



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, March 23, 2022
Time: 3:30 PM
Location: Life Enrichment Center, 160 Valhalla Circle, Mora, MN 55051

- 1. Call to Order**
- 2. Roll Call**
- 3. Adopt Agenda**
- 4. Public Comment**
- 5. Consent Agenda**
 - a. Special Meeting Minutes – February 3, 2022
 - b. Regular Meeting Minutes – February 23, 2022
- 6. Consideration of Items Removed from Consent**
- 7. Budget/Financial Review**
 - a. February Financials – Analysis
- 8. Management Reports:**
 - a. Eastwood Senior Living February Financials and 2023 Proposed Budget update
 - b. Mysa House
 - c. HRA Programs & Maintenance
- 9. Old Business:**
 - a. City Loan Payoff
- 10. New Business:** No new business.
 - a. Schedule meeting at Pine Crest for the tenants.
- 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. Special Meeting Minutes – February 3, 2022 See attached minutes for review and approval
 - b. Regular Meeting Minutes – February 23, 2022. See attached minutes for review and approval
6. **Consideration of Items Removed from Consent Agenda**
7. **Budget/Financial Review**
 - a. February 2021 Financials. See attached combined financial statements for 1/31/22 and a brief analysis.
8. **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.
9. **Old Business**
 - a. City Loan payoff: Present to Board the details of loan payoff.
10. **New Business**
 - a. Schedule meeting for the tenants at Pine Crest.
11. **Adjournment.** The next regular meeting is scheduled for Wednesday, April 27, 2022 at 3:30pm.

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.

Robert Jensen

Jake Mathison



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 February 23, 2022. The meeting was called to order by Chairman Mathison at 3:30pm.
2. **Roll Call:** Present: Michael Anderson, Robert Jensen (via phone), and Jake Mathison.
Absent: Roberta Folkestad
Staff Present: Jack L'Heureux, Adrian Bixby and Anthony Kiewell.
Guest Present: Ron Donacik and Lisa Lunde
3. **Approve Agenda:** L'Heureux requested to add Item 10 a. Caretaker at Pine Crest. Motion made by Jensen, seconded by Anderson to approve the agenda as amended. Motion unanimously carried.
4. **Public Comment:** No one spoke at public comment.
5. **Consent Agenda:** Jensen asked if in the future instead of stating that the draft minutes are "submitted by ..." Can we say draft minutes are "recorded by..."? L'Heureux asked if it would be okay to start doing that for the next meeting minutes. Jensen agreed. Motion made by Jensen and seconded by Anderson, and unanimously carried to adopt the consent agenda as presented.
 - a. Regular Meeting Minutes – January 26, 2022
 - b. Special Meeting Minutes – February 3, 2022
6. **Consideration of Items Removed from Consent Agenda:** No items were removed from the consent agenda.
7. **Budget/Financial Review:** L'Heureux presented the January 2022 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 Revenue was down for the month mainly due to lack of snow removal revenue. The expenses were below budget of (\$2,596). Expenses were well managed. He stated that there was one unusual expense involving the repair of the furnace at the LEC. Pine Crest revenue was \$2,503 below projections, this was mainly due to the lower census. We had three units turnover in January. L'Heureux stated that Pine Crest expenses were over by \$1,577 due to increase in utility cost caused by the colder weather. HCV program was ahead of budget. We have been working with HUD to figure out how many new vouchers we can issue. L'Heureux and Bixby are meeting weekly to go over the Two-Year plan which helps determine the amount available for new vouchers. Dala was ahead of budget for revenue due to strong census and the rent increase that went into effect on November 1st. The expenses were over due to increased utilities and hot water heater repair.
8. **Management Reports**
 - a. Eastwood Senior Living Facility: Ron Donacik, Walker Methodist, presented the January report. He stated that they the census for the month averaged 23 up from 21.3 for last month. They have two very strong leads for March, which could bring the census to 25. Donacik stated that Revenue was below projections but this was made up for by having lower expenses. They ended the month with a net income of \$6,988. He discussed the current open positions, which has improved significantly. Donacik also went over the COVID19 rates in the facility. They had three employee cases and six resident cases. As of today, there was only one resident in quarantine.

Donacik presented the 2023 budget to the Board. The budget assumes an average census of 26.58, increase rates Elderly Waiver Rates, and an increase in Private Pay rates in April. The revenue is projected to be \$1,632,010, the operating expenses is projected to be \$1,418,943. Net income is projected to be at a loss of (\$2,764) after interest, tax, depreciation and amortization. Donacik went over in more detail where the numbers came from. Anderson asked Donacik about the amount budgeted for culinary services. He said that prices are going up higher than 7% it is closer to 10%. Cost of deliveries not just for food but also supplies has gone up significantly. Donacik will work with Walker to re-look at those numbers. Jensen also questioned the census projections. He stated that over the years he cannot remember averaging 27 residents, with turnover and admissions. Anderson said an average closer to 26.5 might be more realistic. Again, Donacik stated he will revisit the numbers to ensure that this budget is doable. This is the first draft; the actual budget can be approved at the March meeting.

Donacik stated that Walker Methodist has done some re-aligning/re-organizing. He has been given a new area of responsibility. Steve Wilson has been assigned to Eastwood. He was unable to attend this meeting. The board expressed their gratitude for what Donacik has been able to accomplish over the past year. Donacik thank them, but stated that Lunde did the heavy lifting. We are in good hand having Lunde lead the crew at Eastwood. Wilson should be attending the next meeting in March.

- b. Mysa House: Perttula was not available to present the January 2021 Financial Statements to the Board. L'Heureux did a brief presentation to the board. Anderson asked about the elevator repair (was it a repair or just servicing)? Bixby stated that the elevator actually was down and needed repairs.
- c. HRA Programs & Maintenance: L'Heureux gave the board an update on the HRA. His report is included in the board packet. Moffit's training has been delayed due to family members with Covid. Jack and Adrian are meeting weekly to review the voucher program (Two-Year Tool) and decide on the issuing of vouchers. Jensen asked about our current position with our vouchers. L'Heureux stated that we are at about 86.6%. We are working to get to about 98%. We do not want to go above that because it may put us into short fall. The Two-Year Tool is very helpful in monitoring our position. L'Heureux stated that our funding is based on historical usage. Jensen asked if they would take money back. L'Heureux stated that no they won't take money back. However, they can reduce next year's funding based on the usage and reserve amount

We have experienced some unforeseen vacancies at Pine Crest. Bixby is working hard to fill those units. The issue is that prospective tenants have 14 days to get their paper work back. Recently, one prospect took the whole fourteen days and then decided not to lease the unit. This causes delay in getting the unit leased.

Snow removal is going well. Not too many snow days in January, but in February we have had significant snow.

9. Old Business

- a. Update on the development of parcel 22.08420.00: L'Heureux included in the board packet a memo outlining the answers he had for the board questions. This included information from the City Attorney and from City Hall. He stated that the board has the authority to sell the parcel. There are no encumbrances. So, we can move a head with the development of this parcel. He

stated that he reached out to Fedder Homes and received an email this morning. Fedder Homes is willing to purchase the parcel and give the HRA the first right of refusal. He requested that the closing would be held in Coon Rapids. His offer: \$60,000 cash. This is his highest offer, and he will not go any higher. The board discussed the offer. It was the consensus of the board that this was not an acceptable offer. The 2020 tax value on the land is \$95,100 and land has gone up since then. L'Heureux stated that he will contact Fedder Homes and let them know that the bid was unacceptable.

- b. Bids on Trailer: The board had discussed the possibility of getting an enclosed trailer for Pine Crest. Kiewell presented the three bids that he had received. He was concerned about the how expensive the trailers were. He recommended not purchasing an enclosed trailer at this time due to cost. Anderson stated that he wants to ensure that Kiewell had the equipment he needed to get the job done, but also agreed that these prices would be a strain on the budget.

There was some discussion about how often the trailer would be used and for what. The issue was to have a trailer large enough to transport the zero-turn lawnmower about two to three times a season. Kiewell suggested that they look for smaller open trailer to be used to haul stoves, refrigerators, counter tops, and fall clean up. The cost would be around \$1,200 to \$1,500. Jensen asked how we would pay for it. L'Heureux suggested that we amend our 5-year plan to include the item. Anderson suggested we keep an eye out for a good used item. The board asked L'Heureux and Kiewell to come up with a plan and bring it back to the board.

10. New Business

- a. Caretaker for Pine Crest: L'Heureux presented to the board a plan to take a two-bedroom apartment off the rental rolls and use it to house an onsite caretaker. Currently we have a housekeeper. The caretaker would have more duties and responsibilities. They would get their rent as compensation for their work. Anderson questioned whether it would make more sense to hire someone and put them on payroll instead of a rent credit. He has some reservation about rent credits. There was some conversation about the increased cost and whether we could afford it. Jensen said that he was not supportive of making this change. He did not feel that Pine Crest could afford to make this change. It was the board consensus not to bring on a caretaker and use a rent credit to compensate them for their work. Bixby stated that she will go to the waiting list and start the process to fill the unit with a tenant.

11. Adjournment: Motioned by Jensen and seconded by Anderson to adjourn the meeting at 5:00 PM. Motion carried.

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

Robert Jensen

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: 03/23/2022
 RE: February 2022 Financial Statement Highlights

Below please find the February 2022 Financial Statement Summary:

	YTD (11 months)	Budget	Variance
Revenue:	\$1,559,803.27	\$ 1,432,541.00	\$ 127,262.27
Expenses	\$ 1,294,860.42	\$ 1,355,811.00	\$ 60,950.58
Operating Income (Loss)*	\$ 264,942.85	\$ 76,730.00	\$188,212.85

*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
2022	23.48	2.49	452.93	2.88
2021	3.88	1.18	8.15	2.21

Mora HRA Current Month of Reserves (MOR)				
YTD	Management	Pine Crest	HCV	Dala House
2022	10.09	2.50	3.67	0.01
2021	1.28	(0.080)	4.56	0.98

Monthly Analysis:

Program	Monthly Variance from Budget	Explanation
Management Revenue:	(\$1,732)	Revenue down due to lower census at Vasa, less snow removal income and no Bridges Programs
Management Expenses	\$3,291	Expenses were below budget for the month due to a refund of workman's comp and no Real Estate Taxes this month.
Pine Crest Revenue:	\$4,690	Revenue was ahead of budget for the month HUD Subsidies.
Pine Crest Expenses:	\$6,069	Expenses were under budget for the month due. But is should be noted that Utilities were over by \$1,883 due to colder weather and increase cost of gas.

Item 7 a.

HCV Revenue	(\$2,436)	Revenue is ahead budget for the month.
HCV Expenses	\$2,969	Expense were below budget for the month due to lower adm. Costs (\$2,275) and lower HAP payments (\$7,049) going out.
Dala House Revenue	\$4,588	Revenue was ahead of budget for the month due to Gov. Grants not budget plus a strong census.
Dala House Expenses	\$1,294	Controllable Expenses were under budget for the month in all categories except Utilities, which was over by \$1,069 due to colder weather.
Dala Depr. & Int. Exp	(\$9,688)	It should be noted that these two expenses are not budgeted but it is what puts the Dala House in the red for the year.
<p>With only one month to go in the fiscal year, we can safely say that we will surpass our budget for FYE 03/31/2022. This is the result of budget cuts, solid expense management and strong census for all three properties. Our budget for 2023 will be a more accurate budget reflecting what we currently are doing. We have some challenges going forward with our Section 8 program, which we are working closely with our HUD representative. We are also going to be challenged by Dala House program, again we are working closely with our USDA representative. Unfortunately, we have been transferred to a new representative. Hopefully the new representative will be as helpful as our current representative.</p>		

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

BALANCE SHEET
February 28, 2022

	Management	Pincrest	HCV	Dala	TOTALS
Cash-Operating	88,808.44	79,142.96	285,272.70	11,509.11	464,733.21
Cash-Reserves	67,153.63			28,783.42	95,937.05
Receivables	153.11	4,462.65	16,056.30	(222.00)	20,450.06
Due from Projects	52,542.44	181.06	516.39	104.10	52,542.44
Deferred and Prepaid charges	129,620.63				130,422.18
Total Current Assets	338,278.25	83,786.67	301,845.39	40,174.63	764,084.94
Capital Assets, net of Depreciation	432,311.34	404,914.01		456,862.01	1,294,087.36
Total Assets	770,589.59	488,700.68	301,845.39	497,036.64	2,058,172.30
Accounts Payable	3,570.38	20,367.85		10,033.87	33,972.10
Due to Management		(2,164.47)	(3,424.64)	1,044.21	(4,544.90)
Accrued Liabilities	4,595.33	15,464.90	2,758.21	2,402.89	25,221.33
Deferred Credits	6,238.99			489.92	6,728.91
Total Current Liabilities	14,404.70	33,668.28	(666.43)	13,970.89	61,377.44
Long Term Debt	215,817.64	9,425.69		818,238.01	1,043,481.34
Total Liabilities	230,222.34	43,093.97	(666.43)	832,208.90	1,104,858.78
Invested in Capital Assets, net of Debt		404,914.01		(364,083.72)	473,141.63
Restricted Net Position	432,311.34		15,414.42	28,783.42	44,197.84
Unrestricted Net Position	108,055.91	40,692.70	287,097.40	128.04	435,974.05
Total Equity	540,367.25	445,606.71	302,511.82	(355,172.26)	953,313.52
Total Liability/Equity	770,589.59	488,700.68	301,845.39	497,036.64	2,058,172.30
	161%	55%	321%	0%	
		Operating Reserve %			

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
INCOME & EXPENSE STATEMENT

For the 11 months Ended February 28, 2022

	11		11		11		11		TOTALS
	Management	Month Budget	Pinecrest	Month Budget	HCV	Month Budget	Data	Month Budget	
INCOME									
Grant Income	58,982.00	59,001	89,656.77	82,500	918,434.04	870,100	37,567.90	34,833	1,104,640.71
Rental Income	-	-	146,486.00	148,014	-	-	113,261.00	112,975	259,747.00
Management Income	37,892.26	50,863	-	-	-	-	-	-	37,892.26
Other Income	87,946.07	17,866	16,750.29	15,721	30,703.21	22,275	22,123.73	18,393	157,523.30
Total Operating Income	184,820.33	127,730	252,893.06	246,235	949,137.25	892,375	172,952.63	166,201	1,559,803.27
EXPENSES									
Administration	22,020.08	22,478	50,539.81	76,390	93,589.90	108,268	25,475.89	24,815	191,625.68
Utilities	4,756.53	4,263	37,714.10	34,375	-	-	20,881.41	19,837	63,352.04
Maintenance	5,265.27	6,740	55,784.01	74,554	-	-	37,433.13	48,563	98,482.41
Other General Expenses	31,516.73	35,445	35,296.80	33,457	2,027.67	4,583	54,103.09	46,950	122,944.29
HAP Expenses	54,260.00	54,260	-	-	764,196.00	760,833	-	-	818,456.00
Total Operating Expenses	117,818.61	123,185	179,334.72	218,776	859,813.57	873,685	137,893.52	140,165	1,294,860.42
Operating Income (Loss)	67,001.72	4,545	73,558.34	27,459	89,323.68	18,690	35,059.11	26,035	264,942.85
Depreciation	9,905.85	-	51,348.00	-	-	-	61,501.00	-	122,754.85
NET INCOME	57,095.87	4,545	22,210.34	27,459	89,323.68	18,690	(26,441.89)	26,035	142,188.00

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
INCOME & EXPENSE STATEMENT
For the 11 months Ended February 28, 2021

	Management	Pinecrest	HCV	Dala	TOTALS
INCOME					
Grant Income	132,304.00	160,674.26	467,464.61	40,362.88	800,805.75
Rental Income	-	153,971.00	-	113,382.50	267,353.50
Management Income	136,809.51	-	-	-	136,809.51
Other Income	28,686.49	16,143.37	7,420.30	29,171.28	81,421.44
Total Operating Income	<u>297,800.00</u>	<u>330,788.63</u>	<u>474,884.91</u>	<u>182,916.66</u>	<u>1,286,390.20</u>
EXPENSES					
Administration	115,334.58	75,575.16	54,354.24	25,014.93	270,278.91
Utilities	3,837.37	35,933.57	-	17,640.77	57,411.71
Maintenance	11,818.94	97,855.01	-	30,638.92	140,312.87
Other General Expenses	45,929.68	32,615.72	5,711.28	56,425.79	140,682.47
HAP Expenses	121,620.00	-	409,340.00	-	530,960.00
Total Operating Expenses	<u>298,540.57</u>	<u>241,979.46</u>	<u>469,405.52</u>	<u>129,720.41</u>	<u>1,139,645.96</u>
Operating Income (Loss)	(740.57)	88,809.17	5,479.39	53,196.25	146,744.24
Depreciation	9,524.35	50,886.00	-	61,842.00	122,252.35
NET INCOME	<u>(10,264.92)</u>	<u>37,923.17</u>	<u>5,479.39</u>	<u>(8,645.75)</u>	<u>24,491.89</u>

HOUSING & REDEVELOPMENT AUTHORITY OF MORA
BALANCE SHEET
February 28, 2021

	Management	Pinecrest	HCV	Data	TOTALS
Cash-Operating	31,564.73	38,849.67	224,199.32	30,537.43	325,251.15
Cash-Reserves	67,245.65	-	-	25,328.72	92,574.37
Receivables	104,367.48	13,534.45	3,810.82	244.00	121,956.75
Deferred and Prepaid charges	2,514.87	717.76	1,200.70	386.54	4,819.87
Total Current Assets	205,792.73	53,101.88	229,210.84	56,496.69	544,602.14
Capital Assets, net of Depreciation	443,244.78	418,566.38	-	496,762.85	1,358,574.01
Total Assets	649,037.51	471,668.26	229,210.84	553,259.54	1,903,176.15
Accounts Payable	4,322.08	33,809.90	17,030.42	16,116.95	71,279.35
Accrued Liabilities	10,128.61	11,135.96	409.96	8,880.51	30,555.04
Deferred Credits	38,599.24	-	10,684.39	541.42	49,825.05
Total Current Liabilities	53,049.93	44,945.86	28,124.77	25,538.88	151,659.44
Long Term Debt	117,952.69	9,916.21	10,970.72	830,433.61	969,273.23
Total Liabilities	171,002.62	54,862.07	39,095.49	855,972.49	1,120,932.67
Invested in Capital Assets, net of Debt	443,244.78	418,566.38	-	(339,562.23)	522,248.93
Restricted Net Position	34,790.11	(1,760.19)	(4,359.58)	25,328.72	20,969.14
Unrestricted Net Position	-	-	194,474.93	11,520.56	239,025.41
Total Equity	478,034.89	416,806.19	190,115.35	(302,712.95)	782,243.48
Total Liability/Equity	649,037.51	471,668.26	229,210.84	553,259.54	1,903,176.15
Operating Reserve %	12%	-1%	41%	9%	

Housing & Redevelopment Authority of Mora Bank Account Reconciliation Worksheet

Mgmt Checking
February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
Bank Statement Information				
Cleared Deposits & Additions				Beginning Bank Balance
411	02/28/22	Multiple	February Cash Receipts	71,683.69
				<u>27,915.20</u>
				Total
				27,915.20
				Statement Total
				<u>27,915.20</u>
				Difference
				<u>0.00</u>
Cleared Checks & Payments				
12198	01/06/22	Multiple	Pitney Bowes	151.40
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
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
12221	01/25/22	10014410	Otterson, Ronald	359.73
12223	01/28/22	Multiple	Adrian Bixby	30.00
12224	02/01/22	40014170	H.A.A.S., Inc.	100.29
12225	02/03/22	40014185	Midcontinent Communications	255.01
12226	02/03/22	40014310	Mora Municipal Utilities	67.02
12227	02/08/22	Multiple	Bixby, Adrian M	1,424.75
12228	02/08/22	Multiple	Kiewel, Anthony S	1,607.02
12229	02/08/22	Multiple	L'Heureux, John	1,540.56
12230	02/08/22	10014410	Otterson, Ronald	371.57
12231	02/08/22	Multiple	Moffatt, Shalai I	405.19
12232	02/09/22	Multiple	Pitney Bowes	151.40
12233	02/09/22	40014430.02	RJ Mechanical	115.00
12234	02/09/22	Multiple	Arvig	175.75
12235	02/09/22	Multiple	Visa	517.25
12236	02/09/22	Multiple	City of Mora	3,000.00
12237	02/09/22	Multiple	Kanabec Publications	50.00
12238	02/15/22	40014185	Midcontinent Communications	281.93
12239	02/15/22	40014320	East Central Electric	245.36
12240	02/15/22	40014510	North Star Mutual Insurance	305.75
12241	02/15/22	Multiple	West Bend Mutual	747.91
12242	02/15/22	40014330	MN Energy	263.97
12243	02/15/22	Multiple	Verizon Wireless	113.70
12245	02/22/22	Multiple	Kiewel, Anthony S	1,607.03
12246	02/22/22	Multiple	L'Heureux, John	1,540.56
12247	02/22/22	10014410	Otterson, Ronald	689.45
40623	02/08/22	40012117.3	MN Dept of Revenue	568.00
40624	02/15/22	Multiple	IRS PR EFPTS	3,478.22
				<u>23,002.79</u>
				Total
				23,002.79
				Statement Total
				<u>23,002.79</u>
				Difference
				<u>0.00</u>
				Ending Bank Balance
				<u>76,596.10</u>
Reconciled Bank Information				
Open Deposits & Additions				Ending Bank Balance
				76,596.10
Open Checks & Payments				Total
				<u>0.00</u>
11964	05/19/21	10014510	North Star Mutual Insurance	1,229.42
12244	02/22/22	Multiple	Bixby, Adrian M	1,454.12
12248	02/22/22	Multiple	Moffatt, Shalai I	87.26

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

Mgmt Checking
February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
			Total	<u>2,770.80</u>
			Reconciled Bank Balance	<u><u>73,825.30</u></u>
General Ledger Information				
			Unadjusted General Ledger Balance	73,825.30
Adjustments				
			Total	<u>0.00</u>
			Adjusted General Ledger Balance	<u><u>73,825.30</u></u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				71,683.69
			Beginning Bank Balance	27,915.20
			+ Cleared Deposits & Additions	<u>23,002.79</u>
			- Cleared Checks & Payments	76,596.10
			Ending Bank Balance	
Reconciled Bank Information				
				0.00
			+ Open Deposits & Additions	<u>2,770.80</u>
			- Open Checks & Payments	<u>73,825.30</u>
			Reconciled Bank Balance	<u><u>73,825.30</u></u>
General Ledger Information				
				73,825.30
			Unadjusted General Ledger Balance	<u>0.00</u>
			+/- Total Adjustments	<u>73,825.30</u>
			Adjusted General Ledger Balance	<u><u>73,825.30</u></u>
			Unreconciled Amount	<u><u>0.00</u></u>
Cleared Deposits & Additions count = 1				
Cleared Checks & Payments count = 34				
Open Deposits & Additions count = 0				
Open Checks & Payments count = 3				
General Ledger Adjustment count = 0				

Housing & Redevelopment Authority of Mora Bank Account Reconciliation Worksheet

Bridges Program Checking
February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
Bank Statement Information				
			Beginning Bank Balance	14,982.57
Cleared Deposits & Additions				0.57
B411	02/28/22	40013610	Interest on Bridges Checking	0.57
			Total	0.57
			Statement Total	0.57
			Difference	0.00
Cleared Checks & Payments				
			Total	0.00
			Statement Total	0.00
			Difference	0.00
			Ending Bank Balance	<u>14,983.14</u>
Reconciled Bank Information				
			Ending Bank Balance	14,983.14
Open Deposits & Additions			Total	0.00
Open Checks & Payments			Total	0.00
			Reconciled Bank Balance	<u>14,983.14</u>
General Ledger Information				
Adjustments			Unadjusted General Ledger Balance	14,983.14
			Total	0.00
			Adjusted General Ledger Balance	<u>14,983.14</u>
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				14,982.57
+ Cleared Deposits & Additions				0.57
- Cleared Checks & Payments				0.00
Ending Bank Balance				<u>14,983.14</u>
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				0.00
Reconciled Bank Balance				<u>14,983.14</u>
General Ledger Information				
Unadjusted General Ledger Balance				14,983.14
+/- Total Adjustments				0.00
Adjusted General Ledger Balance				<u>14,983.14</u>
Unreconciled Amount				
				<u>0.00</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
February 1, 2022 - February 28, 2022

Reference	Date	GL Account
General Ledger Adjustment count = 0		

Housing & Redevelopment Authority of Mora Bank Account Reconciliation Worksheet

Low Rent Checking
February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
Bank Statement Information				
			Beginning Bank Balance	58,281.65
Cleared Deposits & Additions			Total	0.00
			Statement Total	0.00
			Difference	0.00
Cleared Checks & Payments			Total	0.00
			Statement Total	0.00
			Difference	0.00
			Ending Bank Balance	0.00
Reconciled Bank Information				
Open Deposits & Additions			Ending Bank Balance	0.00
Open Checks & Payments			Total	0.00
			Total	0.00
			Reconciled Bank Balance	0.00
General Ledger Information				
Adjustments			Unadjusted General Ledger Balance	0.00
			Total	0.00
			Adjusted General Ledger Balance	0.00
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				58,281.65
+ Cleared Deposits & Additions				0.00
- Cleared Checks & Payments				0.00
Ending Bank Balance				0.00
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				0.00
Reconciled Bank Balance				0.00
General Ledger Information				
Unadjusted General Ledger Balance				0.00
+/- Total Adjustments				0.00
Adjusted General Ledger Balance				0.00
Unreconciled Amount				0.00
Cleared Deposits & Additions count = 0				
Cleared Checks & Payments count = 0				
Open Deposits & Additions count = 0				
Open Checks & Payments count = 0				
General Ledger Adjustment count = 0				

Housing & Redevelopment Authority of Mora
Bank Account Reconciliation Worksheet

Low Rent Checking
February 1, 2022 - February 28, 2022

Reference	Date	GL Account
-----------	------	------------

Housing & Redevelopment Authority of Mora Bank Account Reconciliation Worksheet

Voucher Checking

February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
Bank Statement Information				
Cleared Deposits & Additions				Beginning Bank Balance
211	02/28/22	Multiple	February Cash Receipts	283,498.27
				<u>117,579.81</u>
				Total
				<u>117,579.81</u>
				Statement Total
				<u>117,579.81</u>
				Difference
				<u>0.00</u>
Cleared Checks & Payments				
21513	01/01/22		DJ Properties	1,228.00
21520	01/01/22		Adrienne Krostag	26.00
21553	02/01/22	20014170	H.A.A.S., Inc	1,734.94
21554	02/22/22	20012119.5	Management Operating Account	8,000.00
100115	02/28/22	Multiple	February HAP Disbursements	103,395.44
				<u>114,384.38</u>
				Total
				<u>114,342.38</u>
				Statement Total
				<u>42.00</u>
				Difference
				<u>42.00</u>
				Ending Bank Balance
				<u><u>286,735.70</u></u>
Reconciled Bank Information				
Open Deposits & Additions				Ending Bank Balance
				286,735.70
				Total
				<u>0.00</u>
Open Checks & Payments				
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
21523	01/01/22		Vonnysau McKenzie	42.00
21545	02/01/22		Vonnysau McKensie	42.00
				<u>1,463.00</u>
				Total
				<u>1,463.00</u>

Housing & Redevelopment Authority of Mora
Bank Account Reconciliation Worksheet

Voucher Checking
 February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
			Reconciled Bank Balance	<u>285,272.70</u>
General Ledger Information				
			Unadjusted General Ledger Balance	285,272.70
Adjustments				
			Total	<u>0.00</u>
			Adjusted General Ledger Balance	<u>285,272.70</u>
Bank Account Reconciliation Summary				
Bank Statement Information				
				283,498.27
			Beginning Bank Balance	117,579.81
			+ Cleared Deposits & Additions	<u>114,342.38</u>
			- Cleared Checks & Payments	286,735.70
			Ending Bank Balance	
Reconciled Bank Information				
				0.00
			+ Open Deposits & Additions	<u>1,463.00</u>
			- Open Checks & Payments	<u>285,272.70</u>
Reconciled Bank Balance				
General Ledger Information				
				285,272.70
			Unadjusted General Ledger Balance	<u>0.00</u>
			+/- Total Adjustments	<u>285,272.70</u>
Adjusted General Ledger Balance				
				<u>0.00</u>
Unreconciled Amount				
			Cleared Deposits & Additions count = 1	
			Cleared Checks & Payments count = 5	
			Open Deposits & Additions count = 0	
			Open Checks & Payments count = 31	
			General Ledger Adjustment count = 0	

Housing & Redevelopment Authority of Mora
Bank Account Reconciliation Worksheet

FmHA Checking
 February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
Bank Statement Information				
			Beginning Bank Balance	12,107.33
Cleared Deposits & Additions				
311	02/28/22	Multiple	February Cash Receipts	
				<u>12,391.65</u>
				Total 12,391.65
				Statement Total 12,391.65
				Difference 0.00
Cleared Checks & Payments				
3061	02/28/22		To record transfer of funds to Replacement Reserve	554.25
3062	02/28/22		To record January 2022 USDA Loan pmt 2/3/22	1,136.64
6640	01/28/22	Multiple	Cross Country Mechanical	700.00
6641	02/03/22	30016340	Housing Authority Accounting Specialists	104.88
6642	02/03/22	30016360	Midcontinent Communications	211.46
6643	02/03/22	Multiple	Mora Municipal Utilities	1,062.54
6644	02/03/22	30012110	Cross Country Mechanical	662.29
6645	02/09/22	30016495	Quality Disposal System	160.09
6646	02/15/22	30016454	Mora HA	90.00
6647	02/15/22	30016490	Minnesota Energy	1,646.64
6648	02/15/22	30016720	North Star Mutual Insurance	886.58
6650	02/22/22	30012119.5	Management Operating Account	5,500.00
				<u>12,715.37</u>
				Total 12,715.37
				Statement Total 12,715.37
				Difference 0.00
				Ending Bank Balance 11,783.61
Reconciled Bank Information				
				Ending Bank Balance 11,783.61
Open Deposits & Additions				
				Total 0.00
Open Checks & Payments				
6649	02/22/22	30016455.11	Northland Fire Protection	274.50
				<u>274.50</u>
				Total 274.50
				Reconciled Bank Balance 11,509.11
General Ledger Information				
				Unadjusted General Ledger Balance 11,509.11
Adjustments				
				Total 0.00
				Adjusted General Ledger Balance 11,509.11
Bank Account Reconciliation Summary				
Bank Statement Information				
Beginning Bank Balance				12,107.33
+ Cleared Deposits & Additions				12,391.65
- Cleared Checks & Payments				12,715.37
Ending Bank Balance				11,783.61
Reconciled Bank Information				
+ Open Deposits & Additions				0.00
- Open Checks & Payments				274.50
Reconciled Bank Balance				11,509.11

Housing & Redevelopment Authority of Mora Bank Account Reconciliation Worksheet

FmHA Checking
February 1, 2022 - February 28, 2022

Reference	Date	GL Account	Description	Amount
General Ledger Information				11,509.11
Unadjusted General Ledger Balance				0.00
+/- Total Adjustments				<u>11,509.11</u>
Adjusted General Ledger Balance				<u>0.00</u>
Unreconciled Amount				

Cleared Deposits & Additions count = 1
 Cleared Checks & Payments count = 12
 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 February, 2022

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

Finance:

The February statement is attached.

- Monthly/YTD Revenue Variance: (\$7,403)/(\$50,432)
- Monthly/YTD Expenses Variance: \$6,919/\$121,061
- Monthly/YTD EBITDA Variance: (\$484)/\$70,629
- Monthly/YTD Net Income Variance: (\$142)/485,852

Revenue Notes: \$6,453 under budget

- Rental revenue was under budgeted revenue by \$2,309
 - Census averaged 23 on a budget of 27
 - At present, we are at 23.4 on a budget of 27 in March. We have one scheduled move-in during March.
- Housing Revenue Services revenue was under budget by \$5,089.
 - Assessments scores continues to rise in March so anticipate continued elevation to budget in March.

Expense Notes: \$10,134 under budget

- Health Services: \$4,100 over budget
 - \$2,500 adjustment: Budgeted a LPN, and hired a RN when we promoted Director of Health Services to Housing Manager
 - \$1,500 over budget for training: Hired additional team members in anticipation for higher census.

Covid – 19:

- 0 new cases!

Staff:

- Open positions include: 2 PT Life Enrichment Assistant, 1 FT Cook

Ron Donacik



Eastwood Senior Living
Eastwood Senior Living
Balance Sheet Detailed
As Of Monday, February 28, 2022

ASSETS	Balance 2/28/2022	Balance 3/31/2021	Net Change
CURRENT ASSETS			
Petty Cash	500	500	-
Cash - Checking Operating	88,061	58,243	29,818
Total Cash	88,561	58,743	29,818
Accts Rec - Tenants	66,736	82,888	(16,152)
Allowance for Doubtful Accounts	(24,970)	(19,678)	(5,292)
Total Receivables	41,766	63,210	(21,444)
Prepaid Insurance - General	348	-	348
Prepaid Maint Contracts	1,004	-	1,004
Prepaid Expense - Other	6,050	3,295	2,755
Total Prepaid	7,402	3,295	4,107
Cash - Savings Security Deposits	3,852	5,351	(1,499)
Bond Payment Fund	43,726	51,414	(7,688)
Bond Operating Reserve Fund	250,053	250,053	-
Bond Debt Service Reserve Fund	387	387	-
Total Restricted Assets	298,018	307,205	(9,187)
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
Total Capital Assets	3,523,500	3,496,593	26,907
Accumulated Depreciation - Bldg	(1,268,135)	(1,165,261)	(102,874)
Accumulated Depreciation - FFE	(236,072)	(228,448)	(7,624)
Total Accumulated Depreciation	(1,504,207)	(1,393,709)	(110,498)
Net Capital Assets	2,019,293	2,102,884	(83,591)
Total Assets	2,455,040	2,535,337	(80,297)

	Balance 2/28/2022	Balance 3/31/2021	Net Change
Accounts Payable	32,425	26,105	6,320
Other Accrued Expenses	115,473	121,095	(5,622)
Accts Rec - Credit Balance	5,374	-	5,374
Total Accounts Payable	<u>153,272</u>	<u>147,200</u>	<u>6,072</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	296	443	(147)
Total Taxes Payable	<u>350</u>	<u>480</u>	<u>(130)</u>
Accrued Salaries	132,112	117,984	14,128
Accrued Flex Leave	32,854	31,725	1,129
Total Accrued Payroll Related	<u>164,966</u>	<u>149,709</u>	<u>15,257</u>
Accrued Interest - Bonds Series A	15,224	21,423	(6,199)
Bonds Payable Series A	2,960,000	3,080,000	(120,000)
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	(5,440)	(3,303)	(2,137)
Accumulated Amortization - Underwriters Disc	9,092	5,520	3,572
Deferred Financing Costs	(63,311)	(63,311)	-
Accumulated Amortization	7,386	4,485	2,901
Total Bond/Note Payables	<u>3,020,847</u>	<u>3,079,863</u>	<u>(59,016)</u>
Total Payables	<u>3,341,874</u>	<u>3,379,716</u>	<u>(37,842)</u>
Net Income	(42,455)	(196,662)	154,207
Unrestricted Net Assets	(844,379)	(648,827)	(195,552)
Temporarily Restricted Contributions	-	1,110	(1,110)
Total Equity	<u>(886,834)</u>	<u>(844,379)</u>	<u>(42,455)</u>
Total Liabilities & Equity	<u>2,455,040</u>	<u>2,535,337</u>	<u>(80,297)</u>

Eastwood Senior Living
Eastwood Senior Living
Unaudited Income Statement
For the Eleven Months Ending Monday, February 28, 2022

	Current Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING REVENUE						
Housing Resident Service Revenue	80,411	85,500	(5,089)	764,236	800,350	(36,114)
Rental Revenue	33,285	35,594	(2,309)	293,845	314,837	(20,992)
Culinary Services	(5)	-	(5)	218	-	218
Fees & Charges	-	-	-	4,331	-	4,331
Other Revenue	-	-	-	2,125	-	2,125
TOTAL OPERATING REVENUES	113,691	121,094	(7,403)	1,064,755	1,115,187	(50,432)
OPERATING EXPENSES						
Health Services	43,960	39,792	(4,168)	436,993	480,140	43,147
Therapeutic Recreation/Life Enrichment	2,808	3,951	1,143	37,947	46,623	8,676
Culinary Services	11,969	14,848	2,879	155,548	175,347	19,799
Housekeeping and Laundry	286	1,393	1,107	14,641	16,905	2,264
Environmental Services	4,322	2,972	(1,350)	36,836	33,247	(3,589)
Utilities	3,380	3,192	(188)	35,190	37,858	2,668
Administration	9,914	14,469	4,555	119,251	151,739	32,488
Sales and Marketing	1,069	755	(314)	9,153	8,305	(848)
Property and Related	148	148	-	1,625	1,624	(1)
Employee Taxes and Benefits	4,324	7,581	3,257	75,647	92,105	16,458
TOTAL OPERATING EXPENSES	82,180	89,101	6,921	922,831	1,043,893	121,062
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)						
	31,511	31,993	(482)	141,924	71,294	70,630
Depreciation Expense	9,512	9,491	(21)	110,498	121,528	11,030
Interest & Amortization Expense	6,426	6,789	363	73,880	78,072	4,192
OPERATING INCOME (LOSS) BEFORE OVERHEAD	15,573	15,713	(140)	(42,454)	(128,306)	85,852
Investment Income	-	-	-	1	-	1
NET INCOME (LOSS)	15,573	15,713	(140)	(42,453)	(128,306)	85,853



**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
OPERATING REVENUE					
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
TOTAL OPERATING REVENUES	1,632,010	1,096,649	1,245,245	535,361	386,765
OPERATING EXPENSES					
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	226,260	168,394	191,019	57,866	35,241
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	6,500	6,752	9,060	(252)	(2,560)
Property & Related	1,772	1,768	1,772	4	-
Employee Taxes and Benefits	130,896	79,998	101,332	50,699	29,365
TOTAL OPERATING EXPENSES	1,427,829	956,634	1,147,485	471,195	280,343
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION (EBITDA)					
	204,181	140,014	97,760	64,167	106,421
Depreciation Expense	130,970	118,856	130,970	12,113	-
Interest & Amortization Expense	84,861	80,422	84,861	4,439	-
OPERATING INCOME (LOSS)	(11,650)	(59,264)	(118,071)	47,614	106,421
NET INCOME (LOSS)	(11,650)	(59,266)	(118,071)	47,616	106,421
	(0)	-	-	-	-
EBITDA %	12.5%	12.8%	7.9%		4.7%
Budgeted Cash Flow:					
Budgeted EBITDA	204,181	140,014	97,760		(106,421)
Less: Capital Purchases	(20,000)				
Less: Monthly Bond Payments to City of Mora	(205,668)	(205,668)	(203,187)		2,481
Net Cash Flow	(21,487)	(65,654)	(105,427)		(103,940)

March 17, 2022

RE: Mysa House – February 2022 - Preliminary

- Occupancy of the (24) apartments:
 - 96% Occupancy
 - Move-ins – 0
 - Move-outs – 0
- Vacancy
 - 1 vacant unit with application in process
- **Financial Summary**
 - **Income**
 - January – MIDCO rebate \$160.32
 - February – Snow blower purchased from Mysa House receipt, \$500.00. There were 3 units that needed breaker repairs, \$519.36.
 - **Expenses**
 - January – Elevator Repairs
 - February – Auditing Fees, \$6020.00
 - **Budget Review**
 - Income
 - Rent increase effective 2-1-2022. 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

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

Beth Perttula
Property Manager
DW Jones Management, Inc
218-366-6730
bethp@dwjonesmanagement.com

MYSA HOUSE
Balance Sheet
February 28, 2022

Assets

Current Assets

Cash	
Operating Checking	13,915.52
Security Deposit Checking	16,255.59
Operating Savings	26,693.14
Operating Reserves	86,358.47
Petty Cash	150.00
Total Cash	143,372.72

Deposits & Escrows

Replacement Reserve	19,766.51
Escrow Property Taxes	9,074.34
Escrow Insurance	13,823.62
Escrow FHA Insurance	505.55
Total Deposits & Escrows	43,170.02

Total Current Assets	186,542.74
----------------------	------------

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	(1,056,770.00)

Total Fixed Assets	3,197,174.00
--------------------	--------------

Other Assets

Financing Fees	151,074.00
Loan Fees	26,308.50
Total Other Assets	177,382.50

Total Assets	3,561,099.24
---------------------	---------------------

MYSA HOUSE
Balance Sheet
February 28, 2022

Liabilities & Equity

Liabilities

Current Liabilities	302.69
Prepaid Rents	9,474.11
Accounts Payable	15,997.21
Security Deposits	<u>25,774.01</u>
Total Current Liabilities	

Other Current Liabilities	1,882.46
Accrued Interest	<u>1,882.46</u>
Total Other Current Liabilities	

Long Term Liabilities	
Mortgage Payables - MHFA	530,073.15
Mortgage Payable - MHFA Sr. Pilot	1,000,000.00
Mortgages Payable - GMHF	535,000.00
Mortgages Payable - Deferred	<u>500,000.00</u>
Total Long Term Liabilities	2,565,073.15

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

Total Liabilities	2,677,809.62
-------------------	--------------

Equity	1,201,519.00
Limited Partner Capital	(319,291.85)
Retained Earnings	1,062.47
Current Net Income	<u>883,289.62</u>
Total Equity	

Total Equity	883,289.62
Total Liabilities & Equity	<u>3,561,099.24</u>

MYSA HOUSE Trial Balance

Account Number	Account Name	Opening balance on 02/01/2022	debit	credit	Closing balance on 02/28/2022
1000	Operating Checking	13,241.52	22,854.99	22,180.99	13,915.52
1002	Security Deposit Checking	16,253.72	710.87	709.00	16,255.59
1004	Operating Savings	26,690.07	3.07	0.00	26,693.14
1005	Operating Reserves	86,358.47	0.00	0.00	86,358.47
1010	Petty Cash	150.00	0.00	0.00	150.00
1100	Accts Rec - Tenants	395.00	15,727.31	16,122.31	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	19,136.51	630.00	0.00	19,766.51
1340	Escrow Property Taxes	6,807.34	2,267.00	0.00	9,074.34
1345	Escrow Insurance	12,761.46	1,062.16	0.00	13,823.62
1360	Escrow FHA Insurance	450.55	55.00	0.00	505.55
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	(110.69)	16,848.00	17,040.00	(302.69)
2005	Accounts Payable	(3,673.80)	26,848.98	32,649.29	(9,474.11)
2007	Accrued Interest	(1,882.46)	0.00	0.00	(1,882.46)
2010	Security Deposits	(16,103.27)	828.00	721.94	(15,997.21)
2205	Due to Limited Partner	1,988.93	0.00	0.00	1,988.93
2300	Mortgage Payables - MHFA	(530,796.58)	723.43	0.00	(530,073.15)
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	(12,275.00)	0.00	11,803.00	(24,078.00)
4001	Rental Assistance	(5,022.00)	144.00	5,638.00	(10,516.00)
4002	Garage Rent	(660.00)	54.00	714.00	(1,320.00)
4012	Interest Security Deposit	(2.14)	0.00	1.87	(4.01)
4014	Interest Operating Svgs	(3.42)	0.00	3.07	(6.49)
4016	Interest Operating Reserves	(1.61)	0.00	0.00	(1.61)
4090	Interest Income ~ Reserves	0.00	0.00	500.00	(500.00)
4099	Other Income	(160.32)	0.00	0.00	(160.32)
4500	Vacancies	1,339.00	725.00	0.00	2,064.00
4550	Loss to Lease	328.00	145.00	52.00	421.00
4700	Resident Mgr Free Rent	780.00	780.00	0.00	1,560.00
4995	Application Fees	0.00	0.00	25.00	(25.00)
6110	Maint/Repairs Payroll	1,868.42	2,374.92	720.00	3,523.34
6115	Maint/Repairs Supply	293.04	0.00	0.00	293.04
6120	General Repairs	0.00	519.36	0.00	519.36
6125	Painting & Decorating	42.88	0.00	0.00	42.88
6130	Snow removal	0.00	15.00	0.00	15.00
6136	Elevator Maintenance/Repairs	2,419.47	0.00	0.00	2,419.47
6137	Elevator Phone	37.75	38.20	0.00	75.95
6147	Fire Alarm Contract/Repairs	75.49	80.75	0.00	156.24
6150	Janitor Supplies	72.07	1.26	0.00	73.33
6160	Exterminating Contract	135.00	0.00	0.00	135.00
6165	Heat & A/C Repairs	403.17	210.00	0.00	613.17
6171	Security System Phone	38.75	38.75	0.00	77.50
6210	Electric	823.60	874.63	0.00	1,698.23
6215	Water/Sewer	246.02	258.33	0.00	504.35
6225	Fuel (Oil/Coal.Gas)	1,487.30	6,169.94	4,674.99	2,982.25
6230	Trash removal	129.76	129.76	0.00	259.52
6245	Cable Television	109.20	110.06	0.00	219.26
6305	Activity Director	499.08	486.90	0.00	985.98

MYSA HOUSE Trial Balance

Account Number	Account Name	Opening balance on 02/01/2022	debit	credit	Closing balance on 02/28/2022
6306	Activity Director Expenses	26.62	0.00	0.00	26.62
6310	Site Mgmt Payroll	401.18	401.18	0.00	802.36
6315	Management Fees	1,564.00	1,564.00	0.00	3,128.00
6320	Auditing	0.00	6,020.00	0.00	6,020.00
6340	Phone	31.08	31.71	0.00	62.79
6342	Property Internet	105.00	105.00	0.00	210.00
6345	Office Supplies	519.85	0.00	0.00	519.85
6346	Postage	2.36	0.00	0.00	2.36
6365	Payroll Taxes	264.95	237.34	0.00	502.29
6370	Workmans' Comp Ins	191.49	175.72	0.00	367.21
6372	Employee Benefits-health, etc	36.00	36.00	0.00	72.00
6375	Bank Charges	7.00	7.00	0.00	14.00
6390	Bank Charges	25.00	0.00	0.00	25.00
6421	Criminal and credit check	0.00	640.00	0.00	640.00
6421	Minnesota Minimum Fee	0.00	640.00	0.00	640.00
6560	Mortgage Interest	1,882.46	1,879.90	0.00	3,762.36
6565	Security Deposit Interest Liability	12.31	12.94	0.00	25.25
6570	MHFA Annual Fee	0.00	720.00	0.00	720.00
6578	Finance Chgs/Service Fees	0.00	10.00	0.00	10.00
Totals:		0.00	113,555.46	113,555.46	0.00

MYSA HOUSE
Income Statement
February 28, 2022

Income	Month Ending 02/28/2022		Year to Date 02/28/2022	
	Actual	%	Actual	%
Income				
Rental Income				
4000 - Rental Income	11,803.00	72.15	24,078.00	75.55
4001 - Rental Assistance	5,494.00	33.58	10,516.00	33.00
4002 - Garage Rent	660.00	4.03	1,320.00	4.14
Total Rental Income	17,957.00	109.77	35,914.00	112.69
Vacancy, Losses & Concessions				
4500 - Vacancies	(725.00)	(4.43)	(2,064.00)	(6.48)
4550 - Loss to Lease	(93.00)	(0.57)	(421.00)	(1.32)
4700 - Resident Mgr Free Rent	(780.00)	(4.77)	(1,560.00)	(4.89)
Total Vacancy, Losses & Concessions	(1,598.00)	(9.77)	(4,045.00)	(12.69)
Net Rental Income	16,359.00	100.00	31,869.00	100.00
Financial Income				
4012 - Interest Security Deposit	1.87	0.01	4.01	0.01
4014 - Interest Operating Svgs	3.07	0.02	6.49	0.02
4016 - Interest Operating Reserves	0.00	0.00	1.61	0.01
4090 - Interest Income ~ Reserves	500.00	3.06	500.00	1.57
Total Financial Income	504.94	3.09	512.11	1.61
Other Income				
4099 - Other Income	0.00	0.00	160.32	0.50
4995 - Application Fees	25.00	0.15	25.00	0.08
Total Other Income	25.00	0.15	185.32	0.58
Total Income	16,888.94	103.24	32,566.43	102.19
Expenses				
Payroll & Related				
6110 - Maint/Repairs Payroll	1,654.92	10.12	3,523.34	11.06
6305 - Activity Director	486.90	2.98	985.98	3.09
6310 - Site Mgmt Payroll	401.18	2.45	802.36	2.52
6365 - Payroll Taxes	237.34	1.45	502.29	1.58
6370 - Workmans' Comp Ins	175.72	1.07	367.21	1.15
6372 - Employee Benefits-health, etc	36.00	0.22	72.00	0.23
Total Payroll & Related	2,992.06	18.29	6,253.18	19.62
Administrative Expenses				
6320 - Auditing	6,020.00	36.80	6,020.00	18.89
6340 - Phone	31.71	0.19	62.79	0.20
6342 - Property Internet	105.00	0.64	210.00	0.66
6345 - Office Supplies	0.00	0.00	519.85	1.63
6346 - Postage	0.00	0.00	2.36	0.01
6375 - Bank Charges	7.00	0.04	14.00	0.04
6390 - Criminal and credit check	0.00	0.00	25.00	0.08
Total Administrative Expenses	6,163.71	37.68	6,854.00	21.51
Utilities				
6210 - Electric	874.63	5.35	1,698.23	5.33
6215 - Water/Sewer	258.33	1.58	504.35	1.58
6225 - Fuel (Oil/Coal.Gas)	1,494.95	9.14	2,982.25	9.36
6230 - Trash removal	129.76	0.79	259.52	0.81
6245 - Cable Television	110.06	0.67	219.26	0.69

MYSA HOUSE
Income Statement
February 28, 2022

	Month Ending 02/28/2022		Year to Date 02/28/2022	
	Actual	%	Actual	%
Total Utilities	<u>2,867.73</u>	<u>17.53</u>	<u>5,663.61</u>	<u>17.77</u>
Operating & Maintenance Expenses	0.00	0.00	26.62	0.08
6306 - Activity Director Expenses				
Total Operating & Maintenance Expenses	<u>0.00</u>	<u>0.00</u>	<u>26.62</u>	<u>0.08</u>
Maintenance & Repairs	0.00	0.00	293.04	0.92
6115 - Maint/Repairs Supply				
6120 - General Repairs	519.36	3.17	519.36	1.63
6125 - Painting & Decorating	0.00	0.00	42.88	0.13
6130 - Snow removal	15.00	0.09	15.00	0.05
6136 - Elevator Maintenance/Repairs	0.00	0.00	2,419.47	7.59
6137 - Elevator Phone	38.20	0.23	75.95	0.24
6147 - Fire Alarm Contract/Repairs	80.75	0.49	156.24	0.49
6150 - Janitor Supplies	1.26	0.01	73.33	0.23
6160 - Exterminating Contract	0.00	0.00	135.00	0.42
6165 - Heat & A/C Repairs	210.00	1.28	613.17	1.92
6171 - Security System Phone	38.75	0.24	77.50	0.24
Total Maintenance & Repairs	<u>903.32</u>	<u>5.52</u>	<u>4,420.94</u>	<u>13.87</u>
Management Fees				
6315 - Management Fees	1,564.00	9.56	3,128.00	9.82
Total Management Fees	<u>1,564.00</u>	<u>9.56</u>	<u>3,128.00</u>	<u>9.82</u>
Taxes & Insurance				
6421 - Minnesota Minimum Fee	640.00	3.91	640.00	2.01
6570 - MHFA Annual Fee	720.00	4.40	720.00	2.26
Total Taxes & Insurance	<u>1,360.00</u>	<u>8.31</u>	<u>1,360.00</u>	<u>4.27</u>
Total Operating Expenses	<u>15,850.82</u>	<u>96.89</u>	<u>27,706.35</u>	<u>86.94</u>
Net Operating Income (Loss)	<u>1,038.12</u>	<u>6.35</u>	<u>4,860.08</u>	<u>15.25</u>
Non-Operating Expenses				
Debt Services				
6560 - Mortgage Interest	1,879.90	11.49	3,762.36	11.81
Total Debt Services	<u>1,879.90</u>	<u>11.49</u>	<u>3,762.36</u>	<u>11.81</u>
Other Non-Operating Expenses				
6565 - Security Deposit Interest Liability	12.94	0.08	25.25	0.08
6578 - Finance Chgs/Service Fees	10.00	0.06	10.00	0.03
Total Other Non-Operating Expenses	<u>22.94</u>	<u>0.14</u>	<u>35.25</u>	<u>0.11</u>
Total Non-Operating Expenses	<u>1,902.84</u>	<u>11.63</u>	<u>3,797.61</u>	<u>11.92</u>
Net Income (Loss)	<u>(864.72)</u>	<u>(5.29)</u>	<u>1,062.47</u>	<u>3.33</u>

MYSA HOUSE

Budget Comparison

February 28, 2022

	Month Ending 02/28/2022			Year to Date 02/28/2022		
	Actual	Budget	Variance %	Actual	Budget	Variance %
Income						
Rental Income						
4000 - Rental Income	11,803.00	17,330.00	(5,527.00) (31.89)	24,078.00	34,660.00	(10,582.00) (30.53)
4001 - Rental Assistance	5,494.00	0.00	5,494.00 (100.00)	10,516.00	0.00	10,516.00 (100.00)
4002 - Garage Rent	660.00	660.00	0.00 0.00	1,320.00	1,320.00	0.00 0.00
Total Rental Income	17,957.00	17,990.00	(33.00) (0.18)	35,914.00	35,980.00	(66.00) (0.18)
Vacancy, Losses & Concessions						
4500 - Vacancies	(725.00)	(253.00)	(472.00) (186.56)	(2,064.00)	(506.00)	(1,558.00) (307.90)
4550 - Loss to Lease	(93.00)	(245.00)	152.00 62.04	(421.00)	(745.00)	324.00 43.48
4700 - Resident Mgr Free Rent	(780.00)	775.00	(1,555.00) (200.64)	(1,560.00)	1,550.00	(3,110.00) (200.64)
Total Vacancy, Losses & Concessions	(1,598.00)	277.00	(1,875.00) (676.89)	(4,045.00)	299.00	(4,344.00) (1,452.84)
Net Rental Income	16,359.00	18,267.00	(1,908.00) (10.44)	31,869.00	36,279.00	(4,410.00) (12.15)
Financial Income						
4012 - Interest Security Deposit	1.87	2.00	(0.13) (6.50)	4.01	4.00	0.01 0.25
4014 - Interest Operating Svgs	3.07	4.00	(0.93) (23.25)	6.49	8.00	(1.51) (18.87)
4016 - Interest Operating Reserves	0.00	0.00	0.00 0.00	1.61	0.00	1.61 (100.00)
4090 - Interest Income ~ Reserves	500.00	0.00	500.00 (100.00)	500.00	0.00	500.00 (100.00)
Total Financial Income	504.94	6.00	498.94 8,315.66	512.11	12.00	500.11 4,167.58
Other Income						
4010 - TIF Income	0.00	10,573.00	(10,573.00) (100.00)	0.00	10,573.00	(10,573.00) (100.00)
4099 - Other Income	0.00	0.00	0.00 0.00	160.32	0.00	160.32 (100.00)
4995 - Application Fees	25.00	0.00	25.00 (100.00)	25.00	0.00	25.00 (100.00)
Total Other Income	25.00	10,573.00	(10,548.00) (99.76)	185.32	10,573.00	(10,387.68) (98.24)
Total Income	16,888.94	28,846.00	(11,957.06) (41.45)	32,566.43	46,864.00	(14,297.57) (30.50)
Expenses						
Payroll & Related						
6110 - Maint/Repairs Payroll	1,654.92	1,840.00	(185.08) 10.05	3,523.34	3,680.00	(156.66) 4.25
6305 - Activity Director	486.90	960.00	(473.10) 49.28	985.98	1,920.00	(934.02) 48.64
6310 - Site Mgmt Payroll	401.18	360.00	(41.18) (11.43)	802.36	720.00	(82.36) (11.43)
6365 - Payroll Taxes	237.34	283.00	(45.66) 16.13	502.29	566.00	(63.71) 11.25
6370 - Workmans' Comp Ins	175.72	129.00	(46.72) (36.21)	367.21	258.00	(109.21) (42.32)
6372 - Employee Benefits-health, etc	36.00	0.00	(36.00) (100.00)	72.00	0.00	(72.00) (100.00)
Total Payroll & Related	2,992.06	3,572.00	(579.94) 16.23	6,253.18	7,144.00	(890.82) 12.46
Administrative Expenses						
6320 - Auditing	6,020.00	7,214.00	(1,194.00) 16.55	6,020.00	7,214.00	(1,194.00) 16.55
6330 - Legal Expenses	0.00	41.67	41.67 100.00	0.00	83.34	83.34 100.00
6340 - Phone	31.71	68.00	(36.29) 53.36	62.79	137.00	(74.21) 54.16

MYSA HOUSE
Budget Comparison
 February 28, 2022

	Month Ending 02/28/2022			Year to Date 02/28/2022		
	Actual	Budget	Variance %	Actual	Budget	Variance %
6342 - Property Internet	105.00	110.00	5.00	210.00	220.00	10.00
6345 - Office Supplies	0.00	84.00	84.00	519.85	168.00	(351.85)
6346 - Postage	0.00	16.67	16.67	2.36	33.34	30.98
6350 - Office Furniture/Equip	0.00	25.00	25.00	0.00	50.00	50.00
6355 - Training Expense	0.00	16.67	16.67	0.00	33.34	33.34
6375 - Bank Charges	7.00	10.00	3.00	14.00	20.00	6.00
6390 - Criminal and credit check	0.00	0.00	0.00	25.00	0.00	(25.00)
Total Administrative Expenses	6,163.71	7,586.01	1,422.30	6,854.00	7,959.02	1,105.02
Marketing Expenses						
6335 - Advertising	0.00	16.67	16.67	0.00	33.34	33.34
Total Marketing Expenses	0.00	16.67	16.67	0.00	33.34	33.34
Utilities						
6210 - Electric	874.63	707.00	(167.63)	1,698.23	1,414.00	(284.23)
6215 - Water/Sewer	258.33	565.00	306.67	504.35	1,130.00	625.65
6225 - Fuel (Oil/Coal.Gas)	1,494.95	638.00	(856.95)	2,982.25	1,970.00	(1,012.25)
6230 - Trash removal	129.76	118.00	(11.76)	259.52	236.00	(23.52)
6245 - Cable Television	110.06	106.00	(4.06)	219.26	212.00	(7.26)
Total Utilities	2,867.73	2,134.00	(733.73)	5,663.61	4,962.00	(701.61)
Operating & Maintenance Expenses						
6306 - Activity Director Expenses	0.00	125.00	125.00	26.62	250.00	223.38
Total Operating & Maintenance Expenses	0.00	125.00	125.00	26.62	250.00	223.38
Maintenance & Repairs						
6115 - Maint/Repairs Supply	0.00	125.00	125.00	293.04	250.00	(43.04)
6120 - General Repairs	519.36	83.33	(436.03)	519.36	166.66	(352.70)
6125 - Painting & Decorating	0.00	83.33	83.33	42.88	166.66	123.78
6130 - Snow removal	15.00	600.00	585.00	15.00	1,200.00	1,185.00
6136 - Elevator Maintenance/Repairs	0.00	63.00	63.00	2,419.47	126.00	(2,293.47)
6137 - Elevator Phone	38.20	42.00	3.80	75.95	84.00	8.05
6147 - Fire Alarm Contract/Repairs	80.75	85.00	4.25	156.24	170.00	13.76
6149 - Fire Sprinkler Contract/Repairs	0.00	25.00	25.00	0.00	50.00	50.00
6150 - Janitor Supplies	1.26	33.33	32.07	73.33	66.66	(6.67)
6160 - Exterminating Contract	0.00	0.00	0.00	135.00	145.00	10.00
6165 - Heat & A/C Repairs	210.00	83.33	(126.67)	613.17	166.66	(446.51)
6171 - Security System Phone	38.75	43.00	4.25	77.50	86.00	8.50
Total Maintenance & Repairs	903.32	1,266.32	363.00	4,420.94	2,677.64	(1,743.30)
Management Fees						
6315 - Management Fees	1,564.00	1,632.00	68.00	3,128.00	3,284.00	136.00
Total Management Fees	1,564.00	1,632.00	68.00	3,128.00	3,284.00	136.00
Taxes & Insurance						
6421 - Minnesota Minimum Fee	640.00	630.00	(10.00)	640.00	630.00	(10.00)
Total	10,800.00	10,800.00	0.00	10,800.00	10,800.00	0.00

MYSA HOUSE
Budget Comparison
February 28, 2022

	Month Ending 02/28/2022			Year to Date 02/28/2022		
	Actual	Budget	Variance %	Actual	Budget	Variance %
6570 - MHFA Annual Fee	720.00	0.00	(720.00)	720.00	0.00	(720.00)
6572 - MHFA Annual Compliance Fee	0.00	720.00	720.00	0.00	720.00	720.00
Total Taxes & Insurance	1,360.00	1,350.00	(10.00)	1,360.00	1,350.00	(10.00)
Total Operating Expenses	15,850.82	17,682.00	1,831.18	27,706.35	27,640.00	(66.35)
Net Operating Income (Loss)	1,038.12	11,164.00	(10,125.88)	4,860.08	19,224.00	(14,363.92)
Non-Operating Expenses						
Capital Expenditures						
6190 - Capital Expenditures	0.00	83.00	83.00	0.00	166.00	166.00
6191 - Cap Exp - Appliances	0.00	184.00	184.00	0.00	368.00	368.00
6192 - Cap Exp - Flooring	0.00	250.00	250.00	0.00	500.00	500.00
6193 - Cap Exp - Heat and A/C	0.00	75.00	75.00	0.00	150.00	150.00
6194 - Cap Exp - Bldg Interior	0.00	33.00	33.00	0.00	66.00	66.00
Total Capital Expenditures	0.00	625.00	625.00	0.00	1,250.00	1,250.00
Debt Services						
6560 - Mortgage Interest	1,879.90	1,880.18	0.28	3,762.36	3,762.91	0.55
Total Debt Services	1,879.90	1,880.18	0.28	3,762.36	3,762.91	0.55
Other Non-Operating Expenses						
6565 - Security Deposit Interest Liability	12.94	14.00	1.06	25.25	28.00	2.75
6578 - Finance Chgs/Service Fees	10.00	0.00	(10.00)	10.00	0.00	(10.00)
Total Other Non-Operating Expenses	22.94	14.00	(8.94)	35.25	28.00	(7.25)
Total Non-Operating Expenses	1,902.84	2,519.18	616.34	3,797.61	5,040.91	1,243.30
Net Income (Loss)	(864.72)	8,644.82	(9,509.54)	1,062.47	14,183.09	(13,120.62)

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
02/01/2022	02/01/2022	84	1000 - Operating Checking (Balance Forward As of 02/01/2022)		MYS188		15576	OARB	750.00		13,241.52
02/02/2022	02/02/2022	85	Item:13647255961		MYS188		15779	OARB	217.00		13,991.52
02/03/2022	02/03/2022	86	Item:13683348609		MYS188		15843	OARB	273.00		14,208.52
02/03/2022	02/03/2022	20782	Item:13689394265		MYS188		28518	DB		437.18	14,481.52
02/03/2022	02/03/2022	20783	AP Pymt - DW Jones Management - Site		MYS188		28519	DB		6,517.49	7,426.85
02/03/2022	02/03/2022	20784	AP Pymt - Minnesota Housing Account- ing		MYS188		28520	DB		246.02	7,180.83
02/04/2022	02/04/2022	20785	AP Pymt - Mora Municipal Utilities		MYS188		28787	DB		640.00	6,540.83
02/05/2022	02/05/2022	87	AP Pymt - Minnesota Revenue		MYS188		16032	OARB	710.00		7,250.83
02/06/2022	02/06/2022	88	Item:13719198637		MYS188		16074	OARB	5,982.00		13,232.83
02/06/2022	02/06/2022	88	Other Receipt: Purchased Used Snow blower from Myssa House		MYS188		891	CR	500.00		13,732.83
02/07/2022	02/07/2022	90	02/2022-3 Deposited 02/07/2022		MYS188		16166	OARB	8,772.00		22,504.83
02/07/2022	02/07/2022	91	02/2022-4 Deposited 02/07/2022		MYS188		16241	OARB	27.00		22,531.83
02/08/2022	02/08/2022	92	02/2022-404 Deposited 02/08/2022		MYS188		16431	OARB	240.00		22,771.83
02/10/2022	02/10/2022	20786	Item:13746950157		MYS188		29219	DB		1,366.48	21,405.35
02/10/2022	02/10/2022	20787	AP Pymt - DW Jones Management - Payroll		MYS188		29220	DB		25.00	21,380.35
02/10/2022	02/10/2022	20788	AP Pymt - RENTAL RESEARCH SERVICES INC		MYS188		29544	DB		720.00	20,660.35
02/14/2022	02/14/2022	20789	AP Pymt - Mn Housing Agency - Tax Credit Compliance		MYS188		29624	DB		27.00	20,633.35
02/17/2022	02/17/2022	20790	AP Pymt - VERIZON WIRELESS SPLITS		MYS188		30007	DB		1,564.00	19,069.35
02/17/2022	02/17/2022	20791	AP Pymt - DW Jones Management - Mgmt Fee		MYS188		30008	DB		34.37	19,034.98
02/17/2022	02/17/2022	20791	AP Pymt - East Central Energy		MYS188	141-204	30008	DB		37.75	18,997.23
02/17/2022	02/17/2022	20791	AP Pymt - East Central Energy		MYS188	141-305	30008	DB		802.51	18,194.72
02/17/2022	02/17/2022	20792	AP Pymt - George Hampey		MYS188		30009	DB		214.10	17,980.62
02/17/2022	02/17/2022	20793	AP Pymt - Mora HRA		MYS188		30010	DB		225.00	17,755.62
02/17/2022	02/17/2022	20794	AP Pymt - Xcel Energy		MYS188		30011	DB		4,674.99	13,080.63
02/18/2022	02/18/2022	Voided - 20794	AP Pymt - Xcel Energy: wrong property		MYS188		30278	DB	4,674.99		17,755.62
02/19/2022	02/19/2022		Violet Hallstrom SD Deposited Into Violet Hallstrom SD Check Request was Wrong Acct and Check Request was from Wrong Acct		MYS188		6875	GJ	709.00		18,464.62
02/21/2022	02/21/2022	20795	AP Pymt - Violet Hallstrom: Unit - from Wrong Acct		MYS188		30317	DB		709.00	17,755.62
02/24/2022	02/24/2022	20796	AP Pymt - Ace Hardware		MYS188		30564	DB		53.09	17,702.53
02/24/2022	02/24/2022	20797	AP Pymt - CTC splits		MYS188		30565	DB		8.16	17,694.37
02/24/2022	02/24/2022	20798	AP Pymt - Culligan of Pine City		MYS188		30566	DB		188.12	17,506.25
02/24/2022	02/24/2022	20799	AP Pymt - DW Jones Management - Payroll		MYS188		30567	DB		1,188.40	16,317.85
02/24/2022	02/24/2022	20800	AP Pymt - J-Berd Mechanical Contractors, Inc.		MYS188	141-201	30568	DB		403.17	15,914.68
02/24/2022	02/24/2022	20801	AP Pymt - Midcontinent Communications		MYS188		30569	DB		386.19	15,548.49
02/24/2022	02/24/2022	20802	AP Pymt - Minnesota Energy Resources		MYS188		30570	DB		1,494.95	14,053.54
02/24/2022	02/24/2022	20803	AP Pymt - Quality Disposal Systems		MYS188		30603	DB		129.76	13,923.78
02/24/2022	02/24/2022	20804	AP Pymt - Bank Forward - Visa Bank Services Charge: RPI		MYS188		31045	DB		1.26	13,922.52
02/28/2022	02/28/2022				MYS188			DB		7.00	13,915.52
Totals for 1000 - Operating Checking											
									22,854.99	22,180.99	13,915.52

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted DL	Doc DL	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
Net Change for 1000 - Operating Checking											
1002 - Security Deposit Checking (Balance Forward As of 02/01/2022)											
02/06/2022	02/06/2022	68	02/2022-2- Deposited 02/06/2022								674.00
02/19/2022	02/19/2022		Violet Hallstrom SD Deposited into Wrong Acct and Check Request was from Wrong Acct	MYS188			16075	OARB	709.00		16,253.72
			Bank Interest Earned	MYS188			6675	GJ		709.00	16,253.72
Totals for 1002 - Security Deposit Checking											
02/28/2022	02/28/2022			MYS188			31045	DB	1.87	709.00	16,255.59
Net Change for 1002 - Security Deposit Checking											
1004 - Operating Savings (Balance Forward As of 02/01/2022)											
02/28/2022	02/28/2022		Bank Interest Earned	MYS188			31045	DB	3.07		26,690.07
Totals for 1004 - Operating Savings											
Net Change for 1004 - Operating Savings											
1005 - Operating Reserves (Balance Forward As of 02/01/2022)											
Totals for 1005 - Operating Reserves											
Net Change for 1005 - Operating Reserves											
1010 - Petty Cash (Balance Forward As of 02/01/2022)											
Totals for 1010 - Petty Cash											
Net Change for 1010 - Petty Cash											
1100 - Accts Rec - Tenants (Balance Forward As of 02/01/2022)											
02/01/2022	02/01/2022		Accts Rec - Tenants	MYS188			12510	OARA			395.00
02/01/2022	02/01/2022		Accts Rec - Tenants	MYS188			12622	OARA	15,673.31		16,068.31
02/02/2022	02/02/2022		Accts Rec - Tenants	MYS188			12709	OARA		217.00	15,851.31
02/03/2022	02/03/2022		Accts Rec - Tenants	MYS188			13083	OARA		272.00	15,579.31
02/04/2022	02/04/2022		Accts Rec - Tenants	MYS188			12880	OARA		240.00	15,339.31
02/06/2022	02/06/2022		Accts Rec - Tenants	MYS188			12830	OARA		710.00	14,629.31
02/07/2022	02/07/2022		Accts Rec - Tenants	MYS188			12982	OARA		8,957.00	5,672.31
02/21/2022	02/21/2022		Reversed - Correct G Hampsey Garage Charge -Double billed in January	MYS188			6588	GJ	54.00	8,596.31	76.00
02/21/2022	02/21/2022		Accts Rec - Tenants	MYS188			13603	OARA		54.00	130.00
02/23/2022	02/23/2022		Accts Rec - Tenants	MYS188			13689	OARA		76.00	76.00
Totals for 1100 - Accts Rec - Tenants											
Net Change for 1100 - Accts Rec - Tenants											
1300 - Furniture and Fixtures (Balance Forward As of 02/01/2022)											
Totals for 1300 - Furniture and Fixtures											
Net Change for 1300 - Furniture and Fixtures											
1305 - Equipment (Balance Forward As of 02/01/2022)											
Totals for 1305 - Equipment											
Net Change for 1305 - Equipment											
1306 - Accumulated Depreciation Equipment (Balance Forward As of 02/01/2022)											
Totals for 1306 - Accumulated Depreciation Equipment											
Net Change for 1306 - Accumulated Depreciation Equipment											
1310 - Building (Balance Forward As of 02/01/2022)											
Totals for 1310 - Building											
Net Change for 1310 - Building											

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt	Doc Dt	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
			1311 - Accumulated Depreciation Building (Balance Forward As of 02/01/2022)								(273,979.00)
			Totals for 1311 - Accumulated Depreciation Building						0.00	0.00	(273,979.00)
			Net Change for 1311 - Accumulated Depreciation Building								0.00
			1315 - Land (Balance Forward As of 02/01/2022)								501,491.00
			Totals for 1315 - Land						0.00	0.00	501,491.00
			Net Change for 1315 - Land								0.00
			1321 - Accumulated Depreciation Land Improvements (Balance Forward As of 02/01/2022)								(121,849.00)
			Totals for 1321 - Accumulated Depreciation Land Improvements						0.00	0.00	(121,849.00)
			Net Change for 1321 - Accumulated Depreciation Land Improvements								0.00
			1330 - Replacement Reserve (Balance Forward As of 02/01/2022)								19,136.51
			02/01/2022 1269689-MH AP Invoice - Minnesota Housing Ac- pmt Feb 2022 counting: 1269689-MH pmt Feb 2022		MYS188		32911	APA	630.00		19,766.51
			Totals for 1330 - Replacement Reserve						630.00		19,766.51
			Net Change for 1330 - Replacement Reserve								630.00
			1340 - Escrow Property Taxes (Balance Forward As of 02/01/2022)								6,807.34
			02/01/2022 1269689-MH AP Invoice - Minnesota Housing Ac- pmt Feb 2022 counting: 1269689-MH pmt Feb 2022		MYS188		32911	APA	2,267.00		9,074.34
			Totals for 1340 - Escrow Property Taxes						2,267.00		9,074.34
			Net Change for 1340 - Escrow Property Taxes								2,267.00
			1345 - Escrow Insurance (Balance Forward As of 02/01/2022)								12,761.46
			02/01/2022 1269689-MH AP Invoice - Minnesota Housing Ac- pmt Feb 2022 counting: 1269689-MH pmt Feb 2022		MYS188		32911	APA	1,062.16		13,823.62
			Totals for 1345 - Escrow Insurance						1,062.16		13,823.62
			Net Change for 1345 - Escrow Insurance								1,062.16
			1360 - Escrow FHA Insurance (Balance Forward As of 02/01/2022)								450.55
			02/01/2022 1269689-MH AP Invoice - Minnesota Housing Ac- pmt Feb 2022 counting: 1269689-MH pmt Feb 2022		MYS188		32911	APA	55.00		505.55
			Totals for 1360 - Escrow FHA Insurance						55.00		505.55
			Net Change for 1360 - Escrow FHA Insurance								55.00
			1400 - Financing Fees (Balance Forward As of 02/01/2022)								151,074.00
			Totals for 1400 - Financing Fees						0.00	0.00	151,074.00
			Net Change for 1400 - Financing Fees								0.00
			1410 - Loan Fees (Balance Forward As of 02/01/2022)								26,308.50
			Totals for 1410 - Loan Fees						0.00	0.00	26,308.50
			Net Change for 1410 - Loan Fees								0.00
			1411 - Accumulated Amortization Loan Fees (Balance Forward As of 02/01/2022)								(16,317.00)
			Totals for 1411 - Accumulated Amortization Loan Fees						0.00	0.00	(16,317.00)
			Net Change for 1411 - Accumulated Amortization Loan Fees								0.00
			2003 - Prepaid Rents (Balance Forward As of 02/01/2022)								(110.69)
			02/01/2022 84 02/2022-400 Deposited 02/01/2022 Set- tlement: 13647285961		MYS188		15676	OARB		750.00	(860.69)
			02/01/2022 02/01/2022 Prepaid Rents		MYS188		12510	OARA	830.69		(30.00)

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
02/01/2022	02/01/2022		Prepaid Rents		MYS188		12622	OARA			187.00
02/02/2022	02/02/2022	85	02/2022-401 Deposited 02/02/2022 Settlement: 13663348609		MYS188		15779	OARB	217.00	217.00	(80.00)
02/02/2022	02/02/2022		Prepaid Rents		MYS188			OARA			242.00
02/03/2022	02/03/2022	88	02/2022-402 Deposited 02/03/2022 Settlement: 13669394281		MYS188		15843	OARB	272.00	273.00	(31.00)
02/03/2022	02/03/2022		Prepaid Rents		MYS188			OARA			209.00
02/04/2022	02/04/2022		Prepaid Rents		MYS188			OARA	240.00		919.00
02/05/2022	02/05/2022	87	02/2022-403 Deposited 02/05/2022 Settlement: 13719196637		MYS188		16032	OARB	710.00	710.00	209.00
02/06/2022	02/06/2022	88	02/2022-1 Deposited 02/06/2022		MYS188			OARB			(5,773.00)
02/06/2022	02/06/2022		Prepaid Rents		MYS188			OARA	5,982.00	5,982.00	209.00
02/07/2022	02/07/2022	90	02/2022-3 Deposited 02/07/2022		MYS188			OARB			(6,563.00)
02/07/2022	02/07/2022	91	02/2022-4 Deposited 02/07/2022		MYS188			OARB	8,772.00	8,772.00	(6,590.00)
02/07/2022	02/07/2022		Prepaid Rents		MYS188			OARB	27.00	27.00	6.31
02/08/2022	02/08/2022	92	02/2022-404 Deposited 02/08/2022 Settlement: 13746950157		MYS188		16431	OARB	8,596.31		(233.69)
02/08/2022	02/08/2022		Prepaid Rents		MYS188			OARA	240.00		(301.69)
02/23/2022	02/23/2022		Prepaid Rents		MYS188			OARA	68.00		(302.69)
Totals for 2003 - Prepaid Rents											
Net Change for 2003 - Prepaid Rents											
									16,848.00	17,040.00	(192.00)
02/01/2022	02/01/2022		2005 - Accounts Payable (Balance Forward As of 02/01/2022)		MYS188		32911	APA		6,617.49	(3,673.80)
02/03/2022	02/03/2022		126689-NH1 AP Invoice - Minnesota Housing Accounting		MYS188			DB	437.18		(10,281.29)
02/03/2022	02/03/2022	20782	AP Pymt - DW Jones Management - Site, Site Payroll Jan 2022		MYS188		28518	DB			(9,854.11)
02/03/2022	02/03/2022	20783	AP Pymt - Minnesota Housing Accounting: 1269683-MH pmt Feb 2022		MYS188		28519	DB	6,617.49		(3,236.62)
02/03/2022	02/03/2022	20784	AP Pymt - Mora Municipal Utilities: 09-03001411-00-3-01142022-J-15		MYS188		28520	DB	246.02		(2,990.60)
02/04/2022	02/04/2022	20785	AP Pymt - Minnesota Revenue: 2021 Extension Payment		MYS188		28787	DB	640.00		(2,350.60)
02/04/2022	02/04/2022	188	12312021-MYS AP Invoice - Minnesota Revenue: 2021 Extension Payment		MYS188		33350	APA		640.00	(2,990.60)
02/04/2022	02/04/2022	207432300-020	AP Invoice - East Central Energy		MYS188		34822	APA		802.51	(3,793.11)
02/04/2022	02/04/2022	42022	207442102-020 AP Invoice - East Central Energy		MYS188	141-204	34821	APA		34.37	(3,827.48)
02/04/2022	02/04/2022	42022	207443302-020 AP Invoice - East Central Energy		MYS188	141-305	34920	APA		37.75	(3,865.23)
02/04/2022	02/04/2022	42022	51-0013621805-AP Invoice - Xcel Energy		MYS188		34818	APA		4,674.99	(8,540.22)
02/06/2022	02/06/2022	02-06-2022-MY	AP Invoice - DW Jones Management - Payroll: Payroll 01/24/2022 - 02/06/2022		MYS188		34282	APA		1,366.48	(9,906.70)
02/10/2022	02/10/2022	S188	AP Pymt - DW Jones Management - Payroll: Payroll 01/24/2022 - 02/06/2022		MYS188		29219	DB	1,366.48		(8,540.22)
02/10/2022	02/10/2022	20786	AP Pymt - RENTAL RESEARCH SERVICES INC: C861360122-January 2022 background check		MYS188		29220	DB	25.00		(8,515.22)
02/10/2022	02/10/2022	20787	AP Pymt - Mn Housing Agency - Tax Credit Compliances: 2021 MHFA Compliance Fee		MYS188		29220	DB	25.00		(8,515.22)
02/10/2022	02/10/2022	20788	AP Pymt - Mn Housing Agency - Tax Credit Compliances: 2021 MHFA Compliance Fee		MYS188		29220	DB	720.00		(7,795.22)
02/10/2022	02/10/2022	2021-MYS188	AP Invoice - Mn Housing Agency - Tax Credit Compliances: 2021 MHFA Compliance Fee		MYS188		34368	APA		720.00	(8,515.22)
02/10/2022	02/10/2022	MH02-22	AP Invoice - Mora HRA		MYS188		34725	APA		225.00	(8,740.22)

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
02/12/2022	02/12/2022	21014760	AP Invoice - CTC splits		MYS188		35276	APA		4.08	(8,744.30)
02/13/2022	02/13/2022	1676117012494	AP Invoice - Midcontinent Communica- tions		MYS188		36314	APA		382.76	(9,127.06)
02/14/2022	02/14/2022	20789	AP Pymt - VERIZON WIRELESS		MYS188		29624	DB	27.00		(9,100.06)
02/14/2022	02/14/2022	0617509634-00	SPLITS: 320-674-0724-phone		MYS188		35457	APA		1,464.95	(10,595.01)
02/15/2022	02/15/2022	001-02112022	AP Invoice - Minnesota Energy Re- sources		MYS188		36804	APA		258.33	(10,853.34)
02/16/2022	02/16/2022	09-03001411-00	AP Invoices - Mora Municipal Utilities		MYS188		36045	APA		6,020.00	(16,873.34)
02/17/2022	02/17/2022	5-02152022	AP Invoice - EtideBeilly LLP		MYS188		30007	DB	1,564.00		(15,309.34)
02/17/2022	02/17/2022	E01269061	AP Pymt - DW Jones Management - Mgmt Fee: Mgmt Fee 1/51/2022		MYS188		30008	DB	802.51		(14,506.83)
02/17/2022	02/17/2022	20790	AP Pymt - East Central Energy		MYS188		30008	DB	34.37		(14,472.46)
02/17/2022	02/17/2022	207442102-02042022	AP Pymt - East Central Energy		MYS188	141-204	30008	DB	37.75		(14,434.71)
02/17/2022	02/17/2022	207443302-02042022	AP Pymt - East Central Energy		MYS188	141-305	30008	DB	26.62		(14,408.09)
02/17/2022	02/17/2022	20792	AP Pymt - George Hampey; activity things		MYS188		30009	DB	57.84		(14,350.25)
02/17/2022	02/17/2022	20792	AP Pymt - George Hampey; drip pans/ part fridge		MYS188		30009	DB	2.36		(14,347.89)
02/17/2022	02/17/2022	20792	AP Pymt - George Hampey; mailing ink		MYS188		30009	DB	127.28		(14,220.61)
02/17/2022	02/17/2022	20793	AP Pymt - More HRA; MH02-22-monthly boiler service		MYS188		30010	DB	210.00		(14,010.61)
02/17/2022	02/17/2022	20793	AP Pymt - More HRA;		MYS188		30010	DB	15.00		(13,995.61)
02/17/2022	02/17/2022	MH02-22-blwings-01/24	AP Pymt - Xcel Energy		MYS188		30011	DB	4,674.99		(9,320.62)
02/18/2022	02/18/2022	51-0013621805-5-02042022	AP Pymt - Xcel Energy		MYS188		35285	APA		709.00	(10,029.62)
02/18/2022	02/18/2022	40-20-1516302- 7	AP Invoice - Xcel Energy; wrong prop- erty		MYS188		35289	APA	4,674.99		(5,354.63)
02/18/2022	02/18/2022	51-0013621805-ery Voided - 20794	AP Pymt - Xcel Energy		MYS188		30278	DB		4,674.99	(10,029.62)
02/20/2022	02/20/2022	022-MY 02-20-2S188	AP Invoice - DW Jones Management - Payroll: Payroll 02/07/2022 - 02/20/2022		MYS188		35639	APA		1,188.40	(11,218.02)
02/21/2022	02/21/2022	20795	AP Pymt - Violet Hallstrom; Deposit Re- fund Bldg N/A - Unit		MYS188		30317	DB	709.00		(10,509.02)
02/24/2022	02/24/2022	20796	AP Pymt - Ace Hardware;		MYS188		30564	DB	22.10		(10,486.92)
02/24/2022	02/24/2022	20796	AP Pymt - Ace Hardware;		MYS188		30564	DB	2.05		(10,484.87)
02/24/2022	02/24/2022	20796	AP Pymt - Ace Hardware;		MYS188		30564	DB	28.94		(10,455.93)
02/24/2022	02/24/2022	20797	AP Pymt - CTC splits: 21014760-phone		MYS188		30565	DB	4.08		(10,451.85)
02/24/2022	02/24/2022	20798	AP Pymt - CTC splits: 20997399-phone		MYS188		30565	DB	4.08		(10,447.77)
02/24/2022	02/24/2022	20798	AP Pymt - Culligan of Pine City; 301X01022309-solar salt		MYS188		30566	DB	186.12		(10,259.65)
02/24/2022	02/24/2022	20799	AP Pymt - DW Jones Management - Payroll: Payroll 02/07/2022 - 02/20/2022		MYS188		30567	DB	1,188.40		(9,071.25)
02/24/2022	02/24/2022	20800	AP Pymt - J-Berd Mechanical Contrac- tors, Inc.; 38034-overheating replace zone valve		MYS188	141-201	30568	DB	403.17		(8,668.08)
02/24/2022	02/24/2022	20801	AP Pymt - Midcontinent Communica- zone valve		MYS188		30569	DB	109.20		(8,558.88)

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt	Doc Dt	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
02/24/2022	02/24/2022	20801	ions: 16761170112437-cable		MYS188		30569	DB	37.75		(8,521.13)
02/24/2022	02/24/2022	20801	ions: 16761170112437-elevator phone		MYS188		30569	DB	38.75		(8,482.38)
02/24/2022	02/24/2022	20801	ions: 16761170112437-entry		MYS188		30569	DB	75.49		(8,406.89)
02/24/2022	02/24/2022	20801	ions: 16761170112437-fire alarm		MYS188		30569	DB	105.00		(8,301.89)
02/24/2022	02/24/2022	20802	ions: 16761170112437-Internet		MYS188		30570	DB	1,494.95		(6,806.94)
02/24/2022	02/24/2022	20803	sources: 0517509894-00001-02112022		MYS188		30571	DB	129.76		(6,677.18)
02/24/2022	02/24/2022	20804	AP Pymt - Quality Disposal Systems: 1149708-garbage service		MYS188		30803	DB	1.26		(6,675.92)
02/24/2022	02/24/2022	4475	AP Pymt - Bank Forward - Visa: 4475-Cub Foods-cleaners-split		MYS188		35923	APA		1.26	(6,677.18)
02/25/2022	02/25/2022	11828	AP Invoice - Bank Forward - Visa: 4475-Beth-0224 AP Invoice - Bank Forward - Visa		MYS188		37966	APA		519.36	(7,196.54)
02/25/2022	02/25/2022	99003902383-0	AP Invoice - Berd Electric, LLC		MYS188		37716	APA		27.63	(7,224.17)
02/28/2022	02/28/2022	2252022-1	SPLITS		MYS188		37531	APA		1,564.00	(8,788.17)
02/28/2022	02/28/2022	19046	AP Invoice - DW Jones Management - Mgmt Fee: Mgmt Fee 2/28/2022		MYS188		37415	APA		437.18	(9,225.35)
02/28/2022	02/28/2022	02282022-MYS	AP Invoice - Divl Jones Management - Site: Site Payroll Feb 2022		MYS188		38152	APA		129.76	(9,355.11)
02/28/2022	02/28/2022	1149708-02282	AP Invoice - Quality Disposal Systems		MYS188		36267	APA		60.00	(9,415.11)
02/28/2022	02/28/2022	36-20-1573987-	AP Invoice - Myssa House Operating		MYS188		36268	APA		59.00	(9,474.11)
02/28/2022	02/28/2022	38-20-1573987-	AP Invoice - Myssa House Operating		MYS188				26,848.98	32,649.29	(9,474.11)
02/28/2022	02/28/2022	10008	AP Invoice - Myssa House Operating		MYS188				0.00	0.00	(1,882.46)
Totals for 2005 - Accounts Payable											
Net Change for 2005 - Accounts Payable											
2007 - Accrued Interest (Balance Forward As of 02/01/2022)											
Totals for 2007 - Accrued Interest											
Net Change for 2007 - Accrued Interest											
2010 - Security Deposits (Balance Forward As of 02/01/2022)											
02/06/2022	02/06/2022	89	02/2022-2 Deposited 02/06/2022		MYS188		16075	OARB			(16,103.27)
02/16/2022	02/16/2022		Security Deposits		MYS188		13568	OARA	709.00		(16,812.27)
02/28/2022	02/28/2022		February 2022 Sec Dep Liab Interest		MYS188		7360	CJ		12.94	(16,103.27)
02/28/2022	02/28/2022		Security Deposits		MYS188		13666	OARA	119.00		(16,116.21)
Totals for 2010 - Security Deposits											
Net Change for 2010 - Security Deposits											
2011 - Security Deposits in Transit (Balance Forward As of 02/01/2022)											
02/18/2022	02/18/2022		Security Deposit in Transit		MYS188		13568	OARA			0.00
02/19/2022	02/16/2022	40-20-1515302-	AP Invoice - Violet Hallstrom: Deposit Refund Bldg N/A - Unit		MYS188		35285	APA	709.00		(709.00)
02/28/2022	02/28/2022	7	Security Deposit in Transit		MYS188		13856	OARA			0.00
02/28/2022	02/28/2022	38-20-1573987-	AP Invoice - Myssa House Operating: Deposit Refund Bldg 141 - Unit 105		MYS188		36267	APA	60.00		(119.00)
02/28/2022	02/28/2022	10007	AP Invoice - Myssa House Operating: Deposit Refund Bldg 141 - Unit 105		MYS188		36268	APA	59.00		(59.00)
02/28/2022	02/28/2022	10008	AP Invoice - Myssa House Operating: Deposit Refund Bldg 141 - Unit 305		MYS188				828.00		0.00
Totals for 2011 - Security Deposits in Transit											
Net Change for 2011 - Security Deposits in Transit											

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
02/21/2022	02/21/2022		Garage Rent		MYS188		13803	OARA	54.00	714.00	(1,320.00)
Totals for 4002 - Garage Rent											
Net Change for 4002 - Garage Rent											
02/28/2022	02/28/2022		Bank Interest Earned: Interest earned		MYS188		31045	DB	0.00	1.87	(4.01)
Totals for 4012 - Interest Security Deposit											
Net Change for 4012 - Interest Security Deposit											
02/28/2022	02/28/2022		Bank Interest Earned: Interest earned		MYS188		31045	DB	0.00	3.07	(1.87)
Totals for 4014 - Interest Operating Svgs											
Net Change for 4014 - Interest Operating Svgs											
02/28/2022	02/28/2022		Other Receipt: Purchased Used Snow blower from Myssa House		MYS188		891	CR	0.00	0.00	(3.42)
Totals for 4090 - Interest Income ~ Reserves											
Net Change for 4090 - Interest Income ~ Reserves											
02/06/2022	02/06/2022		Other Receipt: Purchased Used Snow blower from Myssa House		MYS188		891	CR	0.00	500.00	(6.49)
Totals for 4090 - Interest Income ~ Reserves											
Net Change for 4090 - Interest Income ~ Reserves											
02/01/2022	02/01/2022		Vacancies		MYS188		12510	OARA	725.00	0.00	(3.07)
Totals for 4099 - Other Income											
Net Change for 4099 - Other Income											
02/01/2022	02/01/2022		Loss to Lease		MYS188		12510	OARA	725.00	0.00	(1.61)
Totals for 4500 - Vacancies											
Net Change for 4500 - Vacancies											
02/01/2022	02/01/2022		Loss to Lease		MYS188		12510	OARA	725.00	0.00	(160.32)
Totals for 4550 - Loss to Lease											
Net Change for 4550 - Loss to Lease											
02/01/2022	02/01/2022		Resident Mgr Free Rent		MYS188		12510	OARA	780.00	0.00	0.00
Totals for 4700 - Resident Mgr Free Rent											
Net Change for 4700 - Resident Mgr Free Rent											
02/06/2022	02/06/2022		Application Fee		MYS188		12590	OARA	0.00	25.00	0.00
Totals for 4995 - Application Fees											
Net Change for 4995 - Application Fees											
02/06/2022	02/06/2022		AP Invoice - DW Jones Management - Payroll: Payroll 01/24/2022 - 02/06/2022		MYS188		34282	APA	360.00	0.00	(25.00)
Totals for 6110 - Maint/Repairs Payroll (Balance Forward As of 02/01/2022)											
Net Change for 6110 - Maint/Repairs Payroll (Balance Forward As of 02/01/2022)											

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Trn No	JNL	Debit	Credit	Balance
02/06/2022	02/06/2022	02-06-2022-MY	AP Invoice - DW Jones Management - Payroll; Payroll 01/24/2022 - 02/06/2022		MYS188		34282	APA	1,262.86		2,771.30
		S188								360.00	2,411.30
02/20/2022	02/20/2022	02-20-2022-MY	AP Invoice - DW Jones Management - Payroll; Payroll 02/07/2022 - 02/20/2022		MYS188		35839	APA			3,523.34
		S188							1,112.04		3,523.34
02/20/2022	02/20/2022	02-20-2022-MY	AP Invoice - DW Jones Management - Payroll; Payroll 02/07/2022 - 02/20/2022		MYS188		35839	APA	2,374.92	720.00	3,523.34
		S188									1,654.92
Totals for 6110 - Maint/Repairs Payroll											
Net Change for 6110 - Maint/Repairs Payroll											
6115 - Maint/Repairs Supply (Balance Forward As of 02/01/2022)											
Totals for 6115 - Maint/Repairs Supply											
Net Change for 6115 - Maint/Repairs Supply											
6120 - General Repairs (Balance Forward As of 02/01/2022)											
02/25/2022	02/25/2022	11828	AP Invoice - Beard Electric, LLC; 11828-breaker repairs#1037/01309		MYS188		37966	APA	519.36		519.36
									519.36	0.00	519.36
Totals for 6120 - General Repairs											
Net Change for 6120 - General Repairs											
6125 - Painting & Decorating (Balance Forward As of 02/01/2022)											
Totals for 6125 - Painting & Decorating											
Net Change for 6125 - Painting & Decorating											
6130 - Snow removal (Balance Forward As of 02/01/2022)											
02/10/2022	02/10/2022	MH02-22	AP Invoice - Mora HRA; MH02-22-plowing-01/24		MYS188		34725	APA	15.00		15.00
									15.00	0.00	15.00
Totals for 6130 - Snow removal											
Net Change for 6130 - Snow removal											
6136 - Elevator Maintenance/Repairs (Balance Forward As of 02/01/2022)											
Totals for 6136 - Elevator Maintenance/Repairs											
Net Change for 6136 - Elevator Maintenance/Repairs											
6137 - Elevator Phone (Balance Forward As of 02/01/2022)											
02/13/2022	02/13/2022	1676117012494	AP Invoice - Midcontinent Communications; 1676117012494-elevator phone		MYS188		36314	APA	38.20		37.75
									38.20	0.00	75.95
Totals for 6137 - Elevator Phone											
Net Change for 6137 - Elevator Phone											
6147 - Fire Alarm Contract/Repairs (Balance Forward As of 02/01/2022)											
02/13/2022	02/13/2022	1676117012494	AP Invoice - Midcontinent Communications; 1676117012494-fire alarm		MYS188		36314	APA	80.75		156.24
									80.75	0.00	156.24
Totals for 6147 - Fire Alarm Contract/Repairs											
Net Change for 6147 - Fire Alarm Contract/Repairs											
6150 - Janitor Supplies (Balance Forward As of 02/01/2022)											
02/24/2022	02/24/2022	4475-Beth-0224	AP Invoice - Bank Forward - Visa; 4475-Cub Foods-cleaners-split		MYS188		36923	APA	1.26		73.33
		2022							1.26	0.00	73.33
Totals for 6150 - Janitor Supplies											
Net Change for 6150 - Janitor Supplies											
6160 - Exterminating Contract (Balance Forward As of 02/01/2022)											
Totals for 6160 - Exterminating Contract											
Net Change for 6160 - Exterminating Contract											

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
6165 - Heat & A/C Repairs (Balance Forward As of 02/01/2022)											
02/10/2022	02/10/2022	MH02-22	AP Invoice - Mora HRA: MH02-22-monthly boiler service		MYS188		34725	APA	210.00		403.17
											613.17
Totals for 6165 - Heat & A/C Repairs											
									210.00	0.00	613.17
Net Change for 6165 - Heat & A/C Repairs											
											210.00
6171 - Security System Phone (Balance Forward As of 02/01/2022)											
02/13/2022	02/13/2022	1676117012494	AP Invoice - Midcontinent Communications: 1676117012494-entry		MYS188		36314	APA	38.75		38.75
											77.50
Totals for 6171 - Security System Phone											
									38.75	0.00	77.50
Net Change for 6171 - Security System Phone											
											38.75
6210 - Electric (Balance Forward As of 02/01/2022)											
02/04/2022	02/04/2022	207432300-020	AP Invoice - East Central Energy: 207432300-02042022		MYS188		34822	APA	802.51		823.60
											1,626.11
02/04/2022	02/04/2022	207442102-020	AP Invoice - East Central Energy: 207442102-02042022		MYS188	141-204	34821	APA	34.37		1,660.48
											1,698.23
02/04/2022	02/04/2022	207443302-020	AP Invoice - East Central Energy: 207443302-02042022		MYS188	141-305	34820	APA	37.75		1,736.98
											1,774.73
Totals for 6210 - Electric											
									874.63	0.00	1,774.73
Net Change for 6210 - Electric											
											874.63
6215 - Water/Sewer (Balance Forward As of 02/01/2022)											
02/15/2022	02/15/2022	09-03001411-00AP	Invoice - Mora Municipal Utilities: -3-02152022 09-03001411-00-3-02152022--4-16		MYS188		36804	APA	258.33		246.02
											504.35
Totals for 6215 - Water/Sewer											
									258.33	0.00	504.35
Net Change for 6215 - Water/Sewer											
											258.33
6225 - Fuel (Oil/Coal/Gas) (Balance Forward As of 02/01/2022)											
02/04/2022	02/04/2022	51-0013621805-AP	Invoice - Xcel Energy: 5-02042022 51-0013621805-5-02042022		MYS188		34818	APA	4,674.99		1,487.30
											6,162.29
02/14/2022	02/14/2022	0617509334-00	AP Invoice - Minnesota Energy Re-versed - sources: 0617509334-00001-02112022		MYS188		35457	APA	1,494.95		7,657.24
											2,982.25
02/18/2022	02/18/2022	51-0013621805-51-0013621805-5-02042022	AP Invoice - Xcel Energy: 5-02042022		MYS188		35289	APA	4,674.99		7,657.24
											2,982.25
Totals for 6225 - Fuel (Oil/Coal/Gas)											
									6,169.94	4,674.99	2,982.25
Net Change for 6225 - Fuel (Oil/Coal/Gas)											
											1,494.95
6230 - Trash removal (Balance Forward As of 02/01/2022)											
02/28/2022	02/28/2022	1149708-02282	AP Invoice - Quality Disposal Systems: 1149708-garbage service		MYS188		38152	APA	129.76		129.76
											259.52
Totals for 6230 - Trash removal											
									129.76	0.00	259.52
Net Change for 6230 - Trash removal											
											129.76
6245 - Cable Television (Balance Forward As of 02/01/2022)											
02/13/2022	02/13/2022	1676117012494	AP Invoice - Midcontinent Communications: 1676117012494-cable		MYS188		36314	APA	110.06		109.20
											219.26
Totals for 6245 - Cable Television											
									110.06	0.00	219.26
Net Change for 6245 - Cable Television											
											110.06
6305 - Activity Director (Balance Forward As of 02/01/2022)											
02/06/2022	02/06/2022	02-06-2022-MY	AP Invoice - DW Jones Management - Payroll: 02-06-2022-MY S188		MYS188		34282	APA	244.44		499.08
											743.52

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt	Doc Dt	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
02/20/2022	02/20/2022	02-20-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 02/07/2022 - 02/20/2022		MYS188		38839	APA	242.46		986.98
Totals for 6305 - Activity Director											
Net Change for 6305 - Activity Director											
6306 - Activity Director Expenses (Balance Forward As of 02/01/2022)											
Totals for 6306 - Activity Director Expenses											
Net Change for 6306 - Activity Director Expenses											
02/28/2022	02/28/2022	02-28-2022-MYS188	AP Invoice - DW Jones Management - Site: Site Payroll Feb 2022		MYS188		37415	APA	401.18		401.18
Totals for 6310 - Site Mgmt Payroll											
Net Change for 6310 - Site Mgmt Payroll											
02/28/2022	02/28/2022	19046	AP Invoice - DW Jones Management - Mgmt Fee: Mgmt Fee 2/28/2022		MYS188		37531	APA	1,564.00		3,128.00
Totals for 6315 - Management Fees											
Net Change for 6315 - Management Fees											
02/16/2022	02/16/2022	E101269081	AP Invoice - EideBally LLP: E101269081-professional services		MYS188		36045	APA	6,020.00		6,020.00
Totals for 6320 - Auditing											
Net Change for 6320 - Auditing											
02/12/2022	02/12/2022	21014760	AP Invoice - CTC splits: 21014760-phone		MYS188		35276	APA	4.08		31.08
02/25/2022	02/25/2022	99003902385-0	AP Invoice - VERIZON WIRELESS SPLITTS: 320-674-0724-phone		MYS188		37716	APA	27.63		62.79
Totals for 6340 - Phone											
Net Change for 6340 - Phone											
02/13/2022	02/13/2022	1676117012494	AP Invoice - Midcontinent Communications: 1676117012494-internet		MYS188		36314	APA	105.00		105.00
Totals for 6342 - Property Internet											
Net Change for 6342 - Property Internet											
6345 - Office Supplies (Balance Forward As of 02/01/2022)											
Totals for 6345 - Office Supplies											
Net Change for 6345 - Office Supplies											
6346 - Postage (Balance Forward As of 02/01/2022)											
Totals for 6346 - Postage											
Net Change for 6346 - Postage											
02/06/2022	02/06/2022	02-06-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 01/24/2022 - 02/06/2022		MYS188		34282	APA	126.61		264.95
02/20/2022	02/20/2022	02-20-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 02/07/2022 - 02/20/2022		MYS188		35839	APA	110.73		391.56
Totals for 6346 - Postage											
Net Change for 6346 - Postage											
6365 - Payroll Taxes (Balance Forward As of 02/01/2022)											
Totals for 6365 - Payroll Taxes											
Net Change for 6365 - Payroll Taxes											

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Txn No	JNL	Debit	Credit	Balance
Totals for 6365 - Payroll Taxes											
			Net Change for 6365 - Payroll Taxes						237.34	0.00	502.29
6370 - Workmans' Comp Ins (Balance Forward As of 02/01/2022)											
02/06/2022	02/06/2022	02-05-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 01/24/2022 - 02/06/2022		MYS188		34282	APA	92.55		191.49
02/20/2022	02/20/2022	02-20-2022-MY S188	AP Invoice - DW Jones Management - Payroll: Payroll 02/07/2022 - 02/20/2022		MYS188		35839	APA	83.17		284.04
Totals for 6370 - Workmans' Comp Ins											
			Net Change for 6370 - Workmans' Comp Ins						175.72	0.00	367.21
6372 - Employee Benefits-health, etc (Balance Forward As of 02/01/2022)											
02/28/2022	02/28/2022	02282022-MYS188	AP Invoice - DW Jones Management - Star. Site Payroll Feb 2022		MYS188		37415	APA	36.00		36.00
Totals for 6372 - Employee Benefits-health, etc											
			Net Change for 6372 - Employee Benefits-health, etc						36.00	0.00	72.00
6375 - Bank Charges (Balance Forward As of 02/01/2022)											
02/28/2022	02/28/2022		Bank Service Charge: Service charge		MYS188		31045	DB	7.00		7.00
Totals for 6375 - Bank Charges											
			Net Change for 6375 - Bank Charges						7.00	0.00	14.00
6390 - Criminal and credit check (Balance Forward As of 02/01/2022)											
02/28/2022	02/28/2022		Criminal and credit check		MYS188				0.00		0.00
Totals for 6390 - Criminal and credit check											
			Net Change for 6390 - Criminal and credit check						0.00	0.00	0.00
6421 - Minnesota Minimum Fee (Balance Forward As of 02/01/2022)											
02/04/2022	02/04/2022	12312021-MYS188	AP Invoice - Minnesota Revenue: 2021 Extension Payment		MYS188		33350	APA	640.00		640.00
Totals for 6421 - Minnesota Minimum Fee											
			Net Change for 6421 - Minnesota Minimum Fee						640.00	0.00	640.00
6560 - Mortgage Interest (Balance Forward As of 02/01/2022)											
02/01/2022	02/01/2022	1265669-MH prnt Feb 2022	AP Invoice - Minnesota Housing Ac-counting: 1265669-MH prnt Feb 2022		MYS188		32911	APA	1,879.90		1,882.46
Totals for 6560 - Mortgage Interest											
			Net Change for 6560 - Mortgage Interest						1,879.90	0.00	3,762.36
6565 - Security Deposit Interest Liability (Balance Forward As of 02/01/2022)											
02/28/2022	02/28/2022		February 2022 Sec Dep Liab Interest		MYS188		7340	GJ	12.94		12.31
Totals for 6565 - Security Deposit Interest Liability											
			Net Change for 6565 - Security Deposit Interest Liability						12.94	0.00	25.25
6570 - MHFA Annual Fee (Balance Forward As of 02/01/2022)											
02/10/2022	02/10/2022	2021-MYS188	AP Invoice - Min Housing Agency - Tax Credit Compliance: 2021 MHFA Compliance Fee		MYS188		34368	APA	720.00		0.00
Totals for 6570 - MHFA Annual Fee											
			Net Change for 6570 - MHFA Annual Fee						720.00	0.00	720.00
6578 - Finance Chgs/Service Fees (Balance Forward As of 02/01/2022)											
02/13/2022	02/13/2022	1576717012494	AP Invoice - Midcontinent Communication: 1576717012494-C		MYS188		36314	APA	10.00		0.00
Totals for 6578 - Finance Chgs/Service Fees											
			Net Change for 6578 - Finance Chgs/Service Fees						10.00	0.00	10.00

MYSA HOUSE
General Ledger Report
For Current Month (02/01/2022 to 02/28/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Property	Unit	Trxn No	JNL	Debit	Credit	Balance
			Net Change for 6578 - Finance Chgs/Service Fees						114,383.46	114,383.46	10.00
			Grand Total								0.00

MYS A HOUSE Check Register

Date	Vendor	Document No	Amount Cleared	Property	Unit
AP In-voice Date	AP Invoice No	GL account/Account label	Amount Applied Memo		
<p style="text-align: center;">Bank: MYS188 OPERATING - Account No: 5536920</p> <p style="text-align: center;">Bank Forward</p>					
02/03/2022	10780--DW Jones Management - Site	20782	437.18 02/28/2022		
01/31/2022	01312022-MYS188	6310--Site Mgmt Printed Check Payroll	401.18 Site Payroll Jan 2022	MYS188--MYS A HOUSE	
		6372--Employee Printed Check Benefits-health	36.00 Site Payroll Jan 2022	MYS188--MYS A HOUSE	
02/03/2022	10677--Minnesota Housing Accounting	20783	6,617.49 02/28/2022		
02/01/2022	1269689-MH pmt Feb 2022	2300--Mortgage Payables - MHFA	723.43 1269689-MH pmt Feb 2022	MYS188--MYS A HOUSE	
		1340--Escrow Printed Check Property Taxes	2,267.00 1269689-MH pmt Feb 2022	MYS188--MYS A HOUSE	
		1345--Escrow In-urance	1,062.16 1269689-MH pmt Feb 2022	MYS188--MYS A HOUSE	
		1360--Escrow Printed Check FHA Insurance	55.00 1269689-MH pmt Feb 2022	MYS188--MYS A HOUSE	
		1330--Replacem ent Reserve	630.00 1269689-MH pmt Feb 2022	MYS188--MYS A HOUSE	
		6560--Mortgage Interest	1,879.90 1269689-MH pmt Feb 2022	MYS188--MYS A HOUSE	
02/03/2022	10466--Mora Municipal Utilities	20784	246.02 02/28/2022		
01/25/2022	09-03001411-00-3-01142022	6215--Water/Sewer	246.02 09-03001411-00-3-01142022-u-15	MYS188--MYS A HOUSE	
02/04/2022	10536--Minnesota Revenue	20785	640.00 02/28/2022		
02/04/2022	12312021-MYS188	6421--Minnesota Minimum Fee	640.00 2021 Extension Payment	MYS188--MYS A HOUSE	
02/10/2022	10658--Mn Housing Agency - Tax Credit Compliance	20788	720.00 02/28/2022		
02/10/2022	2021-MYS188	6570--MHFA Annual Fee	720.00 2021 MHFA Compliance Fee	MYS188--MYS A HOUSE	
02/10/2022	10500--DW Jones Management - Payroll	20786	1,366.48 02/28/2022		
02/06/2022	02-06-2022-MYS188	6305--Activity Director	244.44 Payroll 01/24/2022 - 02/06/2022	MYS188--MYS A HOUSE	
		6110--Maint/Rep airs	902.88 Payroll 01/24/2022 - 02/06/2022	MYS188--MYS A HOUSE	
		6370--Workmans ' Comp Ins	92.55 Payroll 01/24/2022 - 02/06/2022	MYS188--MYS A HOUSE	
		6365--Payroll Taxes	126.61 Payroll 01/24/2022 - 02/06/2022	MYS188--MYS A HOUSE	
02/10/2022	10242--RENTAL RESEARCH SERVICES INC	20787	25.00 02/28/2022		
01/31/2022	C861360122	6390--Criminal and credit chec	25.00 C861360122-January 2022 background check	MYS188--MYS A HOUSE	
02/14/2022	10138--VERIZON WIRELESS SPLITS	20789	27.00 In Transit		
01/26/2022	9898137941	6340--Phone	27.00 320-674-0724-phone	MYS188--MYS A HOUSE	
02/17/2022	10241--Xcel Energy	20794	4,674.99 02/28/2022		
02/04/2022	51-0013621805-5-02042022	6225--Fuel (Oil/Coal.Gas)	4,674.99 51-0013621805-5-02042022	MYS188--MYS A HOUSE	
02/17/2022	10453--East Central Energy	20791	874.63 02/28/2022		
02/04/2022	207443302-02042022	6210--Electric	37.75 207443302-02042022	MYS188--MYS A HOUSE	141-305
02/04/2022	207442102-02042022	6210--Electric	34.37 207442102-02042022	MYS188--MYS A HOUSE	141-204
02/04/2022	207432300-02042022	6210--Electric	802.51 207432300-02042022	MYS188--MYS A HOUSE	

MYSA HOUSE Check Register

Date	Vendor	Document No	Amount Cleared	Property	Unit	
AP In-voice Date	AP Invoice No	GL account/Account label	Method	Amount Applied	Memo	
					42022	A HOUSE
02/17/2022	10831--Mora HRA		20793	225.00	02/28/2022	
02/10/2022	MH02-22	6130--Snow removal	Printed Check	15.00	MH02-22-plowing-01/24	MYS188--MYS A HOUSE
		6165--Heat & A/C Repairs	Printed Check	210.00	MH02-22-monthly boiler service	MYS188--MYS A HOUSE
02/17/2022	10829--George Hampey		20792	214.10	02/28/2022	
01/15/2022	PC-01152022-MYS188	6345--Office Supplies	Printed Check	127.28	envelopes/ink	MYS188--MYS A HOUSE
		6346--Postage	Printed Check	2.36	mailing	MYS188--MYS A HOUSE
		6115--Maint/Repairs Supply	Printed Check	57.84	drip pans/part fridge	MYS188--MYS A HOUSE
		6306--Activity Director Expens	Printed Check	26.62	activity things	MYS188--MYS A HOUSE
02/17/2022	10484--DW Jones Management - Mgmt Fee		20790	1,564.00	02/28/2022	
01/31/2022	18938	6315--Management Fees	Printed Check	1,564.00	Mgmt Fee 1/31/2022	MYS188--MYS A HOUSE
02/18/2022	10241--Xcel Energy		Voided - 20794	(4,674.99)	02/28/2022	
02/04/2022	51-0013621805-5-02042022	6225--Fuel (Oil/Coal.Gas)	Printed Check	(4,674.99)	51-0013621805-5-02042022	MYS188--MYS A HOUSE
02/21/2022	TEMP47129335--Violet Hallstrom		20795	709.00	In Transit	
02/18/2022	40-20-1515302-7	2011--Security Deposits in Tra	Printed Check	709.00	Deposit Refund Bldg N/A - Unit	MYS188--MYS A HOUSE
02/24/2022	10249--Bank Forward - Visa		20804	1.26	In Transit	
02/24/2022	4475-Beth-02242022	6150--Janitor Supplies	Printed Check	1.26	4475-Cub s-cleaners-Foodsplit	MYS188--MYS A HOUSE
02/24/2022	10512--Minnesota Energy Resources		20802	1,494.95	In Transit	
02/14/2022	0617509934-00001-02112022	6225--Fuel (Oil/Coal.Gas)	Printed Check	1,494.95	0617509934-0001-02112022	MYS188--MYS A HOUSE
02/24/2022	10500--DW Jones Management - Payroll		20799	1,188.40	In Transit	
02/20/2022	02-20-2022-MYS188	6305--Activity Director	Printed Check	242.46	Payroll 02/07/2022 - 02/20/2022	MYS188--MYS A HOUSE
		6370--Workmans ' Comp Ins	Printed Check	83.17	Payroll 02/07/2022 - 02/20/2022	MYS188--MYS A HOUSE
		6365--Payroll Taxes	Printed Check	110.73	Payroll 02/07/2022 - 02/20/2022	MYS188--MYS A HOUSE
		6110--Maint/Repairs Payroll	Printed Check	752.04	Payroll 02/07/2022 - 02/20/2022	MYS188--MYS A HOUSE
02/24/2022	11483--J-Berd Mechanical Contractors , Inc.		20800	403.17	In Transit	
01/07/2022	38034	6165--Heat & A/C Repairs	Printed Check	403.17	38034-overheating replace zone valve	MYS188--MYS 141-201 A HOUSE
02/24/2022	10129--Midcontinent Communications		20801	366.19	In Transit	
01/13/2022	16761170112437	6147--Fire Alarm Contract/Repa	Printed Check	75.49	16761170112437-fire alarm	MYS188--MYS A HOUSE
		6245--Cable Television	Printed Check	109.20	16761170112437-cable	MYS188--MYS A HOUSE
		6137--Elevator Phone	Printed Check	37.75	16761170112437-elevator phone	MYS188--MYS A HOUSE
		6342--Property Internet	Printed Check	105.00	16761170112437-internet	MYS188--MYS A HOUSE
		6171--Security System Phone	Printed Check	38.75	16761170112437-entry	MYS188--MYS A HOUSE
02/24/2022	10877--Ace Hardware		20796	53.09	In Transit	

MYS A HOUSE Check Register

Date	Vendor	GL account/ Account la- bel	Document No Method	Amount Cleared Amount Ap- plied	Memo	Property	Unit
01/01/2022	304372	6150--Janitor Supplies	Printed Check	22.10	304372-garbag e bags	MYS188--MYS A HOUSE	
		6115--Maint/Rep airs Supply	Printed Check	2.05	304372-screws	MYS188--MYS A HOUSE	
01/03/2022	304397	6115--Maint/Rep airs Supply	Printed Check	28.94	304397-silicone	MYS188--MYS A HOUSE	
02/24/2022	10424--Quality Disposal Systems		20803	129.76	In Transit		
01/31/2022	1149708-01312022	6230--Trash re- moval	Printed Check	129.76	1149708-garba ge service	MYS188--MYS A HOUSE	
02/24/2022	10751--Culligan of Pine City		20798	188.12	In Transit		
01/31/2022	301X01022309	6115--Maint/Rep airs Supply	Printed Check	188.12	301X01022309- solar salt	MYS188--MYS A HOUSE	
02/24/2022	10750--CTC splits		20797	8.16	In Transit		
01/12/2022	20997399	6340--Phone	Printed Check	4.08	20997399-phon e	MYS188--MYS A HOUSE	
02/12/2022	21014760	6340--Phone	Printed Check	4.08	21014760-phon e	MYS188--MYS A HOUSE	
		Applied To- tal:		<u>17,499.00</u>			
		Total:		<u>17,499.00</u>			
		Grand Total:		<u>17,499.00</u>			

MYSA HOUSE Vendor Aging Report

Based on: GL posting Date As of: 02/28/2022

Vendor ID	Vendor Name	0-30	31-60	61-90	91-Total
10001	EideBailly LLP	6,020.00	0.00	0.00	6,020.00
10129	Midcontinent Communications	382.76	0.00	0.00	382.76
10138	VERIZON WIRELESS SPLITS	27.63	0.00	0.00	27.63
10424	Quality Disposal Systems	129.76	0.00	0.00	129.76
10466	Mora Municipal Utilities	258.33	0.00	0.00	258.33
10484	DW Jones Management - Mgmt Fee	1,564.00	0.00	0.00	1,564.00
10497	Berd Electric, LLC	519.36	0.00	0.00	519.36
10780	DW Jones Management - Site	437.18	0.00	0.00	437.18
10877	Ace Hardware	16.09	0.00	0.00	16.09
11577	Mysa House Operating	119.00	0.00	0.00	119.00
Grand Totals		9,458.02	16.09	0.00	9,474.11



Pine Crest
Management Report
 for the month of
February 2022

Occupancy

Total Units	43	Occupied	40	Pre-leased	0
Move-Ins	0	Move Outs	2	Wait List (1BR/2BR)	67/15

Certifications

Completed	9	In Progress	13
-----------	---	-------------	----

- 3 for April and 10 for May

Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations		Explanation: None this month, but will have some in March			

Work Orders Completed

Non-Emergency	38	Emergency	1	Leaking Zone Valve water damage on wall and carpet.

Aging Rent Balances

Over 30 Days	\$1,885	Over 60 Days	\$928	Over 90 Days	\$1,455*
--------------	---------	--------------	-------	--------------	----------

- We have one tenant who has been approved by HelpRentMN. We has just been waiting for payment from them. I called on 03/14/2022 and they told me that it is being processed. We should receive payment by the end of the month. We are also setting up a payment plan for another tenant. A third tenant is already on a payment plan and is paying \$500/month until account is brought to current status.

Dala House

Management Report

for the month of

February 2022

Occupancy

Total Units	24	Occupied	24	Pre-leased	0
Move-Ins	0	Move Outs	0	Wait List (1BR/2BR)	28/8

Certifications

Completed	8	In Progress	6
-----------	---	-------------	---

Lease Enforcement

Tenant Notice to Vacate	0	HRA Notice to Vacate	0	Evictions in Process	0
Lease Violations	1	Explanation: Verbal Warning, Tenant consistently has window open even in cold weather.			

Work Orders Completed

Non-Emergency	10	Emergency	
---------------	----	-----------	--

Aging Rent Balances

Over 30 Days		Over 60 Days	0	Over 90 Days	\$33.00
--------------	--	--------------	---	--------------	---------

- All accounts are current except the \$33, which I will be asking the board to write off.

Vasa House

Management Report

for the month of

February 2022

Occupancy

Total Units	22	Occupied	21	Pre-leased	0
Move-Ins	1	Move Outs	0	Wait List	23

Certifications

Completed	4	In Progress	5
-----------	---	-------------	---

Lease Enforcement

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

Work Orders Completed

Non-Emergency	2	Emergency	0
---------------	---	-----------	---

Aging Rent Balances

Over 30 Days	0	Over 60 Days	0	Over 90 Days	\$385*
--------------	---	--------------	---	--------------	--------

*This amount is uncollectible so I will be asking the LSII board for permission to write off this account at the April Board Meeting.

HCV (Sec. 8) – Kanabec/Pine/Isanti/Chisago

Management Report

for the month of

February 2022

Vouchers

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

Certifications

Completed	49	In Progress	33
-----------	----	-------------	----

Inspections Completed

*No inspection due until 2023

Management Operations

Management Report

February 2022

Activity:

Item:	Comments
Staffing	We are struggling with staffing. Shalai has requested time off due to family. We will advertise for a fulltime Property Manager to take her place. Adrian continues to train on the various HUD programs. Anthony and Ron are working hard to keep up with the maintenance and snow removal.
System Update	None at this time.
Updates:	Jack has been working with Morgan, our HUD Representative to get everyone re-certified in eLOCCS, EIV, and PIH. It required having Jake Mathison becoming the approving agent (Coordinator). Jack is also working with Morgan on the 5-year plan update, and Two-Year tool update. We have issued several Vouchers and we will be absorbing six port-in vouchers. Jack is also working with Karen George, USDA Rep. to finish last year's year end report and input the 2023 budget into MINC





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: 3/23/2021
RE: Loan Payoff

In October of 2019 the City of Mora made a five year loan to the Mora HRA for \$160,000 at 4.5%. This was a working capital loan to ensure that the Mora HRA could meet its financial obligations. The Mora HRA developed and implemented an improvement plan to improve and stabilize the financial condition of the organization. I am very please to announce that on 3/15/22, at the direction of the Mora HRA Board of Directors, the HRA was able to pay off this loan 31 months ahead of its due date.

