	APA	92.67		92.67
01/23/2022	01/23/2022	1232022-MYS188	AP Invoice - DW Jones Management - Payroll: Payroll 01/10/2022 - 01/23/2022		MYS188		32632	APA	98.82		191.49
<b>Totals for 6370 - Workmans' Comp Ins</b>											<b>191.49</b>
<b>Net Change for 6370 - Workmans' Comp Ins</b>											<b>191.49</b>
<b>6372 - Employee Benefits-health, etc (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/31/2022	01/31/2022	01312022-MYS188	AP Invoice - DW Jones Management - Site: Site Payroll Jan 2022		MYS188		33164	APA	36.00		36.00
<b>Totals for 6372 - Employee Benefits-health, etc</b>											<b>36.00</b>
<b>Net Change for 6372 - Employee Benefits-health, etc</b>											<b>36.00</b>
<b>6375 - Bank Charges (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/31/2022	01/31/2022		Bank Service Charge: Service charge		MYS188		28723	DB	7.00		7.00
<b>Totals for 6375 - Bank Charges</b>											<b>7.00</b>
<b>Net Change for 6375 - Bank Charges</b>											<b>7.00</b>
<b>6390 - Criminal and credit check (Balance Forward As of 01/01/2022)</b>											<b>0.00</b>
01/31/2022	01/31/2022	C861360122	AP Invoice - RENTAL RESEARCH SERVICES INC: C861360122-January		MYS188		34191	APA	25.00		25.00

**MYSA HOUSE**  
**General Ledger Report**  
**For Current Month (01/01/2022 to 01/31/2022)**

Posted Dt	Doc Dt	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
			2022 background check								
<b>Totals for 6390 - Criminal and credit check</b>									<b>25.00</b>	<b>0.00</b>	<b>25.00</b>
<b>Net Change for 6390 - Criminal and credit check</b>											<b>25.00</b>
<b>6560 - Mortgage Interest (Balance Forward As of 01/01/2022)</b>											
01/01/2022	01/01/2022	1269689-MH	AP Invoice - Minnesota Housing Ac- pmt Jan 2022      counting: 1269689-MH pmt Jan 2022		MYS188		29644	APA	1,882.46		0.00 1,882.46
<b>Totals for 6560 - Mortgage Interest</b>									<b>1,882.46</b>	<b>0.00</b>	<b>1,882.46</b>
<b>Net Change for 6560 - Mortgage Interest</b>											<b>1,882.46</b>
<b>6565 - Security Deposit Interest Liability (Balance Forward As of 01/01/2022)</b>											
01/31/2022	01/31/2022		January 2022 Sec Dep Liab Interest		MYS188		6547	GJ	12.31		0.00 12.31
<b>Totals for 6565 - Security Deposit Interest Liability</b>									<b>12.31</b>	<b>0.00</b>	<b>12.31</b>
<b>Net Change for 6565 - Security Deposit Interest Liability</b>											<b>12.31</b>
<b>Grand Total</b>									<b>105,712.56</b>	<b>105,712.56</b>	<b>0.00</b>

## MYSA HOUSE Check Register

Date	Vendor	Document No	Amount Cleared	Property	Unit
AP In-voice Date	AP Invoice No	GL account/Account label	Amount Applied Memo		
	<b>Bank: MYS188 OPERATING - Bank Forward</b>	<b>Account No: 5536920</b>			
01/03/2022	10677--Minnesota Housing Accounting		6,733.33 01/31/2022		
01/01/2022	1269689-MH pmt Jan 2022	1330--Replacement Reserve	630.00 1269689-MH pmt Jan 2022	MYS188--MYS	A HOUSE
		1340--Escrow Property Taxes	2,267.00 1269689-MH pmt Jan 2022	MYS188--MYS	A HOUSE
		1345--Escrow Insurance	1,178.00 1269689-MH pmt Jan 2022	MYS188--MYS	A HOUSE
		1360--Escrow FHA Insurance	55.00 1269689-MH pmt Jan 2022	MYS188--MYS	A HOUSE
		6560--Mortgage Interest	1,882.46 1269689-MH pmt Jan 2022	MYS188--MYS	A HOUSE
		2300--Mortgage Payables - MHFA	720.87 1269689-MH pmt Jan 2022	MYS188--MYS	A HOUSE
01/06/2022	10830--East Central Exterminating	20763	135.00 01/31/2022		
01/03/2022	210912	6160--Exterminating Contract	135.00 210912-service -Dec-Feb	MYS188--MYS	A HOUSE
01/06/2022	10486--Mora Municipal Utilities	20764	245.86 01/31/2022		
12/15/2021	09-03001411-00-3-12152021	6215--Water/Sewer	245.86 1411-0 0-3-121 52021-09-0300u-15	MYS188--MYS	A HOUSE
01/06/2022	10242--RENTAL RESEARCH SERVICES INC	20765	25.00 01/31/2022		
12/31/2021	C861361221	6390--Criminal and credit check	25.00 C861361221-December 2021 background check	MYS188--MYS	A HOUSE
01/13/2022	10484--DW Jones Management - Mgmt Fee	20766	1,408.00 01/31/2022		
12/31/2021	18830	6315--Management Fees	1,408.00 Mgmt Fee 12/31/2021	MYS188--MYS	A HOUSE
01/13/2022	10424--Quality Disposal Systems	20769	121.40 01/31/2022		
12/30/2021	1149708-12302021	6230--Trash removal	121.40 1149708-garbage service	MYS188--MYS	A HOUSE
01/13/2022	10516--RealPage	20770	392.57 01/31/2022		
01/01/2022	I2112120424	6345--Office Supplies	392.57 I2112120424-Access Fees	MYS188--MYS	A HOUSE
01/13/2022	10138--VERIZON WIRELESS SPLITS	20771	27.05 01/31/2022		
12/25/2021	9895899700-1	6340--Phone	27.05 320-674-0724-phone	MYS188--MYS	A HOUSE
01/13/2022	10500--DW Jones Management - Payroll	20767	1,381.25 01/31/2022		
01/09/2022	01-09-2022-MYS188	6305--Activity Director	232.32 Payroll 12/27/2021 - 01/09/2022	MYS188--MYS	A HOUSE
		6370--Workmans Comp Ins	92.67 Payroll 12/27/2021 - 01/09/2022	MYS188--MYS	A HOUSE
		6365--Payroll Taxes	127.76 Payroll 12/27/2021 - 01/09/2022	MYS188--MYS	A HOUSE
		6110--Maint/Repairs Payroll	928.50 Payroll 12/27/2021 - 01/09/2022	MYS188--MYS	A HOUSE
01/13/2022	10829--George Hampey	20768	2,187.93 01/31/2022		
01/03/2022	PC-01032022-MYS188	6306--Activity Director Expens	135.14 activity w/ santa/crafts/ bingo/prizes	MYS188--MYS	A HOUSE
12/04/2021	PC-01042022	6196--Cap Exp Grounds	2,039.05 snow blower	MYS188--MYS	A HOUSE
		6130--Snow removal	13.74 gas	MYS188--MYS	A HOUSE

## 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 Ap-plied	Memo	
01/14/2022	11506--Housing & Redevelopment Authority		20772	374.00	01/31/2022	
01/14/2022	01-14-2022-MYS188	4000--Rental Income	Printed Check	374.00	#105 M Lilyerd M/O 12/31 return Jan HRA payment	MYS188--MYS A HOUSE
01/17/2022	TEMP47129334--Marlene Lilyerd		20773	205.00	01/31/2022	
01/17/2022	16-20-1359409-6	2011--Security Deposits in Tra	Printed Check	205.00	Deposit Refund Bldg 141 - Unit 105	MYS188--MYS A HOUSE
01/20/2022	10578--Larson Elevator Company		20776	460.46	01/31/2022	
01/14/2022	LE16697001	6136--Elevator Maintenance/Rep	Printed Check	460.46	LE16697001-elevator repairs	MYS188--MYS A HOUSE
01/20/2022	10512--Minnesota Energy Resources		20777	1,487.30	01/31/2022	
01/11/2022	0617509934-00001-01112022	6225--Fuel (Oil/Coal.Gas)	Printed Check	1,487.30	0617509934-0001-01112022	MYS188--MYS A HOUSE
01/20/2022	10453--East Central Energy		20775	823.60	01/31/2022	
01/02/2022	207432300-01022022	6210--Electric	Printed Check	756.53	207432300-01022022	MYS188--MYS A HOUSE
01/02/2022	207443302-01022022	6210--Electric	Printed Check	32.95	207443302-01022022	MYS188--MYS 141-305 A HOUSE
01/02/2022	207442102-01022022	6210--Electric	Printed Check	34.12	207442102-01022022	MYS188--MYS 141-204 A HOUSE
01/20/2022	10877--Ace Hardware		20774	94.44	01/31/2022	
12/01/2021	293209	6115--Maint/Rep	Printed Check	70.83	293209-lights	MYS188--MYS A HOUSE
12/01/2021	293448	6115--Maint/Rep	Printed Check	23.61	293448-lights	MYS188--MYS A HOUSE
01/24/2022	10249--Bank Forward - Visa		20778	49.97	In Transit	
01/24/2022	4475-Beth-01242022-MYS188	6150--Janitor Supplies	Printed Check	49.97	4475-Amazon-vacuum parts	MYS188--MYS A HOUSE
01/27/2022	10578--Larson Elevator Company		20780	1,959.01	In Transit	
01/01/2022	LE16533001	6136--Elevator Maintenance/Rep	Printed Check	1,959.01	LE16533001-elevator repairs	MYS188--MYS A HOUSE
01/27/2022	10500--DW Jones Management - Payroll		20779	1,485.57	In Transit	
01/23/2022	1232022-MYS188	6305--Activity Director	Printed Check	266.76	Payroll 01/10/2022 - 01/23/2022	MYS188--MYS A HOUSE
		6110--Maint/Rep	Printed Check	982.80	Payroll 01/10/2022 - 01/23/2022	MYS188--MYS A HOUSE
		6365--Payroll Taxes	Printed Check	137.19	Payroll 01/10/2022 - 01/23/2022	MYS188--MYS A HOUSE
		6370--Workmans ' Comp Ins	Printed Check	98.82	Payroll 01/10/2022 - 01/23/2022	MYS188--MYS A HOUSE
01/27/2022	10831--Mora HRA		20781	450.00	In Transit	
01/01/2022	MH01-22	6130--Snow removal	Printed Check	450.00	MH01-22-snow removal-12/05,11,21,29	MYS188--MYS A HOUSE
<b>Applied To- tal:</b>				<b>20,046.74</b>		
<b>Total:</b>				<b>20,046.74</b>		
<b>Bank: MYS188 SECURITY - Bank Forward</b>		<b>Account No: 5536939</b>				
01/17/2022	TEMP47129334--Marlene Lilyerd		10005	621.00	01/31/2022	
01/17/2022	16-20-1359409-6	2011--Security Deposits in Tra	Printed Check	621.00	Deposit Refund Bldg 141 - Unit 105	MYS188--MYS A HOUSE

### MYS HOUSE Check Register

Date	Vendor	Document No	Amount	Cleared	Property	Unit
AP In-voice Date	AP Invoice No	GL account/ Account la- bel	Method	Amount Ap-plied	Memo	
		Applied To- tal:		<u>621.00</u>		
		Total:		<u>621.00</u>		
		Grand Total:		<u>20,667.74</u>		



## MYS HOUSE Vendor Aging Report

Based on: GL posting Date As of: 01/31/2022

Vendor ID	Vendor Name	0-30	31-60	61-90	91-	Total
10138	VERIZON WIRELESS SPLITS	27.00	0.00	0.00	0.00	27.00
10242	RENTAL RESEARCH SERVICES INC	25.00	0.00	0.00	0.00	25.00
10466	Mora Municipal Utilities	246.02	0.00	0.00	0.00	246.02
10484	DW Jones Management - Mgmt Fee	1,564.00	0.00	0.00	0.00	1,564.00
10780	DW Jones Management - Site	437.18	0.00	0.00	0.00	437.18
10829	George Hampey	214.10	0.00	0.00	0.00	214.10
<b>Grand Totals</b>		<b>2,513.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,513.30</b>





**Pine Crest**  
**Management Report**  
 for the month of  
**January 2022**

Occupancy

Total Units	43	Occupied	42	Pre-leased	0
Move-Ins	0	Move Outs	1	Wait List (1BR/2BR)	69/15

Certifications

Completed	7*	In Progress	14**
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\*January – March completed

\*\* April, May, and June in progress

Lease Enforcement

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

Work Orders Completed

Non-Emergency	21	Emergency	0
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Aging Rent Balances

Over 30 Days	\$ 1,220	Over 60 Days	\$ 831**	Over 90 Days	\$1,124*
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\* One tenant just got approval from MN Rent Help for a subsidy of \$1,800. This will bring her current.

\*\*Tenant on a payment plan currently paying \$131 over her monthly rent. It will still take some time to get caught up

# Dala House

## Management Report

for the month of

**January 2022**

### Occupancy

Total Units	24	Occupied	24	Pre-leased	0
Move-Ins	0	Move Outs		Wait List (1BR/2BR)	26/6

### Certifications

Completed	6	In Progress	8*
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\*April, May and June in progress

### Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	1	Explanation: Tenant keeps his window open for hours, was warn many times, had guest using laundry room,			

### Work Orders Completed

Non-Emergency	10	Emergency	
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### Aging Rent Balances

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

## Management Report

for the month of

**January 2022**

### Occupancy

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

### Certifications

Completed	4	In Progress	4*
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\*March and April in progress.

### Lease Enforcement

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

### Work Orders Completed

Non-Emergency		Emergency	0
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### Aging Rent Balances

Over 30 Days	\$348	Over 60 Days	\$15	Over 90 Days	\$385
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# HCV (Sec. 8) – Kanabec/Pine/Isanti/Chisago

## Management Report

for the month of

**January 2022**

### Vouchers

Leased	137	Shop Mode	2	Port-In	
Port-Out	4	Project Based (Mysa)	12	Wait List	33

### Certifications

Completed	43	In Progress	29
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- Issued two Vouchers in January
- Sent out paperwork for six more vouchers
- Working on verifying two vouchers that were issued, need to lease up.

Inspections Completed

## Management Operations

### Management Report

January 2022

Activity:

Item:	Comments
Staffing	Shalai's training has been delayed due to Covid in the family. Will pick it up after she returns.
System Update	Anthony had some issues with his computer. It is up and running now.
Updates:	<p>Jack and Adrian are being trained on the HUD tools and reporting. Jack is working with the accountant on year-end reports and responding to USDA for information request. The HRA has been able to tap into the Short Fall Funding from HUD for Pine Crest. Currently the voucher that was submitted offset Payroll expense and utilities. Getting ready for the Vasa Year end Audit. Adrian continues to work on issuing Section 8 Vouchers. Jack and Adrian are reviewing the Two-Year tool to determine how many vouchers need to be issued.</p> <p>We have experienced some unforeseen vacancies at Pine Crest. Our waiting list is strong so filling the units will not be a problem. But it will have an impact on the budget for turning the units over.</p> <p>Anthony and Ron have been busy with working on the heating systems and work orders. We had a zone valve leak all over a tenant's bedroom. Anthony and Adrian worked to stop the leak and the zone valve was replaced the next day.</p> <p>Snow removal has gone smooth. Not too many snow days in January, our snow removal revenue will be down.</p>







*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.*

## MEMORANDUM

To: Mora HRA Board of Directors  
From: Jack L'Heureux, Executive Director  
Date: 02/23/2022  
RE: Update on the Development of Parcel 22.08420.00

At the Special Meeting held on February 3, 2022 the board asked me to complete the following tasks.

1. Reach out to the City Attorney to get answers on the possible sale of parcel 22.08420.00
2. Research to ensure that there is no encumbrances on that parcel
3. Reach out to the developer to let him know that the Board is interested in pursuing his proposed project.

Here is my results of the above activities:

I reached out to the city attorney and here is his response:

1. By statute the HRA can buy, hold and sell property in its own name as a separate legal entity. Given past financial arrangements between the Council and HRA, however, you should check to make sure there wasn't a condition attached to those transactions that would require Council notification and/or consent.
2. Real property need not be advertised or sold by competitive bid, but LMC and the State Auditor do generally advise some analysis or documentation of value in order to determine benefit to the taxpayers and constituents of the public body.
3. Rights of refusal or other conditions, such as what the property can be used for and/or what types of improvements can be made to the property can be attached to the sale agreement and/or deeds, but it is generally advisable to have these conditions established as early in the process as possible.
4. Terms of the transaction and payment of the assessment are completely negotiable and may be most affected by how the purchaser plans to pay for the acquisition. Most lenders will require as a condition of their financing for the payment before or at closing of all levied assessments and any other encumbrance that would have priority over their financing. For the City or the entity levying the assessment, payment before or at closing is also generally preferable, since it eliminates the potential for a subsequent default on the payment of the assessment.

I contacted Sara and Natasha at the city and asked about the parcel. Sara found the following in the city council minutes dated June 4, 2004:

**8. HRA Land Purchase** – Mora HRA directors Paul Larson and Laura Howell requested that the city lend the HRA \$160,000 for purchasing a 16-acre parcel of land for a 28-unit low-income senior apartment building. The parcel is located in Arthur Township between Highway 23 East and Howe Avenue. The area would be annexed so city sewer and water services may be installed. The HRA will apply for a \$3,000,000 USDA grant to build the apartments. Lots not needed for senior apartments may be sold to help repay the city. The HRA may levy a tax to help pay for the land. Council members discussed cost of the property, water and sewer services, repayment of the loan, interest rates, and annexation

of other property in the area. MOTION by Moe, seconded by Knutson and unanimously carried to approve the \$160,000 loan at 6% interest with a balloon after five years. The city council directed Dhein to write a letter of support for the project.

The loan was for 5 years with a balloon in 2009. The loan was paid back and there is no other encumbrances on the parcel.

I reached out to Fedder Homes, LLC through email and gave him an update. I am waiting for a response.

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Action Needed: None at this time



*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.*

## **MEMORANDUM**

To: Mora HRA Board of Directors  
From: Jack L'Heureux, Executive Director  
Date: 02/23/2022

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Anthony Kiewell did some research on trailers. I have attached his recommendations and the bids to this memo for your review.

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Action Required: No action needed at this time.





160 VALHALLA CIRCLE  
P.O. BOX 209  
MORA, MN 55051

WWW.MORAHRA.ORG

PHONE: (320) 679-4789  
FAX: (320) 679-5638

2/17/2022

Please see the attached (3) quotes for the purchase of an enclosed trailer. Two of the quotes are for a 7'X12' single axle, steel frame enclosed trailer, the third is for a 7'X14' tandem axle, aluminum frame enclosed trailer. I did get pricing from a couple other trailer sales companies and the pricing is very similar. I did not find any scratch and dent models available at this time.

There are used enclosed trailers available; from my research a 7'X12' or 7'X14" trailer less than 10 years old in good condition range from \$6,000-\$8,000.

It is my recommendation to not purchase an enclosed trailer at this time due to cost. An enclosed trailer would be very useful, but I do not feel that our need justifies the cost. The need that the HRA has is the ability to transport appliances such as ranges, refrigerators, countertops, etc. The ability to transport our lawn care equipment would be nice as well, but is not a necessity as we do have a lawn tractor at the Pinecrest location and a zero turn mower at the Eastwood location. In 2021, I transported the zero turn mower to the Pinecrest location for fall cleanup on a couple of occasions to use the bagger system on that machine. The 5-year plan at Pinecrest does have funds allocated to the purchase of a new lawn tractor in the next couple of years, at which time we can get a machine with better fall cleanup capabilities, eliminating the need for transporting our equipment between locations.

I would like to request approval to purchase a small utility (open) trailer for the purpose of transporting appliances. I feel that this can be a used trailer, somewhere around the size of 5'X10' single axle trailer. It is my opinion that a Not to Exceed amount of \$1,200-\$1,500 would be more than sufficient, while hopefully finding a good deal of significantly less than that. This option would incur a much lower cost, and yet be very functional and fulfill the needs of the HRA.

Thank you,

Anthony Kiewel

Maintenance Supervisor

320-364-0602



Equal Opportunity Providers: Complaints of discrimination should be sent to:  
USDA/DHUD, Director, Office of Civil Rights, Washington, D.C. 20250-9410

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to ensure the validity of the findings.

3. The third part of the document describes the results of the data analysis and the key findings. It identifies the main trends and patterns observed in the data, as well as the implications for the organization's strategy and operations.

4. The fourth part of the document discusses the limitations of the study and the potential areas for future research. It acknowledges that the data collected may not be representative of the entire population and that further research is needed to explore other factors that may influence the results.

5. The fifth part of the document provides a summary of the key findings and conclusions. It reiterates the importance of accurate record-keeping and data analysis in making informed decisions and improving organizational performance.

6. The sixth part of the document discusses the practical implications of the findings for the organization. It provides recommendations for how the organization can use the information to improve its internal processes and external relationships.

7. The seventh part of the document provides a final summary and conclusion. It emphasizes the need for ongoing monitoring and evaluation to ensure that the organization remains effective and efficient in its operations.

8. The eighth part of the document discusses the overall impact of the study and the potential for future research. It suggests that the findings could be applied to other organizations and industries to improve their performance and efficiency.

9. The ninth part of the document provides a final summary and conclusion. It reiterates the importance of accurate record-keeping and data analysis in making informed decisions and improving organizational performance.

10. The tenth part of the document discusses the overall impact of the study and the potential for future research. It suggests that the findings could be applied to other organizations and industries to improve their performance and efficiency.

# M&G Trailer Sales, Service and Rental

9387 Highway 10 NW  
 Ramsey MN 55303  
 763-506-0930

MORA HOUSING

Date 02/01/2022  
 Invoice  
 Salesman Erik Quanrud 2

H W C 763-333-6515

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

### Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2022	RC	RDLX7X12SA	56VBE1215NM664068	21122912	\$6,595.00

**Parts and Labor:**

Price	Qty	Ext Price	Dealer Unit Price	
			Parts & Accessories	\$6,595.00
			Labor	\$0.00
			<b>Cash Price</b>	<b>\$6,595.00</b>
			Trade Allowance	\$0.00
			Payoff	\$0.00
			Net Trade	\$0.00
			<b>Net Sale</b> (Cash Price - Net Trade)	<b>\$6,595.00</b>
			Sales Tax	\$0.00
			Vehicle Tax	\$428.68
			Federal Excise Tax	
			Document or Administration Fees	\$125.00
			Registration Tax	\$55.00
			Plate Fee	\$2.50
			State / Deputy Filing Fee	\$11.00
			Vehicle Excise Tax	\$20.00

**Notes:**

Title Tech/Reg Tech Srchg \$0.00

**Trade Information**

<b>Sub Total</b> (Net Sale + Other Charges)	\$7,237.18
Deposits	\$0.00
Balance Paid	\$0.00
<b>Amount to Pay/Finance</b>	<b>\$7,237.18</b>

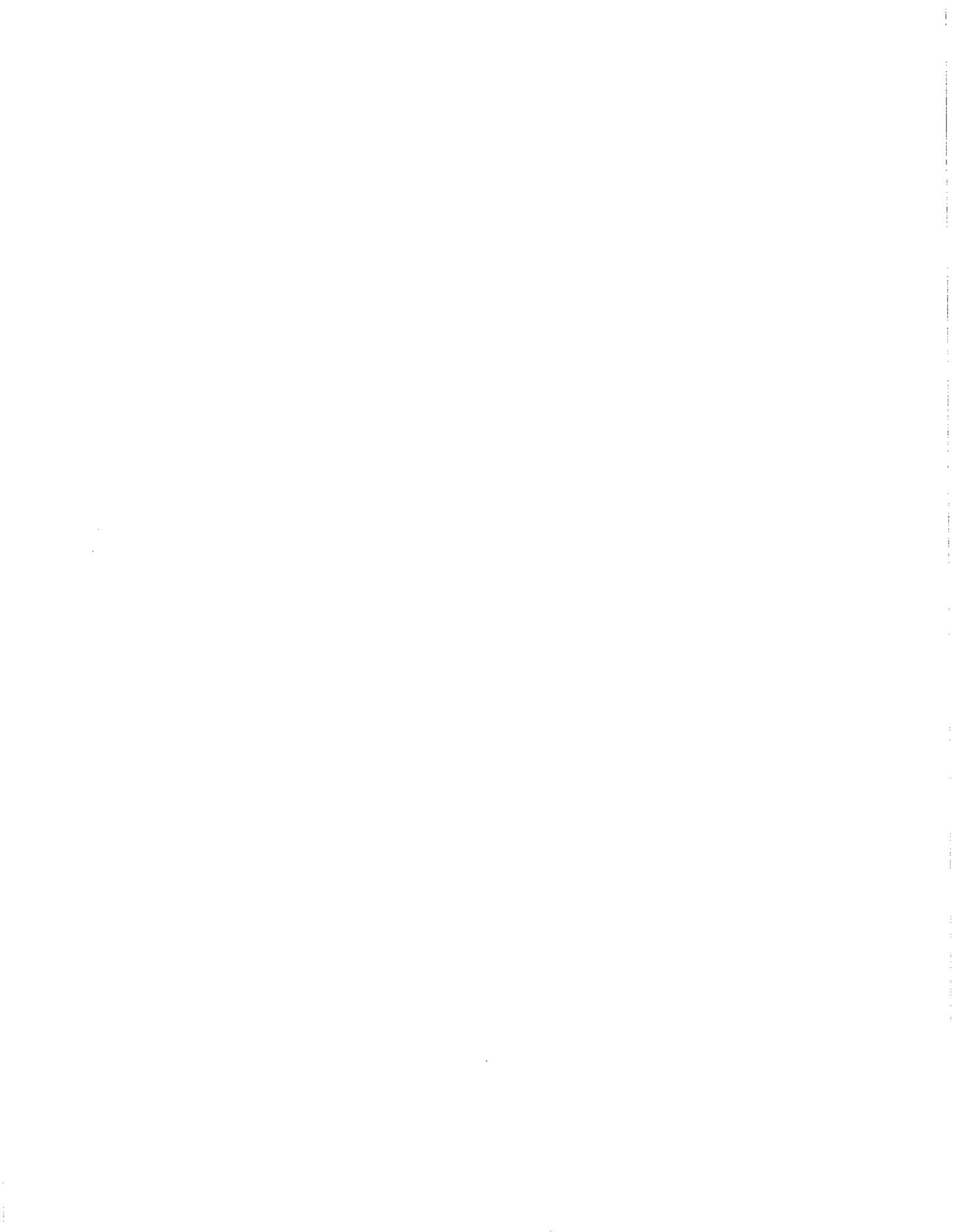
**NOTICE TO BUYER:** (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

**TRADE-IN NOTICE:** Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

\*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature \_\_\_\_\_ Dealer Signature \_\_\_\_\_

Thank You for Your Business!





032-FEDERATED CO-OPS INC.  
 PRINCETON COUNTRY STORE  
 6467 100TH AVE  
 PRINCETON MN 55371  
 763-389-1431

=====  
 QUOTE  
 =====

PAGE 1  
 INVOICE NO.  
 ORDER DATE 01/31/22  
 ACCOUNT NO. 0000000032  
 BATCH 321 008

ORDER NO. 00006066  
 EXPIRATION 01/31/22

PRINCETON COUNTRY STORE  
 CASH CUSTOMER  
 6467 100TH AVE  
 PRINCETON MN 55371

=====  
 P.O.#      SHIP DATE      TERMS      SLS LOC  
 -----  
           01/31/22    COD            CO 032  
 =====

PACKAGES SOLD	DESCRIPTION	UNITS SOLD	UNIT PRICE	EXTENDED
1 EA	CARGO EXPRESS EX7X12 ENCLOSE NA072953	1 EA	6890.00000	6890.00
1 EA	REGISTRATION FEES REG ESTIMATED MORA HOUSING - ANTHONY KIEWAL 763-333-6515	1 EA	70.00000	70.00

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 SUBTOTAL                    6960.00  
 SALES TAX                    447.85  
 TOTAL DUE    \$\$            7407.85  
 =====



Dave Swanson, Inc. DBA: North Branch  
 DBA, North Branch Trailer Sales

6530 396th Court  
 North Branch, MN 55056  
 612-865-6618  
 www.northbranchtrailersales.com

# Estimate

Date	Estimate #
1/31/2022	1129

Name / Address
Trailer Customer Mora Housing Authority Anthony Kiewel

Project

Item	Description	Qty	Rate	Total
Lightning Trailer	2022 Lightning 7 x 14 plus 2 ft V aluminum cargo trailer - color is silver and charcoal. Extra 6" tall, Radar package, aluminum rims and 3" bottom trim. 7000 pound GVWR.	1	9,800.00	9,800.00
Vehicle Sales Tax	6.5% MN vehicle sales tax.		637.00	637.00
License Fees	MN license fees - Plate fee \$13.50, public safety fee \$3.50, transfer tax \$10.00, title transfer fee \$8.25, state deputy file fee \$11.00, title technology fee \$2.25.		48.50	48.50
Registration	Registration good to February 2022.		14.00	14.00

<b>Subtotal</b>			\$10,499.50
<b>Sales Tax (0.0%)</b>			\$0.00
<b>Total</b>			\$10,499.50

