



HOUSING & REDEVELOPMENT AUTHORITY AGENDA

PUBLIC MEETING ROOM

MONDAY, JULY 8, 2024

6:00 PM

1. Call to Order
2. Approval of the Minutes of June 10, 2024
3. List of Claims to be Released
4. Program Reports
 - A. Healthy Communities Initiative Update
5. Property Reports
 - A. Robinwood Manor
 - B. Public Housing
6. Public Hearings - None
7. Items for Discussion
 - A. Discussion with Cornerstone Staff regarding Financial Reports
 - B. Resolution 2024-10 Approve a Loan Agreement between the Housing and Redevelopment Authority of Faribault and Ellison Investment Group, LLC
 - C. Review Draft Job Description for HRA Executive Director
 - D. Resolution 2024-09 Establish the HRA Preliminary Tax Levy for Fiscal Year 2025
 - E. Resolution 2024-11 Designate Authorized Signatories for All Housing and Redevelopment Authority of Faribault, Minnesota Accounts
8. Adjournment



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

PUBLIC MEETING ROOM

MONDAY, JUNE 10, 2024

6:00 PM

Meeting Items

1. Call to Order/Approve Agenda

The regular meeting of the Housing and Redevelopment Authority was called to order by Chair Ahlers at 6:00 pm. Commissioners: Mandy Barnes, Eric Delgado, and Travis McColley were in attendance. Also in attendance were the Director of Community and Economic Development, David Wanberg, and City Administrator, Jessica Kinser.

Motion by Travis McColley, seconded by Mandy Barnes to approve the agenda as presented. The motion passed unanimously.

2. Approval of the Minutes of May 13, 2024

Motion by Travis McColley, seconded by Mandy Barnes to approve the meeting minutes of May 13th, 2024 as presented. The motion passed unanimously.

3. List of Claims to be Released

Wanberg stated that we put what we received and what is provided isn't everything, and we are still working through that. We need to get more details. The committee would like to see the results of the audit. Jessica Kinser stated that the idea would be to have the audit result go before the council on the 25th and then back to HRA. Wanberg stated that they are still working through the issues; one example is there is a remaining \$.82 out of the laundry quarters. McColley asked who calculated all that and Wanberg stated Cornerstone was responsible for that. Motion by Travis McColley, seconded by Eric Delgado to approve the list of claims to be paid as presented. The motion passed unanimously.

4. Program Reports

Motion by Travis McColley, seconded by Eric Delgado to receive and file the reports as presented. The motion passed unanimously.

A. Healthy Communities Initiative Update

Jansen Gonzalez stated that they had canceled the event for last Saturday because of the rain. Wanberg asked if they had enough volunteers and Mr. Gonzalez said yes, they had enough. Chair Ahlers asked if they had a lot of windows that needed to be replaced, and Mr. Gonzalez said yes. McColley asked if he knew the percentage of homes that were owned. Jansen said about 80%. Wanberg was at a housing summit today and mentioned that mobile homes made today are much more energy efficient.

The ones they are dealing with are at the end of life. The truth is, it might cost more to renovate than to buy new. There is nowhere to live otherwise right now. Chair Ahlers asked about the title issues. Barnes asked if the roofs were warranted. Jansen said yes, manufacturer warranty. Wanberg asked the HRA if Jansen needed to come to each meeting. McColley said if there is an event coming up or if work is done, come and tell us. Wanberg stated that last month we talked about Thursdays in the Park. If the HRA would like to attend as well.

A motion by Travis McColley, seconded by Mandy Barnes to receive and file as presented. The motion passed unanimously.

5. Property Reports

Wanberg stated that we put in the packet what we received. Robinwood is, one vacancy, which is typical of where we are at with that. HUD goes through inspections, REAC inspection and there is a new inspection called NSPIRE and sounds like it may be difficult to go through. Robinwood did get 23 dings for that. The takeaway is that Robinwood has been taken care of well.

There are two vacant units in Public Housing. It takes some time to get these taken care of and will take some time to fill them. Cornerstone is working on these.

Motion by Travis McColley, seconded by Mandy Barnes to receive and file the property reports as presented. The motion passed unanimously.

6. Public Hearings (None)

7. Items for Discussion

A. Update and Next Steps related to Proposed Apartment Renovations at 204 Central Avenue

Travis McColley made a motion to move this to the end of the agenda, seconded by Eric Delgado. The motion passed unanimously.

Wanberg wanted direction regarding separate agreements or one big agreement. The lawyer is suggesting that we work in each request as they come. HRA asked that they bring each request forward for approval.

B. Potential Creation of a Dedicated HRA Executive Director Position

Wanberg explained that the HRA position is not just managing the housing but working on other programs. He talked about the legislature putting money into housing. The city is going to get \$104,000 in 2023 and another in 2024. Cornerstone will not have anything to do with this. That money will go to the city and the council will decide. It could go entirely to Twin Oaks, and it could be split with emergency housing. The council might ask the HRA to offer input on this. There are all these other programs where there is this money sitting out there right now, and it takes time and effort to put together grants, or it might be matched. If we do find out that Three Rivers gets the grant of \$3 million dollars, we might have \$1 million to do something with infrastructure improvements and things like that. McColley asked how much we pay Cornerstone a month. Wanberg stated that it's about \$20,000/month, and we've asked for breakdowns. McColley asked how much money was in the general fund. Wanberg did not know.

8. Announcements and Updates

9. Adjournment

Motion by Travis McColley, seconded by Eric Delgado to adjourn at 7:30 p.m.. The motion passed unanimously.

By: _____
Kari Casper, Recording Secretary
(Minutes prepared by Recording)



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Director of Community and Economic Development
THROUGH:
MEETING DATE: July 8, 2024
SUBJECT: List of Claims to be Released

BACKGROUND:

Review the attached list of claims. City staff will be available to answer any questions regarding the claims.

REQUESTED ACTION:

Approve the list of outstanding claims to be paid as presented.

ATTACHMENTS:

1. 07.02.2024 Robinwood AP Aging Report
2. 07.02.2024 HRA AP Aging Report

Payables Aging Report

Period: -07/2024

As of: 07/02/2024

Payee Name	Invoice Notes	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities												
		Robinwood	6/30/2024	6/30/2024	6212 Repairs & Maintenance	Robinwood8	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities							4,000.00	4,000.00	0.00	0.00	0.00	
All Pro Cleaners, LLC.												
		Robinwood	6/1/2024	6/11/2024	6211 Contracted Labor - Mai	21532	1,317.48	0.00	1,317.48	0.00	0.00	
All Pro Cleaners, LLC.							1,317.48	0.00	1,317.48	0.00	0.00	
Cintas Corp												
		Robinwood	6/27/2024	6/27/2024	7246 Housekeeping Supplies	4197177217	19.74	19.74	0.00	0.00	0.00	
Cintas Corp							19.74	19.74	0.00	0.00	0.00	
Cintas Corp												
		Robinwood	6/13/2024	6/13/2024	7246 Housekeeping Supplies	4195803587	75.57	75.57	0.00	0.00	0.00	
Cintas Corp							75.57	75.57	0.00	0.00	0.00	
City of Faribault												
		Robinwood	5/23/2024	6/23/2024	6820 Management Fees	0092819	4,107.48	0.00	4,107.48	0.00	0.00	
		Robinwood	6/10/2024	7/5/2024	6430 Water and Sewer	014197-000 06/10/2024	635.44	635.44	0.00	0.00	0.00	
City of Faribault							4,742.92	635.44	4,107.48	0.00	0.00	
Culligan of Faribault												
		Robinwood	5/31/2024	6/20/2024	6214 Routine Maintenance - I	119X01069900	101.20	0.00	101.20	0.00	0.00	
Culligan of Faribault							101.20	0.00	101.20	0.00	0.00	
Faribo Plumbing & Heating												
		Robinwood	6/5/2024	7/5/2024	6219 Purchased Services - M	63318	165.00	165.00	0.00	0.00	0.00	
Faribo Plumbing & Heating							165.00	165.00	0.00	0.00	0.00	
Flex Comm Security												
		Robinwood	2/1/2024	2/1/2024	6211 Contracted Labor - Mai	55800	70.54	0.00	0.00	0.00	70.54	
		Robinwood	6/1/2024	6/1/2024	6211 Contracted Labor - Mai	56632	70.54	0.00	70.54	0.00	0.00	
Flex Comm Security							141.08	0.00	70.54	0.00	70.54	
MEI Total Elevator Solutions												
		Robinwood	5/24/2024	5/24/2024	6257 Elevator Maintenance	1074118	369.00	0.00	369.00	0.00	0.00	
MEI Total Elevator Solutions							369.00	0.00	369.00	0.00	0.00	
Property Pros of Faribault, LLC												
		Robinwood	6/3/2024	6/3/2024	6225 Grounds/Lawn Care/Sn	7512	912.69	912.69	0.00	0.00	0.00	
Property Pros of Faribault, LLC							912.69	912.69	0.00	0.00	0.00	
Sherwin Williams Co												
		Robinwood	11/6/2023	11/6/2023	6216 Supplies - Maintenance	40996CB	-20.36	0.00	0.00	0.00	-20.36	
Sherwin Williams Co							-20.36	0.00	0.00	0.00	-20.36	
Virg's Appliance												
		Robinwood	6/17/2024	6/17/2024	6219 Purchased Services - M	19320	85.00	85.00	0.00	0.00	0.00	
Virg's Appliance							85.00	85.00	0.00	0.00	0.00	
Xcel Energy												
		Robinwood	6/18/2024	7/17/2024	6410 Electricity	882194081	2,501.12	2,501.12	0.00	0.00	0.00	
Xcel Energy							2,501.12	2,501.12	0.00	0.00	0.00	

Payables Aging Report

Period: -07/2024

As of : 07/02/2024

Payee Name	Invoice	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Notes												
Yardi Systems, Inc.		Robinwood	6/15/2024	6/15/2024	6853 Computer	4504766	306.00	306.00	0.00	0.00	0.00	
Yardi Systems, Inc.							306.00	306.00	0.00	0.00	0.00	
Grand Total							14,716.44	8,700.56	5,965.70	0.00	50.18	

Payables Aging Report

Period: -07/2024

As of: 07/02/2024

Payee Name	Invoice Notes	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities												
		Public Housi	6/30/2024	6/30/2024	6212 Repairs & Mainten	PublicHRA8	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities							4,000.00	4,000.00	0.00	0.00	0.00	
City of Faribault												
		Public Housi	5/23/2024	5/23/2024	1330 Prepaid Expenses	0092821	1,107.84	0.00	1,107.84	0.00	0.00	Jan 2024 - April 2024
City of Faribault							1,107.84	0.00	1,107.84	0.00	0.00	
Environmental Pest Management												
		Public Housi	6/10/2024	7/10/2024	6227 Pest Control	63097	89.00	89.00	0.00	0.00	0.00	
		Public Housi	6/13/2024	6/13/2024	6227 Pest Control	63209	232.00	232.00	0.00	0.00	0.00	
Environmental Pest Management							321.00	321.00	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.												
		Public Housi	5/16/2023	5/16/2023	6216 Supplies - Mainten	1803421206	-56.88	0.00	0.00	0.00	-56.88	
		Public Housi	6/16/2023	6/16/2023	6216 Supplies - Mainten	1409366582	-312.53	0.00	0.00	0.00	-312.53	
HD Supply Facilities Maintenance, Ltd.							-369.41	0.00	0.00	0.00	-369.41	
[REDACTED]												
		Public Housi	6/5/2024	6/5/2024	2250 Tenant Deposits	06/05/2024	634.00	634.00	0.00	0.00	0.00	
[REDACTED]							634.00	634.00	0.00	0.00	0.00	
Property Pros of Faribault, LLC												
		Public Housi	6/3/2024	6/3/2024	6225 Grounds/Lawn Care	7510	757.42	757.42	0.00	0.00	0.00	
		Public Housi	6/3/2024	6/3/2024	6225 Grounds/Lawn Care	7511	3,792.00	3,792.00	0.00	0.00	0.00	
Property Pros of Faribault, LLC							4,549.42	4,549.42	0.00	0.00	0.00	
Virg's Appliance												
		Public Housi	6/11/2024	6/11/2024	1850 Machinery, Equipment	19317	1,034.00	1,034.00	0.00	0.00	0.00	
Virg's Appliance							1,034.00	1,034.00	0.00	0.00	0.00	
Xcel Energy												
		Public Housi	4/8/2024	5/3/2024	6410 Electricity	872318196	117.39	0.00	0.00	117.39	0.00	
		Public Housi	4/8/2024	5/3/2024	6420 Gas	872318196	44.48	0.00	0.00	44.48	0.00	
		Public Housi	4/8/2024	5/3/2024	6511 Late Fees	872318196	2.10	0.00	0.00	2.10	0.00	
Xcel Energy							163.97	0.00	0.00	163.97	0.00	
Yardi Systems, Inc.												
		Public Housi	6/15/2024	6/15/2024	6853 Computer	4504766	294.00	294.00	0.00	0.00	0.00	
Yardi Systems, Inc.							294.00	294.00	0.00	0.00	0.00	
Grand Total							11,734.82	10,832.42	1,107.84	163.97	-369.41	



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Community and Economic Development Director
THROUGH:
MEETING DATE: July 8, 2024
SUBJECT: Healthy Communities Initiative Update

BACKGROUND:

A representative from Healthy Community Initiative will be present to update the HRA on their work related to manufactured home communities in Faribault.

REQUESTED ACTION:

None

ATTACHMENTS:

1. HCI Update 6,2024



7/3/23 - Junes Faribault HRA Update*:

- 2 Furnace/hvac completed
- 1 duct work complete
- Heat tape event on July 19th Cannon river mobile home park

* GUH's contract with the City of Faribault HRA began 6/15/2023 and runs through 6/15/2025. Funding prior to 6/15/2023 for work in Faribault was supported by the Rice County Family Services Collaborative.



Interactive dashboard can be found at this [LINK!](#)



Hearing from the Community

We did a survey in Cannon river mobile home park last Wednesday on what would be helpful. These are some of the answers we got.

- More mobile home funding with fewer barriers: Barriers being - they would like more than one major repair and more assistance for the elderly.
- Dumpster for removal of garbage
- Roof repairs
- Help with creating contractors/handyman
- Windows





Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Director of Community and Economic Development
THROUGH:
MEETING DATE: July 8, 2024
SUBJECT: Robinwood Manor

BACKGROUND:

Robinwood's occupancy for May was at 96% with two vacant units. On May 29, 2024, NSPIRE did an audit inspection at Robinwood and found several deficiencies -- see reports attached. To date, we have been able to mitigate all but a few of the deficiencies.

REQUESTED ACTION:

Receive and file as presented.

ATTACHMENTS:

1. 2024.05 City of Faribault - Robinwood Manor Executive Summary
2. 2024.05 City of Faribault - Robinwood Manor REDACTED
3. 2024.05 Robinwood Elderly Housing Corporation Financials
4. NSPIRE Inspection Report 07-02-2024 11_39 AM
5. Health and Safety Report 07-02-2024 11_47 AM

CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault- Robinwood Manor May 2024

Overview

- Total operating income was \$64,657 for May.
- Net Income for the month is \$29,025.
- Occupancy for May is at 96%.
- Operating expenses were higher this month due to \$6,000 in Audit & Accounting Fees and \$4,107 in Management Fees from the City of Faribault.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	64,657	64,657	0	247,689	247,689	0
Operating Expenses	-32,301	-32,301	0	-117,482	-117,482	0
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	-3,331	-3,331	0	-16,996	-16,996	0
Net Income	29,025	29,025	0	113,210	113,210	0
Total Aged			Operating Acct Bal			
Total Accounts Receivable	11,257		Beginning Cash		1,146,793	
Total Accounts Payable	13,809		Ending Cash		1,138,819	
			Cash Flow		-7,974	

Narrative:

- The Accounts Payable balance of \$13,809 is made up of current invoices with payments made in June.
- Accounts Receivable balance is \$11,257.
- The operating cash account balance ended with \$1,138,819, a decrease of \$7,974.
- Net Income is \$29,025 for the month of May.

Monthly Status	April 2024	May 2024
Vacant Units	1	0
Move-Outs	0	0
Move-Ins	2	0
Evictions	0	0
Current Occupancy	50	49
Full Occupancy	51	51
Occupancy %	98%	96%

Cornerstone Financial Package

City of Faribault (Public Housing HRA)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

CURRENT MONTH AND YEAR-TO-DATE
FOR
May 31, 2024



Professionally Managed By Cornerstone Management Services

12 Months Income Statement

Public Housing HRA

Period = Jan 2024-May 2024

Book = Accrual ; Tree = MultiFamily New

ACCOUNT	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
Ops Income or Loss						
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 26,432.00	\$ 24,278.00	\$ 27,699.00	\$ 25,752.00	\$ 25,851.00	\$ 130,012.00
Tenant Based Subsidy	\$ 30,689.00	\$ 32,884.00	\$ 39,911.00	\$ 36,296.00	\$ 35,373.00	\$ 175,153.00
Other Income						
CleanUp (Misc)	\$ (0.85)	\$ -	\$ (1.00)	\$ (6,732.56)	\$ (89.80)	\$ (6,824.21)
Bank Interest	\$ 30.62	\$ 25.50	\$ 26.02	\$ 30.32	\$ 30.77	\$ 143.23
Total Other Income	\$ 29.77	\$ 25.50	\$ 25.02	\$ (6,702.24)	\$ (59.03)	\$ (6,680.98)
TOTAL Residential Income	\$ 57,150.77	\$ 57,187.50	\$ 67,635.02	\$ 55,345.76	\$ 61,164.97	\$ 298,484.02
TOTAL OPERATING INCOME	\$ 57,150.77	\$ 57,187.50	\$ 67,635.02	\$ 55,345.76	\$ 61,164.97	\$ 298,484.02
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Admin Payroll Fee	\$ -	\$ (3,902.85)	\$ -	\$ -	\$ -	\$ (3,902.85)
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 12,500.00
TOTAL Payroll expenses	\$ 2,500.00	\$ (1,402.85)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 8,597.15
Utilities						
Electricity	\$ 129.58	\$ 1,423.48	\$ 164.96	\$ 261.16	\$ 288.35	\$ 2,267.53
Water and Sewer	\$ 94.12	\$ 256.28	\$ 277.70	\$ 275.46	\$ 220.35	\$ 1,123.91
Gas	\$ 23.00	\$ (23.00)	\$ 68.54	\$ 84.75	\$ 76.65	\$ 229.94
Trash Disposal	\$ 183.26	\$ 1,199.75	\$ 944.98	\$ 183.26	\$ 183.26	\$ 2,694.51
TOTAL Utilities	\$ 429.96	\$ 2,856.51	\$ 1,456.18	\$ 804.63	\$ 768.61	\$ 6,315.89
Office Expenses						
Computer	\$ -	\$ 175.42	\$ 294.00	\$ -	\$ -	\$ 469.42
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ 26.67	\$ 26.67
TOTAL Office Expenses	\$ -	\$ 175.42	\$ 294.00	\$ -	\$ 26.67	\$ 496.09
Maintenance expenses						
Supplies - Maintenance	\$ 257.03	\$ 254.00	\$ -	\$ (230.66)	\$ -	\$ 280.37
Repairs & Maintenance - Building	\$ 4,789.13	\$ 4,604.50	\$ 9,133.50	\$ 964.00	\$ 4,000.00	\$ 23,491.13
Routine Maintenance - Equipment	\$ -	\$ (144.00)	\$ -	\$ -	\$ -	\$ (144.00)
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,490.75	\$ 6,490.75
Pest Control	\$ -	\$ 1,302.50	\$ 420.00	\$ 494.00	\$ 1,301.00	\$ 3,517.50
Contracted Labor - Maintenance	\$ 165.78	\$ 69.80	\$ 104.70	\$ 191.95	\$ 165.78	\$ 698.01
Snow Removal	\$ 3,190.00	\$ -	\$ 2,875.00	\$ -	\$ -	\$ 6,065.00
Purchased Services-Maintenance	\$ -	\$ 480.42	\$ 723.66	\$ 281.95	\$ -	\$ 1,486.03
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ 773.10	\$ -	\$ 773.10
TOTAL Maintenance expenses	\$ 8,401.94	\$ 6,567.22	\$ 13,256.86	\$ 2,474.34	\$ 11,957.53	\$ 42,657.89
Miscellaneous expenses						
Misc Late Fees	\$ 345.01	\$ -	\$ -	\$ -	\$ -	\$ 345.01
Miscellaneous Expenses	\$ 4,067.12	\$ 4,975.46	\$ -	\$ -	\$ -	\$ 9,042.58
Late Fees	\$ -	\$ -	\$ -	\$ 2.10	\$ -	\$ 2.10
TOTAL Miscellaneous expenses	\$ 4,412.13	\$ 4,975.46	\$ -	\$ 2.10	\$ -	\$ 9,389.69
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,107.84	\$ 16,107.84
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,107.84	\$ 16,107.84

Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ 3,170.00	\$ -	\$ 986.00	\$ -	\$ -	\$ 4,156.00
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 1,259.00	\$ 1,259.00
Legal Fees - Business Entity	\$ 1,385.55	\$ -	\$ -	\$ -	\$ -	\$ 1,385.55
TOTAL Professional, Permits and tax expenses	\$ 4,555.55	\$ -	\$ 986.00	\$ -	\$ 1,259.00	\$ 6,800.55
Tax and insurance expenses						
Property Tax	\$ -	\$ -	\$ -	\$ (225.12)	\$ -	\$ (225.12)
TOTAL Tax and insurance expenses	\$ -	\$ -	\$ -	\$ (225.12)	\$ -	\$ (225.12)
TOTAL Operating Expenses	\$ 23,299.58	\$ 16,171.76	\$ 21,493.04	\$ 8,555.95	\$ 20,619.65	\$ 90,139.98
TOTAL OPS EXPENSES	\$ 23,299.58	\$ 16,171.76	\$ 21,493.04	\$ 8,555.95	\$ 20,619.65	\$ 90,139.98
NET Ops Income (Loss)	\$ 33,851.19	\$ 41,015.74	\$ 46,141.98	\$ 46,789.81	\$ 40,545.32	\$ 208,344.04
NET INCOME (LOSS)	\$ 33,851.19	\$ 41,015.74	\$ 46,141.98	\$ 46,789.81	\$ 40,545.32	\$ 208,344.04

Balance Sheet

Public Housing HRA

Month = May 2024

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	231,493.59
Operating Cash	484,239.31
TOTAL CASH	715,732.90
Accounts Receivable	53,452.10
Due From- Other Governments	323,067.99
Prepaid Expenses	133.33
Building Improvements	11,798.00
Machinery, Equipment, & Appliances	5,209.70
TOTAL ASSETS	1,109,394.02
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	11,079.12
Prepaid Rent	10,896.14
Other Accrued Liabilities	301.65
Tenant Deposits	22,707.89
Pet Deposit	530.00
Payments in Lieu-Taxes Payable	7,356.54
Due to other funds	250,000.00
Unreserved Fund Balances	98,719.77
TOTAL LIABILITIES	401,591.11
CAPITAL	
Retained Earnings	208,344.04
Prior Years Retained Earnings	499,458.87
TOTAL CAPITAL	707,802.91
TOTAL LIABILITIES AND CAPITAL	1,109,394.02

Income Statement

Public Housing HRA

Month = May 2024

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	MONTH TO DATE
Ops Income or Loss	
OPERATING INCOME	
Residential Income	
Rent-Residential	\$ 25,851.00
Tenant Based Subsidy	\$ 35,373.00
Other Income	
CleanUp (Misc)	\$ (89.80)
Bank Interest	\$ 30.77
Total Other Income	\$ (59.03)
TOTAL Residential Income	\$ 61,164.97
TOTAL OPERATING INCOME	\$ 61,164.97
OPS EXPENSES	
Operating Expenses	
Payroll expenses	
Pass thru Payroll - Corporate	\$ 2,500.00
TOTAL Payroll expenses	\$ 2,500.00
Utilities	
Electricity	\$ 288.35
Water and Sewer	\$ 220.35
Gas	\$ 76.65
Trash Disposal	\$ 183.26
TOTAL Utilities	\$ 768.61
Office Expenses	
Dues & Subscriptions	\$ 26.67
TOTAL Office Expenses	\$ 26.67
Maintenance expenses	
Repairs & Maintenance - Building	\$ 4,000.00
Extraordinary Maintenance	\$ 6,490.75
Pest Control	\$ 1,301.00
Contracted Labor - Maintenance	\$ 165.78
TOTAL Maintenance expenses	\$ 11,957.53
Management expense	
Management Fees	\$ 4,107.84

TOTAL Management expense	\$	4,107.84
Professional, Permits and tax expenses		
Fees - Legal	\$	1,259.00
TOTAL Professional, Permits and tax expenses	\$	1,259.00
TOTAL Operating Expenses	\$	20,619.65
TOTAL OPS EXPENSES	\$	20,619.65
NET Ops Income (Loss)	\$	40,545.32
NET INCOME (LOSS)	\$	40,545.32

Budget Comparison

Public Housing HRA

Month = May 2024

Book = Accrual ; Tree = MultiFamily New

ACCOUNT	May 2024	May 2024	May 2024	2024	2024	2024
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 25,851.00	\$ 52,583.33	\$ (26,732.33)	\$ 130,012.00	\$ 262,915.33	\$ (132,903.33)
Tenant Based Subsidy	\$ 35,373.00	\$ -	\$ 35,373.00	\$ 175,153.00	\$ -	\$ 175,153.00
Other Income						
Miscellaneous Income	\$ -	\$ 500.00	\$ (500.00)	\$ -	\$ 2,500.00	\$ (2,500.00)
Interest on Investments	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 125.00	\$ (125.00)
CleanUp (Misc)	\$ (89.80)	\$ -	\$ (89.80)	\$ (6,824.21)	\$ -	\$ (6,824.21)
Bank Interest	\$ 30.77	\$ -	\$ 30.77	\$ 143.23	\$ -	\$ 143.23
Total Other Income	\$ (59.03)	\$ 525.00	\$ (584.03)	\$ (6,680.98)	\$ 2,625.00	\$ (9,305.98)
TOTAL Residential Income	\$ 61,164.97	\$ 53,108.33	\$ 8,056.64	\$ 298,484.02	\$ 265,540.33	\$ 32,943.69
TOTAL OPERATING INCOME	\$ 61,164.97	\$ 53,108.33	\$ 8,056.64	\$ 298,484.02	\$ 265,540.33	\$ 32,943.69
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Admin Payroll Fee	\$ -	\$ -	\$ -	\$ (3,902.85)	\$ -	\$ 3,902.85
Pass thru Payroll - Corporate	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ 12,500.00	\$ -	\$ (12,500.00)
TOTAL Payroll expenses	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ 8,597.15	\$ -	\$ (8,597.15)
Utilities						
Electricity	\$ 288.35	\$ 91.67	\$ (196.68)	\$ 2,267.53	\$ 457.03	\$ (1,810.50)
Water and Sewer	\$ 220.35	\$ 125.00	\$ (95.35)	\$ 1,123.91	\$ 625.00	\$ (498.91)
Gas	\$ 76.65	\$ 62.50	\$ (14.15)	\$ 229.94	\$ 310.50	\$ 80.56
Trash Disposal	\$ 183.26	\$ 250.00	\$ 66.74	\$ 2,694.51	\$ 1,250.00	\$ (1,444.51)
TOTAL Utilities	\$ 768.61	\$ 529.17	\$ (239.44)	\$ 6,315.89	\$ 2,642.53	\$ (3,673.36)
Office Expenses						
Computer	\$ -	\$ -	\$ -	\$ 469.42	\$ -	\$ (469.42)
Dues & Subscriptions	\$ 26.67	\$ -	\$ (26.67)	\$ 26.67	\$ -	\$ (26.67)
TOTAL Office Expenses	\$ 26.67	\$ -	\$ (26.67)	\$ 496.09	\$ -	\$ (496.09)
Maintenance expenses						
Supplies - Maintenance	\$ -	\$ -	\$ -	\$ 280.37	\$ -	\$ (280.37)
Repairs & Maintenance - Building	\$ 4,000.00	\$ 8,943.08	\$ 4,943.08	\$ 23,491.13	\$ 44,715.08	\$ 21,223.95
Routine Maintenance - Equipment	\$ -	\$ -	\$ -	\$ (144.00)	\$ -	\$ 144.00
Extraordinary Maintenance	\$ 6,490.75	\$ 11,000.00	\$ 4,509.25	\$ 6,490.75	\$ 55,000.00	\$ 48,509.25
Pest Control	\$ 1,301.00	\$ -	\$ (1,301.00)	\$ 3,517.50	\$ -	\$ (3,517.50)
Contracted Labor - Maintenance	\$ 165.78	\$ -	\$ (165.78)	\$ 698.01	\$ -	\$ (698.01)
Snow Removal	\$ -	\$ -	\$ -	\$ 6,065.00	\$ -	\$ (6,065.00)
Purchased Services-Maintenance	\$ -	\$ -	\$ -	\$ 1,486.03	\$ -	\$ (1,486.03)
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ 773.10	\$ -	\$ (773.10)
TOTAL Maintenance expenses	\$ 11,957.53	\$ 19,943.08	\$ 7,985.55	\$ 42,657.89	\$ 99,715.08	\$ 57,057.19
Miscellaneous expenses						
Supplies	\$ -	\$ 1,916.67	\$ 1,916.67	\$ -	\$ 9,584.67	\$ 9,584.67
Misc Late Fees	\$ -	\$ -	\$ -	\$ 345.01	\$ -	\$ (345.01)
Miscellaneous Expenses	\$ -	\$ -	\$ -	\$ 9,042.58	\$ -	\$ (9,042.58)
Late Fees	\$ -	\$ -	\$ -	\$ 2.10	\$ -	\$ (2.10)
TOTAL Miscellaneous expenses	\$ -	\$ 1,916.67	\$ 1,916.67	\$ 9,389.69	\$ 9,584.67	\$ 194.98
Management expense						
Management Fees	\$ 4,107.84	\$ 1,462.50	\$ (2,645.34)	\$ 16,107.84	\$ 7,310.50	\$ (8,797.34)
TOTAL Management expense	\$ 4,107.84	\$ 1,462.50	\$ (2,645.34)	\$ 16,107.84	\$ 7,310.50	\$ (8,797.34)

Professional, Permits and tax expenses							
Fees - Professional	\$ -	\$ 9,583.33	\$ 9,583.33	\$ -	\$ 47,915.33	\$ 47,915.33	
Licenses & Permits - Admin	\$ -	\$ -	\$ -	\$ 4,156.00	\$ -	\$ (4,156.00)	
Fees - Legal	\$ 1,259.00	\$ 1,875.00	\$ 616.00	\$ 1,259.00	\$ 9,375.00	\$ 8,116.00	
Fees - Audit & Accounting	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 625.00	\$ 625.00	
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ 1,385.55	\$ -	\$ (1,385.55)	
TOTAL Professional, Permits and tax expenses	\$ 1,259.00	\$ 11,583.33	\$ 10,324.33	\$ 6,800.55	\$ 57,915.33	\$ 51,114.78	
Tax and insurance expenses							
Taxes	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 7,500.00	\$ 7,500.00	
Property Tax	\$ -	\$ -	\$ -	\$ (225.12)	\$ -	\$ 225.12	
Insurance	\$ -	\$ 2,493.17	\$ 2,493.17	\$ -	\$ 12,465.17	\$ 12,465.17	
TOTAL Tax and insurance expenses	\$ -	\$ 3,993.17	\$ 3,993.17	\$ (225.12)	\$ 19,965.17	\$ 20,190.29	
TOTAL Operating Expenses	\$ 20,619.65	\$ 39,427.92	\$ 18,808.27	\$ 90,139.98	\$ 197,133.28	\$ 106,993.30	
TOTAL OPS EXPENSES	\$ 20,619.65	\$ 39,427.92	\$ 18,808.27	\$ 90,139.98	\$ 197,133.28	\$ 106,993.30	
NET Ops Income (Loss)	\$ 40,545.32	\$ 13,680.41	\$ 26,864.91	\$ 208,344.04	\$ 68,407.05	\$ 139,936.99	
NET INCOME (LOSS)	\$ 40,545.32	\$ 13,680.41	\$ 26,864.91	\$ 208,344.04	\$ 68,407.05	\$ 139,936.99	

Payables Aging Report

Period: -05/2024

As of : 05/31/2024

Payee Name	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities										
	5/31/2024	5/31/2024	6212 Repairs & Maintenance - Building	PublicHRA7	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities					4,000.00	4,000.00	0.00	0.00	0.00	
City of Faribault										
	5/23/2024	5/23/2024	1330 Prepaid Expenses	0092821	1,107.84	1,107.84	0.00	0.00	0.00	Jan 2024 - April 2024
City of Faribault					1,107.84	1,107.84	0.00	0.00	0.00	
Environmental Pest Management										
	5/21/2024	5/21/2024	6227 Pest Control	62420	50.50	50.50	0.00	0.00	0.00	
	5/29/2024	5/29/2024	6227 Pest Control	62660	594.00	594.00	0.00	0.00	0.00	
	5/30/2024	5/30/2024	6227 Pest Control	62706	50.50	50.50	0.00	0.00	0.00	
	5/29/2024	5/29/2024	6227 Pest Control	62690	606.00	606.00	0.00	0.00	0.00	
Environmental Pest Management					1,301.00	1,301.00	0.00	0.00	0.00	
FLOM Disposal Service										
	3/15/2024	3/15/2024	6450 Trash Disposal	409110096707 03/15/2024	612.12	0.00	0.00	612.12	0.00	
FLOM Disposal Service					612.12	0.00	0.00	612.12	0.00	
HD Supply Facilities Maintenance, Ltd.										
	5/16/2023	5/16/2023	6216 Supplies - Maintenance	1803421206	-56.88	0.00	0.00	0.00	-56.88	
	6/16/2023	6/16/2023	6216 Supplies - Maintenance	1409366582	-312.53	0.00	0.00	0.00	-312.53	
HD Supply Facilities Maintenance, Ltd.					-369.41	0.00	0.00	0.00	-369.41	
Patton, Hoversten & Berg, P.A.										
	2/21/2024	2/21/2024	6870 Fees - Legal	15765	1,259.00	0.00	0.00	0.00	1,259.00	
Patton, Hoversten & Berg, P.A.					1,259.00	0.00	0.00	0.00	1,259.00	
Property Pros of Faribault, LLC										
	5/20/2024	5/20/2024	6225 Grounds/Lawn Care/Snow Removal	7465	1,594.75	1,594.75	0.00	0.00	0.00	
Property Pros of Faribault, LLC					1,594.75	1,594.75	0.00	0.00	0.00	
Virg's Appliance										
	5/16/2024	5/16/2024	1850 Machinery, Equipment, & Appliances	19305	1,049.00	1,049.00	0.00	0.00	0.00	
	5/20/2024	5/20/2024	1850 Machinery, Equipment, & Appliances	19307	360.85	360.85	0.00	0.00	0.00	
Virg's Appliance					1,409.85	1,409.85	0.00	0.00	0.00	
Xcel Energy										
	4/8/2024	5/3/2024	6410 Electricity	872318196	117.39	0.00	117.39	0.00	0.00	
	4/8/2024	5/3/2024	6420 Gas	872318196	44.48	0.00	44.48	0.00	0.00	
	4/8/2024	5/3/2024	6511 Late Fees	872318196	2.10	0.00	2.10	0.00	0.00	
Xcel Energy					163.97	0.00	163.97	0.00	0.00	
Grand Total					11,079.12	9,413.44	163.97	612.12	889.59	

General Ledger

Public Housing HRA

Month = May 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2245			Other Accrued Liabilities					0.00	= Beginning Balance =
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	0.00	301.65	-301.65	Accrue Utilities - unable to log into Xcel :Reversed by J-16627
			Net Change=-301.65			0.00	301.65	-301.65	= Ending Balance =
						0.00	301.65		

General Ledger

Public Housing HRA

Month = May 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1103			Security Deposit Savings					174,598.16 = Beginning Balance =	
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	6,518.00	0.00	181,116.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	1,222.00	0.00	182,338.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	563.00	0.00	182,901.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	1,462.00	0.00	184,363.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Adjust Cash Accounts	J-16616	Adjust Cash Accounts	32,498.00	0.00	216,861.16	Adjust Cash Accounts
Public Housing HRA	5/6/2024	05-2024	Move Deposit to Savings	J-16614	Move Deposit to Savings	13,385.00	0.00	230,246.16	Move Deposit to Savings
Public Housing HRA	5/6/2024	05-2024	Adjust Deposits to total	J-16615	Adjust Deposits to total	1,237.86	0.00	231,484.02	Adjust Deposits to total
Public Housing HRA	5/31/2024	05-2024	Interest Income	J-16546	Interest Income	9.57	0.00	231,493.59	Interest Income
Net Change=56,895.43						56,895.43	0.00	231,493.59 = Ending Balance =	
1110			Operating Cash					510,296.45 = Beginning Balance =	
Public Housing HRA	4/1/2024	05-2024		R-19864	HAP	1,017.00	0.00	511,313.45	
Public Housing HRA	5/1/2024	05-2024		R-19449	HAP	1,495.00	0.00	512,808.45	
Public Housing HRA	5/1/2024	05-2024		R-19450	HAP	347.00	0.00	513,155.45	
Public Housing HRA	5/1/2024	05-2024		R-19451	HAP	1,103.00	0.00	514,258.45	
Public Housing HRA	5/1/2024	05-2024		R-19505	:prepay	740.00	0.00	514,998.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19505	:prepay	0.00	740.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19506	:prepay	0.00	5.00	514,253.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19506	:prepay	5.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19507	:prepay	0.00	147.00	514,111.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19507	:prepay	147.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19508	:prepay	0.00	64.00	514,194.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19508	:prepay	64.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19509	:prepay	0.00	474.00	513,784.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19509	:prepay	474.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19510	:prepay	103.00	0.00	514,361.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19510	:prepay	0.00	103.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19511	:prepay	628.00	0.00	514,886.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19511	:prepay	0.00	628.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19512	:prepay	10.00	0.00	514,268.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19512	:prepay	0.00	10.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19513	:prepay	35.00	0.00	514,293.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19513	:prepay	0.00	35.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19514	:prepay	417.00	0.00	514,675.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19514	:prepay	0.00	417.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19515	:prepay	52.00	0.00	514,310.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19515	:prepay	0.00	52.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19516	:prepay	0.00	65.00	514,193.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19516	:prepay	65.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19517	:prepay	627.00	0.00	514,885.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19517	:prepay	0.00	627.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19518	:prepay	117.00	0.00	514,375.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19518	:prepay	0.00	117.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19519	:prepay	627.00	0.00	514,885.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19519	:prepay	0.00	627.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19520	:prepay	139.00	0.00	514,397.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19520	:prepay	0.00	139.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19521	:prepay	0.00	387.00	513,871.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19521	:prepay	387.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19522	:prepay	0.00	110.00	514,148.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19522	:prepay	110.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19523	:prepay	0.00	58.00	514,200.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19523	:prepay	58.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19524	:prepay	0.00	81.00	514,177.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19524	:prepay	81.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19525	:prepay	19.00	0.00	514,277.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19525	:prepay	0.00	19.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19526	:prepay	0.00	10.00	514,248.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19526	:prepay	10.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19527	:prepay	103.00	0.00	514,361.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19527	:prepay	0.00	103.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19528	:prepay	10.00	0.00	514,268.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19528	:prepay	0.00	10.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19529	:prepay	54.00	0.00	514,312.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19529	:prepay	0.00	54.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19530	:prepay	917.00	0.00	515,175.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19530	:prepay	0.00	917.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19545	:prepay	0.00	161.00	514,097.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19545	:prepay	161.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19561	:prepay	0.00	11.00	514,247.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19561	:prepay	11.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19562	:prepay	0.00	53.00	514,205.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19562	:prepay	53.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19563	:prepay	27.00	0.00	514,285.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19563	:prepay	0.00	27.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19587	HAP	1,283.00	0.00	515,541.45	
Public Housing HRA	5/1/2024	05-2024		R-19658	:prepay	0.00	612.00	514,929.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19658	:prepay	612.00	0.00	515,541.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19659	HAP	15.00	0.00	515,556.45	
Public Housing HRA	5/1/2024	05-2024		R-19659	HAP	612.00	0.00	516,168.45	
Public Housing HRA	5/1/2024	05-2024		R-19660	HAP	1,490.00	0.00	517,658.45	
Public Housing HRA	5/1/2024	05-2024		R-19709	HAP	765.00	0.00	518,423.45	
Public Housing HRA	5/1/2024	05-2024		R-19710	HAP	1,217.00	0.00	519,640.45	
Public Housing HRA	5/1/2024	05-2024		R-19710	HAP	139.00	0.00	519,779.45	
Public Housing HRA	5/1/2024	05-2024		R-19713	HAP	650.00	0.00	520,429.45	
Public Housing HRA	5/1/2024	05-2024		R-19714	HAP	658.00	0.00	521,087.45	

Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	184.00	0.00	521,271.45	
Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	1,072.00	0.00	522,343.45	
Public Housing HRA	5/1/2024	05-2024	R-19718	HAP	241.00	0.00	522,584.45	
Public Housing HRA	5/1/2024	05-2024	R-19719	HAP	743.00	0.00	523,327.45	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	1,306.00	0.00	524,633.45	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	65.00	0.00	524,698.45	
Public Housing HRA	5/1/2024	05-2024	R-19721	HAP	1,356.00	0.00	526,054.45	
Public Housing HRA	5/1/2024	05-2024	R-19722	HAP	564.00	0.00	526,618.45	
Public Housing HRA	5/1/2024	05-2024	R-19723	HAP	320.00	0.00	526,938.45	
Public Housing HRA	5/1/2024	05-2024	R-19724	HAP	1,100.00	0.00	528,038.45	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	105.00	0.00	528,143.45	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	773.00	0.00	528,916.45	
Public Housing HRA	5/1/2024	05-2024	R-19726	HAP	725.00	0.00	529,641.45	
Public Housing HRA	5/1/2024	05-2024	R-19727	HAP	1,109.00	0.00	530,750.45	
Public Housing HRA	5/1/2024	05-2024	R-19728	HAP	810.00	0.00	531,560.45	
Public Housing HRA	5/1/2024	05-2024	R-19729	HAP	1,095.00	0.00	532,655.45	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	1,262.00	0.00	533,917.45	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	27.00	0.00	533,944.45	
Public Housing HRA	5/1/2024	05-2024	R-19731	HAP	1,177.00	0.00	535,121.45	
Public Housing HRA	5/1/2024	05-2024	R-19732	HAP	1,308.00	0.00	536,429.45	
Public Housing HRA	5/1/2024	05-2024	R-19740	272323	300.00	0.00	536,729.45	
Public Housing HRA	5/1/2024	05-2024	J-15885	:Reversal of J-15884	0.00	873.13	535,856.32	:Reversal of J-15884
Public Housing HRA	5/1/2024	05-2024	J-16548	Deposits made into savings	0.00	9,765.00	526,091.32	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	J-16616	Adjust Cash Accounts	0.00	32,498.00	493,593.32	Adjust Cash Accounts
Public Housing HRA	5/2/2024	05-2024	K-17232	Cornerstone Management Services LLC	0.00	2,500.00	491,093.32	
Public Housing HRA	5/2/2024	05-2024	K-17232	Cornerstone Management Services LLC	0.00	3,000.00	488,093.32	
Public Housing HRA	5/3/2024	05-2024	R-19588	3021	587.00	0.00	488,680.32	
Public Housing HRA	5/3/2024	05-2024	R-19588	3021	63.00	0.00	488,743.32	
Public Housing HRA	5/3/2024	05-2024	R-19589	1069	40.00	0.00	488,783.32	
Public Housing HRA	5/3/2024	05-2024	R-19589	1069	658.00	0.00	489,441.32	
Public Housing HRA	5/3/2024	05-2024	R-19590	3044	276.00	0.00	489,717.32	
Public Housing HRA	5/3/2024	05-2024	R-19591	77976052583	475.00	0.00	490,192.32	
Public Housing HRA	5/3/2024	05-2024	R-19592	77976052968	350.00	0.00	490,542.32	
Public Housing HRA	5/3/2024	05-2024	R-19593	0111	460.00	0.00	491,002.32	
Public Housing HRA	5/3/2024	05-2024	R-19594	0935006432	235.00	0.00	491,237.32	
Public Housing HRA	5/3/2024	05-2024	R-19595	5040711201	518.00	0.00	491,755.32	
Public Housing HRA	5/3/2024	05-2024	R-19596	21692	20.00	0.00	491,775.32	
Public Housing HRA	5/3/2024	05-2024	R-19596	21692	1,480.00	0.00	493,255.32	
Public Housing HRA	5/3/2024	05-2024	R-19597	0000158828	1,356.00	0.00	494,611.32	
Public Housing HRA	5/6/2024	05-2024	K-18717	ACH	0.00	28.99	494,582.33	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18718	ACH	0.00	13.80	494,568.53	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18719	ACH	0.00	14.61	494,553.92	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18720	ACH	0.00	13.80	494,540.12	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18721	ACH	0.00	14.61	494,525.51	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18722	ACH	0.00	14.61	494,510.90	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18723	ACH	0.00	13.80	494,497.10	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18724	ACH	0.00	13.80	494,483.30	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18725	ACH	0.00	13.80	494,469.50	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18726	ACH	0.00	33.62	494,435.88	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18727	ACH	0.00	44.91	494,390.97	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	R-19657	HAP	353.00	0.00	494,743.97	
Public Housing HRA	5/6/2024	05-2024	R-19661	29253606862	253.00	0.00	494,996.97	
Public Housing HRA	5/6/2024	05-2024	R-19662	28734424683	1,000.00	0.00	495,996.97	
Public Housing HRA	5/6/2024	05-2024	R-19663	1201	782.00	0.00	496,778.97	
Public Housing HRA	5/6/2024	05-2024	R-19663	1201	10.00	0.00	496,788.97	
Public Housing HRA	5/6/2024	05-2024	R-19664	28734421410	356.00	0.00	497,144.97	
Public Housing HRA	5/6/2024	05-2024	R-19665		1,000.00	0.00	498,144.97	
Public Housing HRA	5/6/2024	05-2024	R-19666	1008	151.00	0.00	498,295.97	
Public Housing HRA	5/6/2024	05-2024	R-19667	77925814164	100.00	0.00	498,395.97	
Public Housing HRA	5/6/2024	05-2024	R-19668	111	546.00	0.00	498,941.97	
Public Housing HRA	5/6/2024	05-2024	R-19669	636734677	747.00	0.00	499,688.97	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	109.00	0.00	499,797.97	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	46.00	0.00	499,843.97	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	8.00	0.00	499,851.97	
Public Housing HRA	5/6/2024	05-2024	R-19671	064142014	356.00	0.00	500,207.97	
Public Housing HRA	5/6/2024	05-2024	R-19672	061421013	1,000.00	0.00	501,207.97	
Public Housing HRA	5/6/2024	05-2024	R-19673	061412006	914.00	0.00	502,121.97	
Public Housing HRA	5/6/2024	05-2024	R-19673	061412006	86.00	0.00	502,207.97	
Public Housing HRA	5/6/2024	05-2024	R-19674		3.00	0.00	502,210.97	
Public Housing HRA	5/6/2024	05-2024	R-19675	4084	291.00	0.00	502,501.97	
Public Housing HRA	5/6/2024	05-2024	R-19676	77976052979	71.00	0.00	502,572.97	
Public Housing HRA	5/6/2024	05-2024	R-19677	0935006458	240.00	0.00	502,812.97	
Public Housing HRA	5/6/2024	05-2024	R-19678	0935006451	612.00	0.00	503,424.97	
Public Housing HRA	5/6/2024	05-2024	R-19679	0935006446	591.00	0.00	504,015.97	
Public Housing HRA	5/6/2024	05-2024	R-19680	0935002494	1,518.00	0.00	505,533.97	
Public Housing HRA	5/6/2024	05-2024	R-19680	0935002494	5.00	0.00	505,538.97	
Public Housing HRA	5/6/2024	05-2024	R-19681	0935006439	740.00	0.00	506,278.97	
Public Housing HRA	5/6/2024	05-2024	R-19682	1928	322.00	0.00	506,600.97	
Public Housing HRA	5/6/2024	05-2024	R-19682	1928	106.00	0.00	506,706.97	
Public Housing HRA	5/6/2024	05-2024	R-19683	0935006467	117.00	0.00	506,823.97	
Public Housing HRA	5/6/2024	05-2024	R-19683	0935006467	627.00	0.00	507,450.97	
Public Housing HRA	5/6/2024	05-2024	R-19684	5040711871	290.00	0.00	507,740.97	
Public Housing HRA	5/6/2024	05-2024	R-19684	5040711871	10.00	0.00	507,750.97	
Public Housing HRA	5/6/2024	05-2024	R-19685	28734424694	353.00	0.00	508,103.97	
Public Housing HRA	5/6/2024	05-2024	R-19685	28734424694	25.00	0.00	508,128.97	
Public Housing HRA	5/6/2024	05-2024	R-19706	HAP	558.00	0.00	508,686.97	
Public Housing HRA	5/6/2024	05-2024	R-19706	HAP	798.00	0.00	509,484.97	
Public Housing HRA	5/6/2024	05-2024	R-19707	HAP	1.00	0.00	509,485.97	
Public Housing HRA	5/6/2024	05-2024	R-19707	HAP	1,370.00	0.00	510,855.97	
Public Housing HRA	5/6/2024	05-2024	R-19708		1.00	0.00	510,856.97	:clean up -- underpayment
Public Housing HRA	5/6/2024	05-2024	R-19708		0.00	1.00	510,855.97	:clean up -- underpayment
Public Housing HRA	5/6/2024	05-2024	R-19711	HAP	1,353.00	0.00	512,208.97	

Public Housing HRA	5/6/2024	05-2024	R-19712	HAP	1,017.00	0.00	513,225.97	
Public Housing HRA	5/6/2024	05-2024	R-19716	HAP	1,139.00	0.00	514,364.97	
Public Housing HRA	5/6/2024	05-2024	R-19716	HAP	54.00	0.00	514,418.97	
Public Housing HRA	5/6/2024	05-2024	R-19717	HAP	739.00	0.00	515,157.97	
Public Housing HRA	5/6/2024	05-2024	J-16614	Move Deposit to Savings	0.00	13,385.00	501,772.97	Move Deposit to Savings
Public Housing HRA	5/7/2024	05-2024	K-17353	243	0.00	7,356.55	494,416.42	
Public Housing HRA	5/7/2024	05-2024	R-19734	By KC	351.00	0.00	494,767.42	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	26.00	0.00	494,793.42	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	64.00	0.00	494,857.42	
Public Housing HRA	5/7/2024	05-2024	R-19738	77976054244	220.00	0.00	495,077.42	
Public Housing HRA	5/7/2024	05-2024	R-19739	0935006451	612.00	0.00	495,689.42	
Public Housing HRA	5/8/2024	05-2024	K-18713	ACH	0.00	32.30	495,657.12	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/14/2024	05-2024	K-17504	244	0.00	4,000.00	491,657.12	
Public Housing HRA	5/14/2024	05-2024	K-17504	244	0.00	879.00	490,778.12	
Public Housing HRA	5/14/2024	05-2024	K-17505	245	0.00	165.78	490,612.34	
Public Housing HRA	5/14/2024	05-2024	K-17505	245	0.00	191.95	490,420.39	
Public Housing HRA	5/14/2024	05-2024	K-17506	246	0.00	773.10	489,647.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	56.50	489,590.79	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	50.50	489,540.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	238.00	489,302.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	62.00	489,240.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	87.00	489,153.29	
Public Housing HRA	5/14/2024	05-2024	K-17508	248	0.00	110.00	489,043.29	
Public Housing HRA	5/14/2024	05-2024	K-17510	250	0.00	138.75	488,904.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	792.00	488,112.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	85.00	488,027.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	85.00	487,942.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	111.95	487,830.59	
Public Housing HRA	5/14/2024	05-2024	K-17524	252	0.00	202.00	487,628.59	
Public Housing HRA	5/14/2024	05-2024	K-17524	252	0.00	2,624.00	485,004.59	
Public Housing HRA	5/14/2024	05-2024	K-17524	252	0.00	2,070.00	482,934.59	
Public Housing HRA	5/15/2024	05-2024	R-19856	77976054486	214.00	0.00	483,148.59	
Public Housing HRA	5/15/2024	05-2024	R-19856	77976054486	69.00	0.00	483,217.59	
Public Housing HRA	5/15/2024	05-2024	R-19857	77976053166	193.00	0.00	483,410.59	
Public Housing HRA	5/15/2024	05-2024	R-19857	77976053166	87.00	0.00	483,497.59	
Public Housing HRA	5/21/2024	05-2024	K-18728	ACH	0.00	21.92	483,475.67	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/21/2024	05-2024	K-18729	ACH	0.00	161.34	483,314.33	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/22/2024	05-2024	R-19885	82570457	127.86	0.00	483,442.19	
Public Housing HRA	5/22/2024	05-2024	R-19885	82570457	1,334.14	0.00	484,776.33	
Public Housing HRA	5/31/2024	05-2024	K-17977	1	0.00	63.35	484,712.98	One time ach
Public Housing HRA	5/31/2024	05-2024	J-16546	Interest Income	21.20	0.00	484,734.18	Interest Income
Public Housing HRA	5/31/2024	05-2024	J-16624	Reconcile Cash 05.2024 :Reversed by J-16625	0.00	494.87	484,239.31	Reconcile Cash 05.2024 :Reversed by J-16625
Net Change=-26,057.14					63,901.20	89,958.34	484,239.31	= Ending Balance =

1300	Accounts Receivable							49,979.96 = Beginning Balance =
Public Housing HRA	4/1/2024	05-2024	R-19864	HAP	0.00	1,017.00	48,962.96	
Public Housing HRA	5/1/2024	05-2024	R-19449	HAP	0.00	1,495.00	47,467.96	
Public Housing HRA	5/1/2024	05-2024	R-19450	HAP	0.00	347.00	47,120.96	
Public Housing HRA	5/1/2024	05-2024	R-19451	HAP	0.00	1,103.00	46,017.96	
Public Housing HRA	5/1/2024	05-2024	R-19505	:prepay	0.00	740.00	45,277.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19506	:prepay	0.00	5.00	45,272.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19507	:prepay	0.00	147.00	45,125.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19508	:prepay	0.00	64.00	45,061.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19509	:prepay	0.00	474.00	44,587.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19510	:prepay	0.00	103.00	44,484.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19511	:prepay	0.00	628.00	43,856.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19512	:prepay	0.00	10.00	43,846.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19513	:prepay	0.00	35.00	43,811.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19514	:prepay	0.00	417.00	43,394.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19515	:prepay	0.00	52.00	43,342.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19516	:prepay	0.00	65.00	43,277.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19517	:prepay	0.00	627.00	42,650.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19518	:prepay	0.00	117.00	42,533.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19519	:prepay	0.00	627.00	41,906.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19520	:prepay	0.00	139.00	41,767.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19521	:prepay	0.00	387.00	41,380.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19522	:prepay	0.00	110.00	41,270.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19523	:prepay	0.00	58.00	41,212.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19524	:prepay	0.00	81.00	41,131.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19525	:prepay	0.00	19.00	41,112.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19526	:prepay	0.00	10.00	41,102.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19527	:prepay	0.00	103.00	40,999.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19528	:prepay	0.00	10.00	40,989.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19529	:prepay	0.00	54.00	40,935.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19530	:prepay	0.00	917.00	40,018.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19545	:prepay	0.00	161.00	39,857.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19561	:prepay	0.00	11.00	39,846.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19562	:prepay	0.00	53.00	39,793.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19563	:prepay	0.00	27.00	39,766.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19587	HAP	0.00	1,283.00	38,483.96	
Public Housing HRA	5/1/2024	05-2024	R-19658	:prepay	0.00	612.00	37,871.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19659	HAP	0.00	15.00	37,856.96	
Public Housing HRA	5/1/2024	05-2024	R-19660	HAP	0.00	1,490.00	36,366.96	
Public Housing HRA	5/1/2024	05-2024	R-19709	HAP	0.00	765.00	35,601.96	
Public Housing HRA	5/1/2024	05-2024	R-19710	HAP	0.00	1,217.00	34,384.96	
Public Housing HRA	5/1/2024	05-2024	R-19713	HAP	0.00	650.00	33,734.96	
Public Housing HRA	5/1/2024	05-2024	R-19714	HAP	0.00	658.00	33,076.96	
Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	0.00	1,072.00	32,004.96	
Public Housing HRA	5/1/2024	05-2024	R-19718	HAP	0.00	241.00	31,763.96	
Public Housing HRA	5/1/2024	05-2024	R-19719	HAP	0.00	743.00	31,020.96	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	0.00	1,306.00	29,714.96	
Public Housing HRA	5/1/2024	05-2024	R-19721	HAP	0.00	1,356.00	28,358.96	

Public Housing HRA	5/1/2024	05-2024	R-19722	HAP	0.00	564.00	27,794.96	
Public Housing HRA	5/1/2024	05-2024	R-19723	HAP	0.00	320.00	27,474.96	
Public Housing HRA	5/1/2024	05-2024	R-19724	HAP	0.00	1,100.00	26,374.96	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	0.00	105.00	26,269.96	
Public Housing HRA	5/1/2024	05-2024	R-19726	HAP	0.00	725.00	25,544.96	
Public Housing HRA	5/1/2024	05-2024	R-19727	HAP	0.00	1,109.00	24,435.96	
Public Housing HRA	5/1/2024	05-2024	R-19728	HAP	0.00	810.00	23,625.96	
Public Housing HRA	5/1/2024	05-2024	R-19729	HAP	0.00	1,095.00	22,530.96	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	0.00	1,262.00	21,268.96	
Public Housing HRA	5/1/2024	05-2024	R-19731	HAP	0.00	1,177.00	20,091.96	
Public Housing HRA	5/1/2024	05-2024	R-19732	HAP	0.00	1,308.00	18,783.96	
Public Housing HRA	5/1/2024	05-2024	R-19740	272323	0.00	300.00	18,483.96	
Public Housing HRA	5/1/2024	05-2024	C-34834	:Rent PostTran	218.00	0.00	18,701.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34835	:Rent PostTran	740.00	0.00	19,441.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34836	:Rent PostTran	1,356.00	0.00	20,797.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34837	:Rent PostTran	326.00	0.00	21,123.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34838	:Rent PostTran	1,523.00	0.00	22,646.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34839	:Rent PostTran	240.00	0.00	22,886.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34840	:Rent PostTran	703.00	0.00	23,589.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34841	:Rent PostTran	351.00	0.00	23,940.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34842	:Rent PostTran	351.00	0.00	24,291.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34843	:Rent PostTran	253.00	0.00	24,544.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34844	:Rent PostTran	326.00	0.00	24,870.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34845	:Rent PostTran	740.00	0.00	25,610.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34846	:Rent PostTran	460.00	0.00	26,070.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34847	:Rent PostTran	297.00	0.00	26,367.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34848	:Rent PostTran	1,353.00	0.00	27,720.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34849	:Rent PostTran	538.00	0.00	28,258.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34850	:Rent PostTran	731.00	0.00	28,989.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34851	:Rent PostTran	276.00	0.00	29,265.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34852	:Rent PostTran	538.00	0.00	29,803.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34853	:Rent PostTran	744.00	0.00	30,547.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34854	:Rent PostTran	64.00	0.00	30,611.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34855	:Rent PostTran	747.00	0.00	31,358.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34856	:Rent PostTran	387.00	0.00	31,745.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34857	:Rent PostTran	617.00	0.00	32,362.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34858	:Rent PostTran	100.00	0.00	32,462.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34859	:Rent PostTran	798.00	0.00	33,260.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34860	:Rent PostTran	235.00	0.00	33,495.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34861	:Rent PostTran	1,356.00	0.00	34,851.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34862	:Rent PostTran	1,490.00	0.00	36,341.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34863	:Rent PostTran	1,385.00	0.00	37,726.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34864	:Rent PostTran	151.00	0.00	37,877.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34865	:Rent PostTran	698.00	0.00	38,575.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34866	:Rent PostTran	253.00	0.00	38,828.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34867	:Rent PostTran	792.00	0.00	39,620.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34868	:Rent PostTran	1,356.00	0.00	40,976.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34869	:Rent PostTran	163.00	0.00	41,139.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34870	:Rent PostTran	591.00	0.00	41,730.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34871	:Rent PostTran	247.00	0.00	41,977.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34872	:Rent PostTran	546.00	0.00	42,523.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34873	:Rent PostTran	1,003.00	0.00	43,526.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34874	:Rent PostTran	320.00	0.00	43,846.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34875	:Rent PostTran	1,027.00	0.00	44,873.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34876	:Rent PostTran	1,283.00	0.00	46,156.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34877	:Rent PostTran	650.00	0.00	46,806.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34878	:Rent PostTran	1,100.00	0.00	47,906.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34879	:Misc PostTran	10.00	0.00	47,916.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34880	:Rent PostTran	212.00	0.00	48,128.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34881	:Rent PostTran	538.00	0.00	48,666.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34882	:Rent PostTran	1,353.00	0.00	50,019.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34883	:Rent PostTran	241.00	0.00	50,260.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34884	:Rent PostTran	558.00	0.00	50,818.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34885	:Misc PostTran	10.00	0.00	50,828.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34886	:Rent PostTran	622.00	0.00	51,450.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34887	:Rent PostTran	1,371.00	0.00	52,821.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34888	:Misc PostTran	10.00	0.00	52,831.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34889	:Rent PostTran	1,224.00	0.00	54,055.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34890	:Rent PostTran	83.00	0.00	54,138.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34891	:Rent PostTran	1,371.00	0.00	55,509.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34892	:Rent PostTran	627.00	0.00	56,136.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34893	:Rent PostTran	1,289.00	0.00	57,425.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34894	:Rent PostTran	743.00	0.00	58,168.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34895	:Rent PostTran	1,356.00	0.00	59,524.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34896	:Rent PostTran	969.00	0.00	60,493.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34897	:Rent PostTran	739.00	0.00	61,232.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34898	:Misc PostTran	10.00	0.00	61,242.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34899	:Rent PostTran	1,175.00	0.00	62,417.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34900	:Rent PostTran	1,495.00	0.00	63,912.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34901	:Rent PostTran	558.00	0.00	64,470.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34902	:Rent PostTran	1,121.00	0.00	65,591.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34903	:Rent PostTran	1,356.00	0.00	66,947.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34904	:Rent PostTran	1,490.00	0.00	68,437.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34905	:Rent PostTran	105.00	0.00	68,542.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34906	:Rent PostTran	1,188.00	0.00	69,730.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34907	:Rent PostTran	658.00	0.00	70,388.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34908	:Rent PostTran	1,103.00	0.00	71,491.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34909	:Misc PostTran	10.00	0.00	71,501.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34910	:Rent PostTran	564.00	0.00	72,065.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34911	:Rent PostTran	1,139.00	0.00	73,204.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34912	:Rent PostTran	765.00	0.00	73,969.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34913	:Rent PostTran	1,109.00	0.00	75,078.96	Residential Rent Assistance (05/2024)

Public Housing HRA	5/1/2024	05-2024		C-34914	:Rent PostTran	810.00	0.00	75,888.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024		C-34915	:Rent PostTran	353.00	0.00	76,241.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024		C-34916	:Rent PostTran	1,356.00	0.00	77,597.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024		C-35089		627.00	0.00	78,224.96	
Public Housing HRA	5/1/2024	05-2024		C-35092		725.00	0.00	78,949.96	
Public Housing HRA	5/3/2024	05-2024		R-19588	3021	0.00	587.00	78,362.96	
Public Housing HRA	5/3/2024	05-2024		R-19589	1069	0.00	658.00	77,704.96	
Public Housing HRA	5/3/2024	05-2024		R-19590	3044	0.00	276.00	77,428.96	
Public Housing HRA	5/3/2024	05-2024		R-19591	77976052583	0.00	475.00	76,953.96	
Public Housing HRA	5/3/2024	05-2024		R-19592	77976052968	0.00	350.00	76,603.96	
Public Housing HRA	5/3/2024	05-2024		R-19593	0111	0.00	460.00	76,143.96	
Public Housing HRA	5/3/2024	05-2024		R-19594	0935006432	0.00	235.00	75,908.96	
Public Housing HRA	5/3/2024	05-2024		R-19595	5040711201	0.00	518.00	75,390.96	
Public Housing HRA	5/3/2024	05-2024		R-19596	21692	0.00	1,480.00	73,910.96	
Public Housing HRA	5/3/2024	05-2024		R-19597	0000158828	0.00	1,356.00	72,554.96	
Public Housing HRA	5/3/2024	05-2024		C-35085		518.00	0.00	73,072.96	
Public Housing HRA	5/6/2024	05-2024		R-19657	HAP	0.00	353.00	72,719.96	
Public Housing HRA	5/6/2024	05-2024		R-19661	29253606862	0.00	253.00	72,466.96	
Public Housing HRA	5/6/2024	05-2024		R-19662	28734424683	0.00	1,000.00	71,466.96	
Public Housing HRA	5/6/2024	05-2024		R-19663	1201	0.00	10.00	71,456.96	
Public Housing HRA	5/6/2024	05-2024		R-19663	1201	0.00	782.00	70,674.96	
Public Housing HRA	5/6/2024	05-2024		R-19664	28734421410	0.00	356.00	70,318.96	
Public Housing HRA	5/6/2024	05-2024		R-19665		0.00	1,000.00	69,318.96	
Public Housing HRA	5/6/2024	05-2024		R-19666	1008	0.00	151.00	69,167.96	
Public Housing HRA	5/6/2024	05-2024		R-19667	77925814164	0.00	100.00	69,067.96	
Public Housing HRA	5/6/2024	05-2024		R-19668	111	0.00	546.00	68,521.96	
Public Housing HRA	5/6/2024	05-2024		R-19669	636734677	0.00	747.00	67,774.96	
Public Housing HRA	5/6/2024	05-2024		R-19670	1007	0.00	109.00	67,665.96	
Public Housing HRA	5/6/2024	05-2024		R-19670	1007	0.00	46.00	67,619.96	
Public Housing HRA	5/6/2024	05-2024		R-19671	064142014	0.00	356.00	67,263.96	
Public Housing HRA	5/6/2024	05-2024		R-19672	061421013	0.00	1,000.00	66,263.96	
Public Housing HRA	5/6/2024	05-2024		R-19673	061412006	0.00	86.00	66,177.96	
Public Housing HRA	5/6/2024	05-2024		R-19674		0.00	3.00	66,174.96	
Public Housing HRA	5/6/2024	05-2024		R-19675	4084	0.00	291.00	65,883.96	
Public Housing HRA	5/6/2024	05-2024		R-19676	77976052979	0.00	71.00	65,812.96	
Public Housing HRA	5/6/2024	05-2024		R-19677	0935006458	0.00	240.00	65,572.96	
Public Housing HRA	5/6/2024	05-2024		R-19678	0935006451	0.00	612.00	64,960.96	
Public Housing HRA	5/6/2024	05-2024		R-19679	0935006446	0.00	591.00	64,369.96	
Public Housing HRA	5/6/2024	05-2024		R-19680	0935002494	0.00	1,518.00	62,851.96	
Public Housing HRA	5/6/2024	05-2024		R-19681	0935006439	0.00	740.00	62,111.96	
Public Housing HRA	5/6/2024	05-2024		R-19682	1928	0.00	106.00	62,005.96	
Public Housing HRA	5/6/2024	05-2024		R-19683	0935006467	0.00	627.00	61,378.96	
Public Housing HRA	5/6/2024	05-2024		R-19684	5040711871	0.00	10.00	61,368.96	
Public Housing HRA	5/6/2024	05-2024		R-19684	5040711871	0.00	290.00	61,078.96	
Public Housing HRA	5/6/2024	05-2024		R-19685	28734424694	0.00	353.00	60,725.96	
Public Housing HRA	5/6/2024	05-2024		R-19706	HAP	0.00	558.00	60,167.96	
Public Housing HRA	5/6/2024	05-2024		R-19707	HAP	0.00	1.00	60,166.96	
Public Housing HRA	5/6/2024	05-2024		R-19707	HAP	0.00	1,370.00	58,796.96	
Public Housing HRA	5/6/2024	05-2024		R-19708		0.00	1.00	58,795.96	:clean up – underpayment
Public Housing HRA	5/6/2024	05-2024		R-19708		1.00	0.00	58,796.96	:clean up – underpayment
Public Housing HRA	5/6/2024	05-2024		R-19711	HAP	0.00	1,353.00	57,443.96	
Public Housing HRA	5/6/2024	05-2024		R-19712	HAP	0.00	1,017.00	56,426.96	
Public Housing HRA	5/6/2024	05-2024		R-19716	HAP	0.00	1,139.00	55,287.96	
Public Housing HRA	5/6/2024	05-2024		R-19717	HAP	0.00	739.00	54,548.96	
Public Housing HRA	5/6/2024	05-2024		C-35090		290.00	0.00	54,838.96	
Public Housing HRA	5/6/2024	05-2024		C-35091	:clean up – underpayment	0.00	1.00	54,837.96	:clean up – underpayment
Public Housing HRA	5/7/2024	05-2024		R-19734	By KC	0.00	351.00	54,486.96	
Public Housing HRA	5/7/2024	05-2024		R-19738	77976054244	0.00	220.00	54,266.96	
Public Housing HRA	5/7/2024	05-2024		R-19739	0935006451	0.00	612.00	53,654.96	
Public Housing HRA	5/15/2024	05-2024		R-19856	77976054486	0.00	69.00	53,585.96	
Public Housing HRA	5/15/2024	05-2024		R-19857	77976053166	0.00	87.00	53,498.96	
Public Housing HRA	5/22/2024	05-2024		R-19885	82570457	0.00	127.86	53,371.10	
Public Housing HRA	5/31/2024	05-2024	Adjust Prepaid Rent	J-16630	Adjust Prepaid Rent	81.00	0.00	53,452.10	Adjust Prepaid Rent
Net Change=3,472.14						61,356.00	57,883.86	53,452.10	= Ending Balance =
1327	Due From- Other Governments							323,067.99	= Beginning Balance =
Net Change=0.00						0.00	0.00	323,067.99	= Ending Balance =
1330	Prepaid Expenses							160.00	= Beginning Balance =
Public Housing HRA	5/23/2024	05-2024		P-32407	0092821	1,107.84	0.00	1,267.84	Jan 2024 - April 2024
Public Housing HRA	5/31/2024	05-2024	Reclass Miscellaneous Expenses	J-16551	Reclass Miscellaneous Expenses	0.00	1,107.84	160.00	Reclass Miscellaneous Expenses
Public Housing HRA	5/31/2024	05-2024	Membership Expense - 2 Months	J-16552	Membership Expense	0.00	26.67	133.33	Membership Expense - 2 Months
Net Change=-26.67						1,107.84	1,134.51	133.33	= Ending Balance =
1701	Building Improvements							11,798.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	11,798.00	= Ending Balance =
1850	Machinery, Equipment, & Appliances							3,007.85	= Beginning Balance =
Public Housing HRA	5/3/2024	05-2024	Virg's Appliance	P-30869	19298	792.00	0.00	3,799.85	
Public Housing HRA	5/16/2024	05-2024	Virg's Appliance	P-31437	19305	1,049.00	0.00	4,848.85	
Public Housing HRA	5/20/2024	05-2024	Virg's Appliance	P-31549	19307	360.85	0.00	5,209.70	
Net Change=2,201.85						2,201.85	0.00	5,209.70	= Ending Balance =
2200	Accounts Payable							-7,307.73	= Beginning Balance =
Public Housing HRA	2/21/2024	05-2024	Patton, Hoversten & Berg, P.A.	P-33254	15765	0.00	1,259.00	-8,566.73	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33126	005090-176 04/10/2024 2	0.00	28.99	-8,595.72	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33127	005090-178 04/10/2024	0.00	33.62	-8,629.34	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33128	005090-177 04/10/2024	0.00	44.91	-8,674.25	
Public Housing HRA	5/1/2024	05-2024	All Pro Cleaners, LLC.	P-30811	21500	0.00	165.78	-8,840.03	
Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	K-17232	242	3,000.00	0.00	-5,840.03	
Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	K-17232	242	2,500.00	0.00	-3,340.03	
Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	P-30775	05.2024 MGMT Fee	0.00	3,000.00	-6,340.03	

Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	P-30775	05-2024 MGMT Fee	0.00	2,500.00	-8,840.03	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30840	7429	0.00	202.00	-9,042.03	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30843	7431	0.00	2,070.00	-11,112.03	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-31226	7430	0.00	2,624.00	-13,736.03	
Public Housing HRA	5/3/2024	05-2024	Virg's Appliance	P-30869	19298	0.00	792.00	-14,528.03	
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18717	ACH	28.99	0.00	-14,499.04	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18718	ACH	13.80	0.00	-14,485.24	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18719	ACH	14.61	0.00	-14,470.63	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18720	ACH	13.80	0.00	-14,456.83	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18721	ACH	14.61	0.00	-14,442.22	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18722	ACH	14.61	0.00	-14,427.61	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18723	ACH	13.80	0.00	-14,413.81	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18724	ACH	13.80	0.00	-14,400.01	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18725	ACH	13.80	0.00	-14,386.21	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18726	ACH	33.62	0.00	-14,352.59	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18727	ACH	44.91	0.00	-14,307.68	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	Xcel Energy	P-32000	876233703	0.00	63.35	-14,371.03	
Public Housing HRA	5/7/2024	05-2024	Denise M Anderson	K-17353	243	7,356.55	0.00	-7,014.48	
Public Housing HRA	5/8/2024	05-2024	Xcel Energy	K-18713	ACH	32.30	0.00	-6,982.18	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33118	005090-000 05/10/2024	0.00	13.80	-6,995.98	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33119	005090-001 05/10/2024	0.00	13.80	-7,009.78	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33120	005090-003 05/10/2024	0.00	13.80	-7,023.58	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33121	005090-004 05/10/2024	0.00	14.61	-7,038.19	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33122	005090-006 05/10/2024	0.00	14.61	-7,052.80	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33123	005090-007 05/10/2024	0.00	13.80	-7,066.60	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33124	005090-016 05/10/2024	0.00	14.61	-7,081.21	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33125	005090-026 05/10/2024	0.00	13.80	-7,095.01	
Public Housing HRA	5/14/2024	05-2024	Advanced Facilities	K-17504	244	4,000.00	0.00	-3,095.01	
Public Housing HRA	5/14/2024	05-2024	Advanced Facilities	K-17504	244	879.00	0.00	-2,216.01	
Public Housing HRA	5/14/2024	05-2024	All Pro Cleaners, LLC.	K-17505	245	191.95	0.00	-2,024.06	
Public Housing HRA	5/14/2024	05-2024	All Pro Cleaners, LLC.	K-17505	245	165.78	0.00	-1,858.28	
Public Housing HRA	5/14/2024	05-2024	CCS Cleaning and Restoration	K-17506	246	773.10	0.00	-1,085.18	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	56.50	0.00	-1,028.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	62.00	0.00	-966.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	87.00	0.00	-879.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	238.00	0.00	-641.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	50.50	0.00	-591.18	
Public Housing HRA	5/14/2024	05-2024	Faribo Plumbing & Heating	K-17508	248	110.00	0.00	-481.18	
Public Housing HRA	5/14/2024	05-2024	Tom's Lock & Key	K-17510	250	138.75	0.00	-342.43	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	111.95	0.00	-230.48	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	85.00	0.00	-145.48	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	85.00	0.00	-60.48	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	792.00	0.00	731.52	
Public Housing HRA	5/14/2024	05-2024	Property Pros of Faribault, LLC	K-17524	252	2,070.00	0.00	2,801.52	
Public Housing HRA	5/14/2024	05-2024	Property Pros of Faribault, LLC	K-17524	252	202.00	0.00	3,003.52	
Public Housing HRA	5/14/2024	05-2024	Property Pros of Faribault, LLC	K-17524	252	2,624.00	0.00	5,627.52	
Public Housing HRA	5/15/2024	05-2024	Denise M Anderson	P-30996	HRA 05/15/2024	0.00	7,356.55	-1,729.03	
Public Housing HRA	5/16/2024	05-2024	Virg's Appliance	P-31437	19305	0.00	1,049.00	-2,778.03	
Public Housing HRA	5/20/2024	05-2024	Property Pros of Faribault, LLC	P-31544	7465	0.00	1,594.75	-4,372.78	
Public Housing HRA	5/20/2024	05-2024	Virg's Appliance	P-31549	19307	0.00	360.85	-4,733.63	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	K-18728	ACH	21.92	0.00	-4,711.71	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	K-18729	ACH	161.34	0.00	-4,550.37	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/21/2024	05-2024	Environmental Pest Management	P-31575	62420	0.00	50.50	-4,600.87	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33129	409110024430 05/21/2024	0.00	21.92	-4,622.79	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33130	409110024428 05/21/2024	0.00	161.34	-4,784.13	
Public Housing HRA	5/23/2024	05-2024	City of Faribault	P-32407	0092821	0.00	1,107.84	-5,891.97	Jan 2024 - April 2024
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31915	62660	0.00	594.00	-6,485.97	
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31992	62690	0.00	606.00	-7,091.97	
Public Housing HRA	5/30/2024	05-2024	Environmental Pest Management	P-31991	62706	0.00	50.50	-7,142.47	
Public Housing HRA	5/31/2024	05-2024	Xcel Energy	K-17977	1	63.35	0.00	-7,079.12	One time ach
Public Housing HRA	5/31/2024	05-2024	Advanced Facilities	P-32012	PublicHRA7	0.00	4,000.00	-11,079.12	
Net Change=-3,771.39						26,078.34	29,849.73	-11,079.12	= Ending Balance =

2210		Prepaid Rent				-12,680.00 = Beginning Balance =			
Public Housing HRA	5/1/2024	05-2024	R-19505	:prepay	740.00	0.00	-11,940.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19506	:prepay	5.00	0.00	-11,935.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19507	:prepay	147.00	0.00	-11,788.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19508	:prepay	64.00	0.00	-11,724.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19509	:prepay	474.00	0.00	-11,250.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19510	:prepay	103.00	0.00	-11,147.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19511	:prepay	628.00	0.00	-10,519.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19512	:prepay	10.00	0.00	-10,509.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19513	:prepay	35.00	0.00	-10,474.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19514	:prepay	417.00	0.00	-10,057.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19515	:prepay	52.00	0.00	-10,005.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19516	:prepay	65.00	0.00	-9,940.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19517	:prepay	627.00	0.00	-9,313.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19518	:prepay	117.00	0.00	-9,196.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19519	:prepay	627.00	0.00	-8,569.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19520	:prepay	139.00	0.00	-8,430.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19521	:prepay	387.00	0.00	-8,043.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19522	:prepay	110.00	0.00	-7,933.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19523	:prepay	58.00	0.00	-7,875.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19524	:prepay	81.00	0.00	-7,794.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19525	:prepay	19.00	0.00	-7,775.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19526	:prepay	10.00	0.00	-7,765.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19527	:prepay	103.00	0.00	-7,662.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19528	:prepay	10.00	0.00	-7,652.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19529	:prepay	54.00	0.00	-7,598.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19530	:prepay	917.00	0.00	-6,681.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19545	:prepay	161.00	0.00	-6,520.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19561	:prepay	11.00	0.00	-6,509.00	:Prog Gen prepayment transfer	

Public Housing HRA	5/1/2024	05-2024	R-19562	:prepay	53.00	0.00	-6,456.00	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19563	:prepay	27.00	0.00	-6,429.00	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19658	:prepay	612.00	0.00	-5,817.00	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19659	HAP	0.00	612.00	-6,429.00	
Public Housing HRA	5/1/2024	05-2024	R-19710	HAP	0.00	139.00	-6,568.00	
Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	0.00	184.00	-6,752.00	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	0.00	65.00	-6,817.00	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	0.00	773.00	-7,590.00	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	0.00	27.00	-7,617.00	
Public Housing HRA	5/3/2024	05-2024	R-19588	3021	0.00	63.00	-7,680.00	
Public Housing HRA	5/3/2024	05-2024	R-19589	1069	0.00	40.00	-7,720.00	
Public Housing HRA	5/3/2024	05-2024	R-19596	21692	0.00	20.00	-7,740.00	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	0.00	8.00	-7,748.00	
Public Housing HRA	5/6/2024	05-2024	R-19673	061412006	0.00	914.00	-8,662.00	
Public Housing HRA	5/6/2024	05-2024	R-19680	0935002494	0.00	5.00	-8,667.00	
Public Housing HRA	5/6/2024	05-2024	R-19682	1928	0.00	322.00	-8,989.00	
Public Housing HRA	5/6/2024	05-2024	R-19683	0935006467	0.00	117.00	-9,106.00	
Public Housing HRA	5/6/2024	05-2024	R-19685	28734424694	0.00	25.00	-9,131.00	
Public Housing HRA	5/6/2024	05-2024	R-19706	HAP	0.00	798.00	-9,929.00	
Public Housing HRA	5/6/2024	05-2024	R-19716	HAP	0.00	54.00	-9,983.00	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	0.00	64.00	-10,047.00	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	0.00	26.00	-10,073.00	
Public Housing HRA	5/15/2024	05-2024	R-19856	77976054486	0.00	214.00	-10,287.00	
Public Housing HRA	5/15/2024	05-2024	R-19857	77976053166	0.00	193.00	-10,480.00	
Public Housing HRA	5/22/2024	05-2024	R-19885	82570457	0.00	1,334.14	-11,814.14	
Public Housing HRA	5/31/2024	05-2024	J-16630	Adjust Prepaid Rent	0.00	81.00	-11,895.14	Adjust Prepaid Rent
Public Housing HRA	5/31/2024	05-2024	Recognize Prepaid Rent as Income	J-16631	Recognize Prepaid Rent as Income	999.00	0.00	-10,896.14 Recognize Prepaid Rent as Income
Net Change=1,783.86					7,862.00	6,078.14	-10,896.14	= Ending Balance =
2230					Accrued Property Tax			
					0.00 = Beginning Balance =			
Public Housing HRA	5/15/2024	05-2024	Denise M Anderson	P-30996	HRA 05/15/2024	7,356.55	0.00	7,356.55
Public Housing HRA	5/15/2024	05-2024	Reclass Accrued Property Tax	J-16632	Reclass Accrued Property Tax	0.00	7,356.55	0.00 Reclass Accrued Property Tax
Net Change=0.00					7,356.55	7,356.55	0.00	= Ending Balance =
2245					Other Accrued Liabilities			
					0.00 = Beginning Balance =			
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	0.00	301.65	-301.65 Accrue Utilities - unable to log into Xcel :Reversed by J-16627
Net Change=-301.65					0.00	301.65	-301.65	= Ending Balance =
2250					Tenant Deposits			
Net Change=0.00					0.00	0.00	-22,707.89	= Beginning Balance =
					-22,707.89 = Ending Balance =			
2252					Pet Deposit			
					-480.00 = Beginning Balance =			
Public Housing HRA	5/1/2024	05-2024	C-34879	:Misc PostTran	0.00	10.00	-490.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34885	:Misc PostTran	0.00	10.00	-500.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34888	:Misc PostTran	0.00	10.00	-510.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34898	:Misc PostTran	0.00	10.00	-520.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34909	:Misc PostTran	0.00	10.00	-530.00	Pet Deposit (05/2024)
Net Change=-50.00					0.00	50.00	-530.00	= Ending Balance =
2271					Clearing Reconciling Adj			
					953.22 = Beginning Balance =			
Public Housing HRA	5/31/2024	05-2024	Clear Reconciling Account	J-16550	Clear Reconciling Account	0.00	953.22	0.00 Clear Reconciling Account
Net Change=-953.22					0.00	953.22	0.00	= Ending Balance =
2291					Payments in Lieu-Taxes Payable			
					-14,713.09 = Beginning Balance =			
Public Housing HRA	5/15/2024	05-2024	Reclass Accrued Property Tax	J-16632	Reclass Accrued Property Tax	7,356.55	0.00	-7,356.54 Reclass Accrued Property Tax
Net Change=7,356.55					7,356.55	0.00	-7,356.54	= Ending Balance =
2527					Due to other funds			
Net Change=0.00					0.00	0.00	-250,000.00	= Beginning Balance =
					-250,000.00 = Ending Balance =			
2805					Unreserved Fund Balances			
Net Change=0.00					0.00	0.00	-98,719.77	= Beginning Balance =
					-98,719.77 = Ending Balance =			
3200					Owner Contributions			
					4.44 = Beginning Balance =			
Public Housing HRA	5/31/2024	05-2024	Clear Owner Contributions	J-16553	Clear Owner Contributions	0.00	4.44	0.00 Clear Owner Contributions
Net Change=-4.44					0.00	4.44	0.00	= Ending Balance =
3800					Retained Earnings			
Net Change=0.00					0.00	0.00	0.00	= Beginning Balance =
					0.00 = Ending Balance =			
3810					Prior Years Retained Earnings			
Net Change=0.00					0.00	0.00	-499,458.87	= Beginning Balance =
					-499,458.87 = Ending Balance =			
4500					Rent - Residential			
					-104,161.00 = Beginning Balance =			
Public Housing HRA	5/1/2024	05-2024	C-34834	:Rent PostTran	0.00	218.00	-104,379.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34835	:Rent PostTran	0.00	740.00	-105,119.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34836	:Rent PostTran	0.00	1,356.00	-106,475.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34837	:Rent PostTran	0.00	326.00	-106,801.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34838	:Rent PostTran	0.00	1,523.00	-108,324.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34839	:Rent PostTran	0.00	240.00	-108,564.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34840	:Rent PostTran	0.00	703.00	-109,267.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34841	:Rent PostTran	0.00	351.00	-109,618.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34842	:Rent PostTran	0.00	351.00	-109,969.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34843	:Rent PostTran	0.00	253.00	-110,222.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34844	:Rent PostTran	0.00	326.00	-110,548.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34845	:Rent PostTran	0.00	740.00	-111,288.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34846	:Rent PostTran	0.00	460.00	-111,748.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34847	:Rent PostTran	0.00	297.00	-112,045.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34848	:Rent PostTran	0.00	1,353.00	-113,398.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34849	:Rent PostTran	0.00	538.00	-113,936.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34850	:Rent PostTran	0.00	731.00	-114,667.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34851	:Rent PostTran	0.00	276.00	-114,943.00	Residential Rent (05/2024)

Public Housing HRA	5/1/2024	05-2024	C-34852	:Rent PostTran	0.00	538.00	-115,481.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34853	:Rent PostTran	0.00	744.00	-116,225.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34854	:Rent PostTran	0.00	64.00	-116,289.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34855	:Rent PostTran	0.00	747.00	-117,036.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34856	:Rent PostTran	0.00	387.00	-117,423.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34857	:Rent PostTran	0.00	617.00	-118,040.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34858	:Rent PostTran	0.00	100.00	-118,140.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34859	:Rent PostTran	0.00	798.00	-118,938.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34860	:Rent PostTran	0.00	235.00	-119,173.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34861	:Rent PostTran	0.00	1,356.00	-120,529.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34862	:Rent PostTran	0.00	1,490.00	-122,019.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34863	:Rent PostTran	0.00	1,385.00	-123,404.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34864	:Rent PostTran	0.00	151.00	-123,555.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34865	:Rent PostTran	0.00	698.00	-124,253.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34866	:Rent PostTran	0.00	253.00	-124,506.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34867	:Rent PostTran	0.00	792.00	-125,298.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34868	:Rent PostTran	0.00	1,356.00	-126,654.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34869	:Rent PostTran	0.00	163.00	-126,817.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34870	:Rent PostTran	0.00	591.00	-127,408.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34871	:Rent PostTran	0.00	247.00	-127,655.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34872	:Rent PostTran	0.00	546.00	-128,201.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34873	:Rent PostTran	0.00	1,003.00	-129,204.00	Residential Rent (05/2024)
Public Housing HRA	5/3/2024	05-2024	C-35085		0.00	518.00	-129,722.00	
Public Housing HRA	5/6/2024	05-2024	C-35090		0.00	290.00	-130,012.00	
Net Change=-25,851.00					0.00	25,851.00	-130,012.00	= Ending Balance =
4570	Tenant Based Subsidy Rent							-139,780.00 = Beginning Balance =
Public Housing HRA	5/31/2024	05-2024	Reclass to Tenant Based Subsidy	J-16628	Reclass to Tenant Based Subsidy	0.00	35,373.00	-175,153.00 Reclass to Tenant Based Subsidy
Net Change=-35,373.00					0.00	35,373.00	-175,153.00	= Ending Balance =
4573	Federal Grants							0.00 = Beginning Balance =
Public Housing HRA	5/1/2024	05-2024	C-34874	:Rent PostTran	0.00	320.00	-320.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34875	:Rent PostTran	0.00	1,027.00	-1,347.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34876	:Rent PostTran	0.00	1,283.00	-2,630.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34877	:Rent PostTran	0.00	650.00	-3,280.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34878	:Rent PostTran	0.00	1,100.00	-4,380.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34880	:Rent PostTran	0.00	212.00	-4,592.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34881	:Rent PostTran	0.00	538.00	-5,130.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34882	:Rent PostTran	0.00	1,353.00	-6,483.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34883	:Rent PostTran	0.00	241.00	-6,724.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34884	:Rent PostTran	0.00	558.00	-7,282.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34886	:Rent PostTran	0.00	622.00	-7,904.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34887	:Rent PostTran	0.00	1,371.00	-9,275.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34889	:Rent PostTran	0.00	1,224.00	-10,499.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34890	:Rent PostTran	0.00	83.00	-10,582.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34891	:Rent PostTran	0.00	1,371.00	-11,953.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34892	:Rent PostTran	0.00	627.00	-12,580.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34893	:Rent PostTran	0.00	1,289.00	-13,869.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34894	:Rent PostTran	0.00	743.00	-14,612.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34895	:Rent PostTran	0.00	1,356.00	-15,968.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34896	:Rent PostTran	0.00	969.00	-16,937.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34897	:Rent PostTran	0.00	739.00	-17,676.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34899	:Rent PostTran	0.00	1,175.00	-18,851.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34900	:Rent PostTran	0.00	1,495.00	-20,346.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34901	:Rent PostTran	0.00	558.00	-20,904.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34902	:Rent PostTran	0.00	1,121.00	-22,025.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34903	:Rent PostTran	0.00	1,356.00	-23,381.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34904	:Rent PostTran	0.00	1,490.00	-24,871.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34905	:Rent PostTran	0.00	105.00	-24,976.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34906	:Rent PostTran	0.00	1,188.00	-26,164.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34907	:Rent PostTran	0.00	658.00	-26,822.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34908	:Rent PostTran	0.00	1,103.00	-27,925.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34910	:Rent PostTran	0.00	564.00	-28,489.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34911	:Rent PostTran	0.00	1,139.00	-29,628.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34912	:Rent PostTran	0.00	765.00	-30,393.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34913	:Rent PostTran	0.00	1,109.00	-31,502.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34914	:Rent PostTran	0.00	810.00	-32,312.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34915	:Rent PostTran	0.00	353.00	-32,665.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34916	:Rent PostTran	0.00	1,356.00	-34,021.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-35089		0.00	627.00	-34,648.00	
Public Housing HRA	5/1/2024	05-2024	C-35092		0.00	725.00	-35,373.00	
Public Housing HRA	5/31/2024	05-2024	Reclass to Tenant Based Subsidy	J-16628	Reclass to Tenant Based Subsidy	35,373.00	0.00	0.00 Reclass to Tenant Based Subsidy
Net Change=0.00					35,373.00	35,373.00	0.00	= Ending Balance =
4820	Bank Interest							-112.46 = Beginning Balance =
Public Housing HRA	5/31/2024	05-2024	Interest Income	J-16546	Interest Income	0.00	9.57	-122.03 Interest Income
Public Housing HRA	5/31/2024	05-2024	Interest Income	J-16546	Interest Income	0.00	21.20	-143.23 Interest Income
Net Change=-30.77					0.00	30.77	-143.23	= Ending Balance =
4830	CleanUp (Misc)							6,734.41 = Beginning Balance =
Public Housing HRA	5/1/2024	05-2024	:Reversal of J-15884	J-15885	:Reversal of J-15884	873.13	0.00	7,607.54 :Reversal of J-15884
Public Housing HRA	5/6/2024	05-2024		C-35091	:clean up – underpayment	1.00	0.00	7,608.54 :clean up – underpayment
Public Housing HRA	5/6/2024	05-2024	Adjust Deposits to total	J-16615	Adjust Deposits to total	0.00	1,237.86	6,370.68 Adjust Deposits to total
Public Housing HRA	5/31/2024	05-2024	Clear Reconciling Account	J-16550	Clear Reconciling Account	953.22	0.00	7,323.90 Clear Reconciling Account
Public Housing HRA	5/31/2024	05-2024	Clear Owner Contributions	J-16553	Clear Owner Contributions	4.44	0.00	7,328.34 Clear Owner Contributions
Public Housing HRA	5/31/2024	05-2024	Reconcile Cash 05.2024 :Reversed by J-16625	J-16624	Reconcile Cash 05.2024	494.87	0.00	7,823.21 Reconcile Cash 05.2024 :Reversed by J-16625
Public Housing HRA	5/31/2024	05-2024	Recognize Prepaid Rent as Income	J-16631	Recognize Prepaid Rent as Income	0.00	999.00	6,824.21 Recognize Prepaid Rent as Income
Net Change=89.80					2,326.66	2,236.86	6,824.21	= Ending Balance =
6211	Contracted Labor - Maintenance							532.23 = Beginning Balance =
Public Housing HRA	5/1/2024	05-2024	All Pro Cleaners, LLC.	P-30811	21500	165.78	0.00	698.01
Net Change=165.78					165.78	0.00	698.01	= Ending Balance =

6212			Repairs & Maintenance - Building					19,491.13 = Beginning Balance =	
Public Housing HRA	5/31/2024	05-2024	Advanced Facilities	P-32012	PublicHRA7	4,000.00	0.00	23,491.13	
			Net Change=4,000.00					23,491.13 = Ending Balance =	
6214			Routine Maintenance - Equipment					-144.00 = Beginning Balance =	
			Net Change=0.00					-144.00 = Ending Balance =	
6216			Supplies - Maintenance					280.37 = Beginning Balance =	
			Net Change=0.00					280.37 = Ending Balance =	
6219			Purchased Services - Maintenance					1,486.03 = Beginning Balance =	
			Net Change=0.00					1,486.03 = Ending Balance =	
6225			Grounds/Lawn Care/Snow Removal					0.00 = Beginning Balance =	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30840	7429	202.00	0.00	202.00	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30843	7431	2,070.00	0.00	2,272.00	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-31226	7430	2,624.00	0.00	4,896.00	
Public Housing HRA	5/20/2024	05-2024	Property Pros of Faribault, LLC	P-31544	7465	1,594.75	0.00	6,490.75	
Public Housing HRA	5/31/2024	05-2024	Reclass Grounds to Extraordinary Maintenance	J-16629	Reclass Grounds to Extraordinary Maintenance	0.00	6,490.75	0.00	Reclass Grounds to Extraordinary Maintenance
			Net Change=0.00					0.00 = Ending Balance =	
6226			Snow Removal					6,065.00 = Beginning Balance =	
			Net Change=0.00					6,065.00 = Ending Balance =	
6227			Pest Control					2,216.50 = Beginning Balance =	
Public Housing HRA	5/21/2024	05-2024	Environmental Pest Management	P-31575	62420	50.50	0.00	2,267.00	
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31915	62660	594.00	0.00	2,861.00	
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31992	62690	606.00	0.00	3,467.00	
Public Housing HRA	5/30/2024	05-2024	Environmental Pest Management	P-31991	62706	50.50	0.00	3,517.50	
			Net Change=1,301.00					3,517.50 = Ending Balance =	
6235			Purchased Services - Cleaning					773.10 = Beginning Balance =	
			Net Change=0.00					773.10 = Ending Balance =	
6245			Extraordinary Maintenance					0.00 = Beginning Balance =	
Public Housing HRA	5/31/2024	05-2024	Reclass Grounds to Extraordinary Maintenance	J-16629	Reclass Grounds to Extraordinary Maintenance	6,490.75	0.00	6,490.75	Reclass Grounds to Extraordinary Maintenance
			Net Change=6,490.75					6,490.75 = Ending Balance =	
6350			Property Tax					-225.12 = Beginning Balance =	
			Net Change=0.00					-225.12 = Ending Balance =	
6410			Electricity					1,979.18 = Beginning Balance =	
Public Housing HRA	5/6/2024	05-2024	Xcel Energy	P-32000	876233703	63.35	0.00	2,042.53	
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	225.00	0.00	2,267.53	Accrue Utilities - unable to log into Xcel :Reversed by J-16627
			Net Change=288.35					2,267.53 = Ending Balance =	
6420			Gas					153.29 = Beginning Balance =	
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	76.65	0.00	229.94	Accrue Utilities - unable to log into Xcel :Reversed by J-16627
			Net Change=76.65					229.94 = Ending Balance =	
6430			Water and Sewer					903.56 = Beginning Balance =	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33126	005090-176 04/10/2024 2	28.99	0.00	932.55	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33127	005090-178 04/10/2024	33.62	0.00	966.17	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33128	005090-177 04/10/2024	44.91	0.00	1,011.08	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33118	005090-000 05/10/2024	13.80	0.00	1,024.88	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33119	005090-001 05/10/2024	13.80	0.00	1,038.68	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33120	005090-003 05/10/2024	13.80	0.00	1,052.48	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33121	005090-004 05/10/2024	14.61	0.00	1,067.09	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33122	005090-006 05/10/2024	14.61	0.00	1,081.70	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33123	005090-007 05/10/2024	13.80	0.00	1,095.50	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33124	005090-016 05/10/2024	14.61	0.00	1,110.11	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33125	005090-026 05/10/2024	13.80	0.00	1,123.91	
			Net Change=220.35					1,123.91 = Ending Balance =	
6450			Trash Disposal					2,511.25 = Beginning Balance =	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33129	409110024430 05/21/2024	21.92	0.00	2,533.17	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33130	409110024428 05/21/2024	161.34	0.00	2,694.51	
			Net Change=183.26					2,694.51 = Ending Balance =	
6511			Late Fees					2.10 = Beginning Balance =	
			Net Change=0.00					2.10 = Ending Balance =	
6612			Miscellaneous Financing Exp/Late Fees					345.01 = Beginning Balance =	
			Net Change=0.00					345.01 = Ending Balance =	
6801			Admin Payroll Fee					-3,902.85 = Beginning Balance =	
			Net Change=0.00					-3,902.85 = Ending Balance =	
6810			Pass thru Payroll - Corporate					10,000.00 = Beginning Balance =	
Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	P-30775	05.2024 MGMT Fee	2,500.00	0.00	12,500.00	
			Net Change=2,500.00					12,500.00 = Ending Balance =	
6820			Management Fees					12,000.00 = Beginning Balance =	
Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	P-30775	05.2024 MGMT Fee	3,000.00	0.00	15,000.00	
Public Housing HRA	5/31/2024	05-2024	Reclass Miscellaneous Expenses	J-16551	Reclass Miscellaneous Expenses	1,107.84	0.00	16,107.84	Reclass Miscellaneous Expenses
			Net Change=4,107.84					16,107.84 = Ending Balance =	
6835			Dues & Subscriptions					0.00 = Beginning Balance =	
Public Housing HRA	5/31/2024	05-2024	Membership Expense - 2 Months	J-16552	Membership Expense	26.67	0.00	26.67	Membership Expense - 2 Months

Net Change=26.67						26.67	0.00	26.67 = Ending Balance =	
6845	Licenses & Permits - Admin								4,156.00 = Beginning Balance =
	Net Change=0.00						0.00	0.00	4,156.00 = Ending Balance =
6853	Computer								469.42 = Beginning Balance =
	Net Change=0.00						0.00	0.00	469.42 = Ending Balance =
6870	Fees - Legal								0.00 = Beginning Balance =
Public Housing HRA	2/21/2024	05-2024	Patton, Hoversten & Berg, P.A.	P-33254	15765	1,259.00	0.00	1,259.00	
Net Change=1,259.00						1,259.00	0.00	1,259.00 = Ending Balance =	
6880	Miscellaneous Expenses								9,042.58 = Beginning Balance =
	Net Change=0.00						0.00	0.00	9,042.58 = Ending Balance =
7266	Legal Fees - Business Entity								1,385.55 = Beginning Balance =
	Net Change=0.00						0.00	0.00	1,385.55 = Ending Balance =
						298,925.82	298,925.82		

**Routing 291880330
Bank Reconcile History Report**

Balance Per Bank Statement as of 5/31/2024				488,372.37
Outstanding Checks				
Check Date	Check Number	Payee		Amount
7/11/2023	133	Faribault Vacuum & Sewing Center		25.99
8/16/2023	148	Faribault Ace Hardware & Ace Sports		30.18
8/31/2023	155	Faribault Ace Hardware & Ace Sports		110.69
6/1/2023	230	Rice County Property Taxes		3,902.85
5/31/2024	1	Xcel Energy		63.35
Less: Outstanding Checks				4,133.06
Reconciled Bank Balance				484,239.31
Balance per GL as of 5/31/2024				484,239.31
Reconciled Balance Per G/L				484,239.31
Difference				0.00

Cleared Items:

Cleared Checks				
Date	Tran #	Notes	Amount	Date Cleared
4/10/2024	234	Environmental Pest Management	420.00	5/31/2024
4/10/2024	237	Tom's Lock & Key	254.00	5/31/2024
4/10/2024	238	Virg's Appliance	987.80	5/31/2024
4/29/2024	1	Xcel Energy	97.24	5/31/2024
4/29/2024	1	Xcel Energy	62.35	5/31/2024
5/2/2024	242	Cornerstone Management Services LLC	5,500.00	5/31/2024
5/6/2024	ACH	City of Faribault	28.99	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	14.61	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	14.61	5/31/2024
5/6/2024	ACH	City of Faribault	14.61	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	33.62	5/31/2024
5/6/2024	ACH	City of Faribault	44.91	5/31/2024
5/7/2024	243	Denise M Anderson	7,356.55	5/31/2024
5/8/2024	ACH	Xcel Energy	32.30	5/31/2024
5/14/2024	244	Advanced Facilities	4,879.00	5/31/2024
5/14/2024	245	All Pro Cleaners, LLC.	357.73	5/31/2024
5/14/2024	246	CCS Cleaning and Restoration	773.10	5/31/2024
5/14/2024	247	Environmental Pest Management	494.00	5/31/2024
5/14/2024	248	Faribo Plumbing & Heating	110.00	5/31/2024
5/14/2024	250	Tom's Lock & Key	138.75	5/31/2024
5/14/2024	251	Virg's Appliance	1,073.95	5/31/2024
5/14/2024	252	Property Pros of Faribault, LLC	4,896.00	5/31/2024
5/21/2024	ACH	FLOM Disposal Service	21.92	5/31/2024
5/21/2024	ACH	FLOM Disposal Service	161.34	5/31/2024
Total Cleared Checks			27,836.38	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/3/2024	199		6,518.00	5/31/2024
5/6/2024	200		13,385.00	5/31/2024
5/7/2024	201		1,222.00	5/31/2024
5/15/2024	202		563.00	5/31/2024
5/22/2024	203		1,462.00	5/31/2024
Total Cleared Deposits			23,150.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2023	JE 14717	mgmt fees paid out of wrong account clear from bank rec	-5,900.00	5/31/2024
7/31/2023	JE 16617	Remove entry J-14717	5,900.00	5/31/2024
5/1/2024	JE 15885	:Reversal of J-15884	-873.13	5/31/2024
5/1/2024	JE 16548	Deposits made into savings	-9,765.00	5/31/2024
5/1/2024	JE 16616	Adjust Cash Accounts	-32,498.00	5/31/2024
5/6/2024	JE 16614	Move Deposit to Savings	-13,385.00	5/31/2024
5/31/2024	JE 16546	Interest Income	21.20	5/31/2024
5/31/2024	JE 16624	Reconcile Cash 05.2024 :Reversed by J-16625	-494.87	5/31/2024
Total Cleared Other Items			-56,994.80	

**Security Deposit Savings
Bank Reconcile History Report**

Balance Per Bank Statement as of 5/31/2024		231,493.59
Reconciled Bank Balance		231,493.59
Balance per GL as of 5/31/2024		231,493.59
Reconciled Balance Per G/L		231,493.59
Difference		0.00

Cleared Items:

Cleared Other Items				
Date	Tran #	Notes	Amount	Date Cleared
5/1/2024	JE 16548	Deposits made into savings	9,765.00	5/31/2024
5/1/2024	JE 16616	Adjust Cash Accounts	32,498.00	5/31/2024
5/6/2024	JE 16614	Move Deposit to Savings	13,385.00	5/31/2024
5/6/2024	JE 16615	Adjust Deposits to total	1,237.86	5/31/2024
5/31/2024	JE 16546	Interest Income	9.57	5/31/2024
Total Cleared Other Items			56,895.43	

Cornerstone Financial Package

City of Faribault (Robinwood Manor) Elderly Housing Corporation MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

**CURRENT MONTH AND YEAR-TO-DATE
FOR
May 31, 2024**



Professionally Managed By Cornerstone Management Services

General Ledger

Robinwood Manor Elderly Housing Corporation

Period = Mar 2023-May 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2805			Unreserved Fund Balances					0.00	= Beginning Balance =
Robinwood Manor Elderly Housing Corporation	3/31/2023	03-2023	Elderly Housing Corporation Trial BalanceStarted 4.1.2023	J-16291	Elderly Housing Corporation Trial Balance	0.00	438,384.60	-438,384.60	Elderly Housing Corporation Trial Balance Started 4.1.2023
			Net Change=-438,384.60			0.00	438,384.60	-438,384.60	= Ending Balance =
						0.00	438,384.60		

Balance Sheet

Robinwood Manor Elderly Housing Corporation

Month = May 2024

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
Due From- Other Governments	472,924.15
TOTAL ASSETS	472,924.15
LIABILITIES AND CAPITAL	
LIABILITIES	
Unreserved Fund Balances	438,384.60
TOTAL LIABILITIES	438,384.60
CAPITAL	
Prior Years Retained Earnings	34,539.55
TOTAL CAPITAL	34,539.55
TOTAL LIABILITIES AND CAPITAL	472,924.15

General Ledger

Robinwood Manor Elderly Housing Corporation

Period = Dec 2023-May 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1327			Due From- Other Governments					0.00	= Beginning Balance =
Robinwood Manor Elderly Housing Corporation	12/31/2023	12-2023	Trial Balance	J-16599	Trial Balance	472,924.15	0.00	472,924.15	Trial Balance
			Net Change=472,924.15			472,924.15	0.00	472,924.15	= Ending Balance =
						472,924.15	0.00		



Inspection No: INSP-15789
Inspection Type: General NSPIRE Inspection

Property: (800011228) - 1324 Prairie AVE, FARIBAULT, MN, 55021, US
Inspector: ,

Inspection Date: 5/29/2024

Escort Name: Michele lane
Property Type:
Inspection Start Date/Time: 5/29/2024 9:00 AM

Escort Email: mlane@cornerstonemgmt.com
Scattered Site: No
Inspection End Date/Time: 5/29/2024 3:34 PM

Present During Inspection: Yes

Preliminary Scores

Preliminary Inspection Score: 99
Preliminary Calculated Score: 99
Preliminary Units Threshold: 1
Preliminary Property Threshold: 1
Preliminary Projected Inspection Score: 97
Preliminary Non-Scored Symbols: ^

Final Scores

Final Inspection Score:
Final Calculated Score:
Final Units Threshold:
Final Property Threshold:
Final Projected Inspection Score:
Final Non-Scored Symbols:

Building/Unit Inspection Data

Type			Inspection
	Property Total	Sample Size	Total Units Inspected
Buildings	2	1	1
Units	50	20	21

Occupancy Information

Occupancy Rate(%)
98

Deficiency Summary

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside	0	2	1	0
Outside	0	0	6	0
Units	7	2	2	2

Scoring Summary

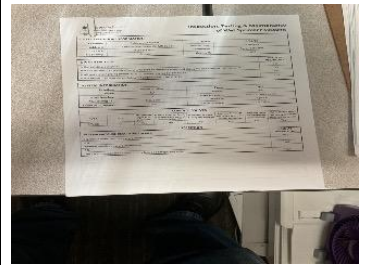
Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				
Total				
			Overall	

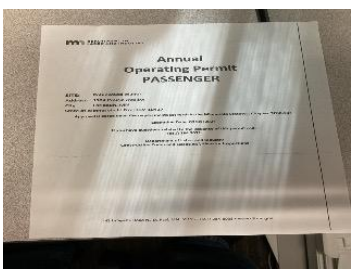
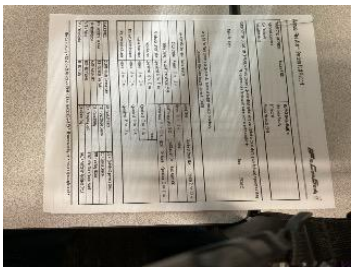
Inspection Summary Report - INSP-15789

Buildings/Units:

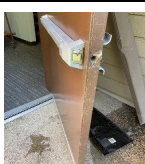
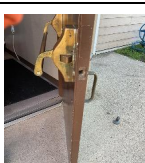
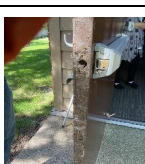
Building/Unit Name	Address	Comments
ROBINWOOD	1324 Prairie AVE SW, FAIRBAULT, MN, 55021, US	-
225		-
224		-
223		-
219		-
216		-
212		-
211		-
210		-
208		-
206		-
27		-
125		-
122		-
118 mkt (active loan)		-
115 for 118		-
114		-
113		-
112		-
107		-
105		-
104		-

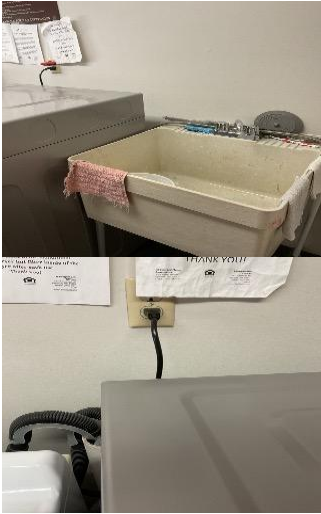
Inspection Summary Report - INSP-15789

Certificates	Status	Comment	Certificate Picture
Sprinkler System Certificate	Yes - This certificate is provided.		
Lead-Based Paint Disclosure Form	NA - This certificate is not applicable for this property.		
Lead-Based Paint Inspection Report	NA - This certificate is not applicable for this property.		
Boiler Certificate	No - This certificate cannot be provided or is expired.		

Elevator Certificate	Yes - This certificate is provided.		
Fire Alarm Inspection Report	Yes - This certificate is provided.		

Inspectable Areas Deficiencies:

Outside						
Deficiency Details	Location	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
An exterior door component is damaged, inoperable, or missing.	Exterior E	Missing component..rt side of patio		0	Repeat	Moderate
An exterior door component is damaged, inoperable, or missing.	Exterior W	Missing door component â€”front		0.2	Not Repeat	Moderate
An exterior door component is damaged, inoperable, or missing.	Exterior S	Missing component back door sw		0	Repeat	Moderate
An exterior door component is damaged, inoperable, or missing.	Exterior E	Missing componentâ€”near patio		0	Repeat	Moderate
An exterior door component is damaged, inoperable, or missing.	Exterior E	Missing lock component patio door		0	Repeat	Moderate
An exterior door component is damaged, inoperable, or missing.	Exterior E	Missing lock componentâ€”E side at rt		0	Repeat	Moderate

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
An unprotected outlet is present within six feet of a water source.	Unprotected outlet â€”right side kitchen sink â€”community room		0	Repeat	Severe
An unprotected outlet is present within six feet of a water source.	Unprotected outfit outfit within 6 feet of water sourceâ€” Laundry room		0	Not Repeat	Severe
The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.	Inopâ€”heaterâ€”maintenance room		0	Not Repeat	Moderate

Units (Unit - 107 / Building - ROBINWOOD)

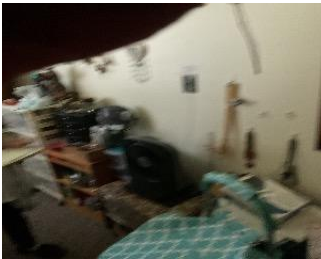
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
System is blocked, or pull cord is higher than 6 inches off the floor.	Blocked		0	Not Repeat	Life-Threatening

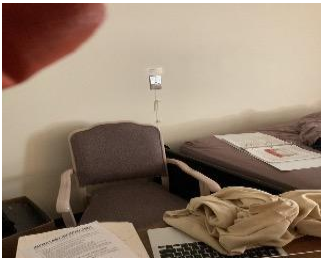
Units (Unit - 112 / Building - ROBINWOOD)

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Inopâ€”bathroom door		0.1	Not Repeat	Low

System is blocked, or pull cord is higher than 6 inches off the floor.	Blocked		0	Not Repeat	Life-Threatening
--	---------	--	---	------------	------------------

Units (Unit - 113 / Building - ROBINWOOD)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
An unprotected outlet is present within six feet of a water source.	Unprotected right side		0	Not Repeat	Severe

Units (Unit - 114 / Building - ROBINWOOD)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
System is blocked, or pull cord is higher than 6 inches off the floor.	Blocked		0	Not Repeat	Life-Threatening

Units (Unit - 118 mkt (active loan) / Building - ROBINWOOD)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
System is blocked, or pull cord is higher than 6 inches off the floor.	Tied up		0	Repeat	Life-Threatening
System is blocked, or pull cord is higher than 6 inches off the floor.	Tied up		0	Repeat	Life-Threatening

System is blocked, or pull cord is higher than 6 inches off the floor.	Tied up		0	Not Repeat	Life-Threatening
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Units (Unit - 206 / Building - ROBINWOOD)

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
System is blocked, or pull cord is higher than 6 inches off the floor.	Blocked		0	Not Repeat	Life-Threatening
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Off track closet door hallway		0.1	Not Repeat	Low

Units (Unit - 210 / Building - ROBINWOOD)

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
An unprotected outlet is present within six feet of a water source.	Rt of sink		0	Not Repeat	Severe

Units (Unit - 211 / Building - ROBINWOOD)

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.	Right front burner		0.3	Not Repeat	Moderate

Units (Unit - 223 / Building - ROBINWOOD)

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
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A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.	Rt front		0.3	Not Repeat	Moderate
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1. Asterisk (*) - Smoke Detector
2. Plus (+) - Carbon Monoxide
3. Caret (^) - Not Scored for 12 Months



Inspection Report for ROBINWOOD MANOR

Inspection ID 800011228	Inspector Homer Windfield	Inspection Start Date 5/29/2024 9:00 AM	Inspection End Date 5/29/2024 3:34 PM
Property ROBINWOOD MANOR	Organization Name	Address 1324 Prairie AVE, FARIBAULT, MN, 55021, US	
Reason Unsuccessful N/A	Inspection Status Completed		
	# Total	# In Sample	# Inspected
Buildings	2	1	1
Units	50	20	21

Health and Safety Acknowledgement Signatures

Day 1 H&S

Point of Contact Signature

Michele lane

Point of Contact Name

05/29/2024

Date of Signature

Day 2 H&S

Point of Contact Signature

Point of Contact Name

Date of Signature

Day 3 H&S

Point of Contact Signature

Point of Contact Name

Date of Signature



Property Deficiencies

Building Deficiencies

Location

ROBINWOOD

Laundry Room

Sampling Status

In Sample

Correction Timeframe

24 hours

Electrical

An unprotected outlet is present within six feet of a water source.

Comment

Unprotected outfit outfit within 6 feet of water sourceâ€| Laundry room



Location

ROBINWOOD

Other Community Space

Sampling Status

In Sample

Correction Timeframe

24 hours

Electrical

An unprotected outlet is present within six feet of a water source.

Comment

Unprotected outlet â€|right side kitchen sink â€|community room





Unit Deficiencies

Unit Name

107

Building Name

ROBINWOOD

Location

Bedroom 1

Sampling Status

In Sample

Correction Timeframe

24 hours

Call-for-Aid System

System is blocked, or pull cord is higher than 6 inches off the floor.

Comment

Blocked



Unit Name

112

Building Name

ROBINWOOD

Location

Bedroom 1

Sampling Status

In Sample

Correction Timeframe

24 hours

Call-for-Aid System

System is blocked, or pull cord is higher than 6 inches off the floor.

Comment

Blocked



Unit Name

113

Building Name

ROBINWOOD

Location

Kitchen

Sampling Status

In Sample

Correction Timeframe

24 hours

Electrical

An unprotected outlet is present within six feet of a water source.

Comment

Unprotected right side





Unit Name

114

Building Name

ROBINWOOD

Location

Bedroom 1

Sampling Status

In Sample

Correction Timeframe

24 hours

Call-for-Aid System

System is blocked, or pull cord is higher than 6 inches off the floor.

Comment

Blocked



Unit Name

118 mkt (active loan)

Building Name

ROBINWOOD

Location

Bathroom 1

Sampling Status

In Sample

Correction Timeframe

24 hours

Call-for-Aid System

System is blocked, or pull cord is higher than 6 inches off the floor.

Comment

Tied up



Unit Name

118 mkt (active loan)

Building Name

ROBINWOOD

Location

Bedroom 1

Sampling Status

In Sample

Correction Timeframe

24 hours

Call-for-Aid System

System is blocked, or pull cord is higher than 6 inches off the floor.

Comment

Tied up





Unit Name
118 mkt (active loan)

Building Name
ROBINWOOD

Location

Bedroom 2

Sampling Status

In Sample

Correction Timeframe

24 hours

Call-for-Aid System

System is blocked, or pull cord is higher than 6 inches off the floor.

Comment

Tied up



Unit Name

206

Building Name

ROBINWOOD

Location

Bedroom 1

Sampling Status

In Sample

Correction Timeframe

24 hours

Call-for-Aid System

System is blocked, or pull cord is higher than 6 inches off the floor.

Comment

Blocked



Unit Name

210

Building Name

ROBINWOOD

Location

Kitchen

Sampling Status

In Sample

Correction Timeframe

24 hours

Electrical

An unprotected outlet is present within six feet of a water source.

Comment

Rt of sink





Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Director of Community and Economic Development
THROUGH:
MEETING DATE: July 8, 2024
SUBJECT: Public Housing

BACKGROUND:

May's occupancy was at 96% with two vacant units.

One unit at 20 14th Street was shown to five different applicants and was turned down due to the bedroom size being too small. Kari Casper along with John Rued, measured the bedroom sizes and the two smaller bedrooms came in at approximately 80 sf. The building code minimum is 70 sf. See the pictures attached. Rice County continues to go through the waitlist to find a potential tenant. Rice County has made us aware that several of our public housing units have not been able to pass inspections relative to the Section 8 subsidy requirements. They are considering withholding the subsidies until the units are corrected. See the email attached.

REQUESTED ACTION:

Receive and file as presented.

ATTACHMENTS:

1. 1000005295
2. 1000005296
3. 1000005297
4. 1000005298
5. 1000005299
6. 1000005291
7. 1000005292
8. 1000005293
9. 1000005294
10. 2024.05 City of Faribault - Public Housing HRA Executive Summary
11. 2024.05 City of Faribault- Public Housing HRA_Redacted
12. Failed Inspection for Public Housing third time













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CORNERSTONE

Creating Healthy Communities

Executive Summary for City of Faribault Public Housing HRA May 2024

Overview

- Total operating income was \$61,165.
- Occupancy for May was 196%.

Financial Summary

	Current Month	Budget	Variance (+/-)	YTD Total	YTD Budget	Variance (+/-)
Total Revenue	61,165	53,108	8,057	298,484	265,540	32,944
Operating Expenses	-20,620	-39,428	18,808	-90,140	-197,133	106,993
Other Income	0	0	0	0	0	0
Other Expenses (Debt Service)	0	0	0	0	0	0
Net Income	40,545	13,680	26,865	208,344	68,407	139,937
Total Aged			Operating Acct Bal			
Total Accounts Receivable	42,556		Beginning Cash		510,296	
Total Accounts Payable	11,079		Ending Cash		484,239	
			Cash Flow		-26,057	

Narrative:

- The Accounts Receivable balance is \$42,556 at the end of May.
- The Accounts Payable balance of \$11,079 is made up of current invoices with payments made in June.
- The operating account balance for the month of April ended at \$484,239.

Monthly Status	April 2024	May 2024
Vacant Units	0	0
Move-Outs	0	0
Move-Ins	0	0
Evictions	0	0
Current Occupancy	49	47
Full Occupancy	49	49
Occupancy %	100%	96%

Cornerstone Financial Package

City of Faribault (Public Housing HRA)

MONTHLY FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

CURRENT MONTH AND YEAR-TO-DATE
FOR
May 31, 2024



Professionally Managed By Cornerstone Management Services

12 Months Income Statement

Public Housing HRA

Period = Jan 2024-May 2024

Book = Accrual ; Tree = MultiFamily New

ACCOUNT	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
Ops Income or Loss						
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 26,432.00	\$ 24,278.00	\$ 27,699.00	\$ 25,752.00	\$ 25,851.00	\$ 130,012.00
Tenant Based Subsidy	\$ 30,689.00	\$ 32,884.00	\$ 39,911.00	\$ 36,296.00	\$ 35,373.00	\$ 175,153.00
Other Income						
CleanUp (Misc)	\$ (0.85)	\$ -	\$ (1.00)	\$ (6,732.56)	\$ (89.80)	\$ (6,824.21)
Bank Interest	\$ 30.62	\$ 25.50	\$ 26.02	\$ 30.32	\$ 30.77	\$ 143.23
Total Other Income	\$ 29.77	\$ 25.50	\$ 25.02	\$ (6,702.24)	\$ (59.03)	\$ (6,680.98)
TOTAL Residential Income	\$ 57,150.77	\$ 57,187.50	\$ 67,635.02	\$ 55,345.76	\$ 61,164.97	\$ 298,484.02
TOTAL OPERATING INCOME	\$ 57,150.77	\$ 57,187.50	\$ 67,635.02	\$ 55,345.76	\$ 61,164.97	\$ 298,484.02
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Admin Payroll Fee	\$ -	\$ (3,902.85)	\$ -	\$ -	\$ -	\$ (3,902.85)
Pass thru Payroll - Corporate	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 12,500.00
TOTAL Payroll expenses	\$ 2,500.00	\$ (1,402.85)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 8,597.15
Utilities						
Electricity	\$ 129.58	\$ 1,423.48	\$ 164.96	\$ 261.16	\$ 288.35	\$ 2,267.53
Water and Sewer	\$ 94.12	\$ 256.28	\$ 277.70	\$ 275.46	\$ 220.35	\$ 1,123.91
Gas	\$ 23.00	\$ (23.00)	\$ 68.54	\$ 84.75	\$ 76.65	\$ 229.94
Trash Disposal	\$ 183.26	\$ 1,199.75	\$ 944.98	\$ 183.26	\$ 183.26	\$ 2,694.51
TOTAL Utilities	\$ 429.96	\$ 2,856.51	\$ 1,456.18	\$ 804.63	\$ 768.61	\$ 6,315.89
Office Expenses						
Computer	\$ -	\$ 175.42	\$ 294.00	\$ -	\$ -	\$ 469.42
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ 26.67	\$ 26.67
TOTAL Office Expenses	\$ -	\$ 175.42	\$ 294.00	\$ -	\$ 26.67	\$ 496.09
Maintenance expenses						
Supplies - Maintenance	\$ 257.03	\$ 254.00	\$ -	\$ (230.66)	\$ -	\$ 280.37
Repairs & Maintenance - Building	\$ 4,789.13	\$ 4,604.50	\$ 9,133.50	\$ 964.00	\$ 4,000.00	\$ 23,491.13
Routine Maintenance - Equipment	\$ -	\$ (144.00)	\$ -	\$ -	\$ -	\$ (144.00)
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,490.75	\$ 6,490.75
Pest Control	\$ -	\$ 1,302.50	\$ 420.00	\$ 494.00	\$ 1,301.00	\$ 3,517.50
Contracted Labor - Maintenance	\$ 165.78	\$ 69.80	\$ 104.70	\$ 191.95	\$ 165.78	\$ 698.01
Snow Removal	\$ 3,190.00	\$ -	\$ 2,875.00	\$ -	\$ -	\$ 6,065.00
Purchased Services-Maintenance	\$ -	\$ 480.42	\$ 723.66	\$ 281.95	\$ -	\$ 1,486.03
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ 773.10	\$ -	\$ 773.10
TOTAL Maintenance expenses	\$ 8,401.94	\$ 6,567.22	\$ 13,256.86	\$ 2,474.34	\$ 11,957.53	\$ 42,657.89
Miscellaneous expenses						
Misc Late Fees	\$ 345.01	\$ -	\$ -	\$ -	\$ -	\$ 345.01
Miscellaneous Expenses	\$ 4,067.12	\$ 4,975.46	\$ -	\$ -	\$ -	\$ 9,042.58
Late Fees	\$ -	\$ -	\$ -	\$ 2.10	\$ -	\$ 2.10
TOTAL Miscellaneous expenses	\$ 4,412.13	\$ 4,975.46	\$ -	\$ 2.10	\$ -	\$ 9,389.69
Management expense						
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,107.84	\$ 16,107.84
TOTAL Management expense	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,107.84	\$ 16,107.84

Professional, Permits and tax expenses						
Licenses & Permits - Admin	\$ 3,170.00	\$ -	\$ 986.00	\$ -	\$ -	\$ 4,156.00
Fees - Legal	\$ -	\$ -	\$ -	\$ -	\$ 1,259.00	\$ 1,259.00
Legal Fees - Business Entity	\$ 1,385.55	\$ -	\$ -	\$ -	\$ -	\$ 1,385.55
TOTAL Professional, Permits and tax expenses	\$ 4,555.55	\$ -	\$ 986.00	\$ -	\$ 1,259.00	\$ 6,800.55
Tax and insurance expenses						
Property Tax	\$ -	\$ -	\$ -	\$ (225.12)	\$ -	\$ (225.12)
TOTAL Tax and insurance expenses	\$ -	\$ -	\$ -	\$ (225.12)	\$ -	\$ (225.12)
TOTAL Operating Expenses	\$ 23,299.58	\$ 16,171.76	\$ 21,493.04	\$ 8,555.95	\$ 20,619.65	\$ 90,139.98
TOTAL OPS EXPENSES	\$ 23,299.58	\$ 16,171.76	\$ 21,493.04	\$ 8,555.95	\$ 20,619.65	\$ 90,139.98
NET Ops Income (Loss)	\$ 33,851.19	\$ 41,015.74	\$ 46,141.98	\$ 46,789.81	\$ 40,545.32	\$ 208,344.04
NET INCOME (LOSS)	\$ 33,851.19	\$ 41,015.74	\$ 46,141.98	\$ 46,789.81	\$ 40,545.32	\$ 208,344.04

Balance Sheet

Public Housing HRA

Month = May 2024

Book = Accrual ; Tree = YSI Standard Balance Sheet

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Security Deposit Savings	231,493.59
Operating Cash	484,239.31
TOTAL CASH	715,732.90
Accounts Receivable	53,452.10
Due From- Other Governments	323,067.99
Prepaid Expenses	133.33
Building Improvements	11,798.00
Machinery, Equipment, & Appliances	5,209.70
TOTAL ASSETS	1,109,394.02
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	11,079.12
Prepaid Rent	10,896.14
Other Accrued Liabilities	301.65
Tenant Deposits	22,707.89
Pet Deposit	530.00
Payments in Lieu-Taxes Payable	7,356.54
Due to other funds	250,000.00
Unreserved Fund Balances	98,719.77
TOTAL LIABILITIES	401,591.11
CAPITAL	
Retained Earnings	208,344.04
Prior Years Retained Earnings	499,458.87
TOTAL CAPITAL	707,802.91
TOTAL LIABILITIES AND CAPITAL	1,109,394.02

Income Statement

Public Housing HRA

Month = May 2024

Book = Accrual ; Tree = MutiFamily New

ACCOUNT	MONTH TO DATE
Ops Income or Loss	
OPERATING INCOME	
Residential Income	
Rent-Residential	\$ 25,851.00
Tenant Based Subsidy	\$ 35,373.00
Other Income	
CleanUp (Misc)	\$ (89.80)
Bank Interest	\$ 30.77
Total Other Income	\$ (59.03)
TOTAL Residential Income	\$ 61,164.97
TOTAL OPERATING INCOME	\$ 61,164.97
OPS EXPENSES	
Operating Expenses	
Payroll expenses	
Pass thru Payroll - Corporate	\$ 2,500.00
TOTAL Payroll expenses	\$ 2,500.00
Utilities	
Electricity	\$ 288.35
Water and Sewer	\$ 220.35
Gas	\$ 76.65
Trash Disposal	\$ 183.26
TOTAL Utilities	\$ 768.61
Office Expenses	
Dues & Subscriptions	\$ 26.67
TOTAL Office Expenses	\$ 26.67
Maintenance expenses	
Repairs & Maintenance - Building	\$ 4,000.00
Extraordinary Maintenance	\$ 6,490.75
Pest Control	\$ 1,301.00
Contracted Labor - Maintenance	\$ 165.78
TOTAL Maintenance expenses	\$ 11,957.53
Management expense	
Management Fees	\$ 4,107.84

TOTAL Management expense	\$	4,107.84
Professional, Permits and tax expenses		
Fees - Legal	\$	1,259.00
TOTAL Professional, Permits and tax expenses	\$	1,259.00
TOTAL Operating Expenses	\$	20,619.65
TOTAL OPS EXPENSES	\$	20,619.65
NET Ops Income (Loss)	\$	40,545.32
NET INCOME (LOSS)	\$	40,545.32

Budget Comparison

Public Housing HRA

Month = May 2024

Book = Accrual ; Tree = MultiFamily New

ACCOUNT	May 2024	May 2024	May 2024	2024	2024	2024
Ops Income or Loss	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Residential Income						
Rent-Residential	\$ 25,851.00	\$ 52,583.33	\$ (26,732.33)	\$ 130,012.00	\$ 262,915.33	\$ (132,903.33)
Tenant Based Subsidy	\$ 35,373.00	\$ -	\$ 35,373.00	\$ 175,153.00	\$ -	\$ 175,153.00
Other Income						
Miscellaneous Income	\$ -	\$ 500.00	\$ (500.00)	\$ -	\$ 2,500.00	\$ (2,500.00)
Interest on Investments	\$ -	\$ 25.00	\$ (25.00)	\$ -	\$ 125.00	\$ (125.00)
CleanUp (Misc)	\$ (89.80)	\$ -	\$ (89.80)	\$ (6,824.21)	\$ -	\$ (6,824.21)
Bank Interest	\$ 30.77	\$ -	\$ 30.77	\$ 143.23	\$ -	\$ 143.23
Total Other Income	\$ (59.03)	\$ 525.00	\$ (584.03)	\$ (6,680.98)	\$ 2,625.00	\$ (9,305.98)
TOTAL Residential Income	\$ 61,164.97	\$ 53,108.33	\$ 8,056.64	\$ 298,484.02	\$ 265,540.33	\$ 32,943.69
TOTAL OPERATING INCOME	\$ 61,164.97	\$ 53,108.33	\$ 8,056.64	\$ 298,484.02	\$ 265,540.33	\$ 32,943.69
OPS EXPENSES						
Operating Expenses						
Payroll expenses						
Admin Payroll Fee	\$ -	\$ -	\$ -	\$ (3,902.85)	\$ -	\$ 3,902.85
Pass thru Payroll - Corporate	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ 12,500.00	\$ -	\$ (12,500.00)
TOTAL Payroll expenses	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ 8,597.15	\$ -	\$ (8,597.15)
Utilities						
Electricity	\$ 288.35	\$ 91.67	\$ (196.68)	\$ 2,267.53	\$ 457.03	\$ (1,810.50)
Water and Sewer	\$ 220.35	\$ 125.00	\$ (95.35)	\$ 1,123.91	\$ 625.00	\$ (498.91)
Gas	\$ 76.65	\$ 62.50	\$ (14.15)	\$ 229.94	\$ 310.50	\$ 80.56
Trash Disposal	\$ 183.26	\$ 250.00	\$ 66.74	\$ 2,694.51	\$ 1,250.00	\$ (1,444.51)
TOTAL Utilities	\$ 768.61	\$ 529.17	\$ (239.44)	\$ 6,315.89	\$ 2,642.53	\$ (3,673.36)
Office Expenses						
Computer	\$ -	\$ -	\$ -	\$ 469.42	\$ -	\$ (469.42)
Dues & Subscriptions	\$ 26.67	\$ -	\$ (26.67)	\$ 26.67	\$ -	\$ (26.67)
TOTAL Office Expenses	\$ 26.67	\$ -	\$ (26.67)	\$ 496.09	\$ -	\$ (496.09)
Maintenance expenses						
Supplies - Maintenance	\$ -	\$ -	\$ -	\$ 280.37	\$ -	\$ (280.37)
Repairs & Maintenance - Building	\$ 4,000.00	\$ 8,943.08	\$ 4,943.08	\$ 23,491.13	\$ 44,715.08	\$ 21,223.95
Routine Maintenance - Equipment	\$ -	\$ -	\$ -	\$ (144.00)	\$ -	\$ 144.00
Extraordinary Maintenance	\$ 6,490.75	\$ 11,000.00	\$ 4,509.25	\$ 6,490.75	\$ 55,000.00	\$ 48,509.25
Pest Control	\$ 1,301.00	\$ -	\$ (1,301.00)	\$ 3,517.50	\$ -	\$ (3,517.50)
Contracted Labor - Maintenance	\$ 165.78	\$ -	\$ (165.78)	\$ 698.01	\$ -	\$ (698.01)
Snow Removal	\$ -	\$ -	\$ -	\$ 6,065.00	\$ -	\$ (6,065.00)
Purchased Services-Maintenance	\$ -	\$ -	\$ -	\$ 1,486.03	\$ -	\$ (1,486.03)
Purchased Services-Cleaning	\$ -	\$ -	\$ -	\$ 773.10	\$ -	\$ (773.10)
TOTAL Maintenance expenses	\$ 11,957.53	\$ 19,943.08	\$ 7,985.55	\$ 42,657.89	\$ 99,715.08	\$ 57,057.19
Miscellaneous expenses						
Supplies	\$ -	\$ 1,916.67	\$ 1,916.67	\$ -	\$ 9,584.67	\$ 9,584.67
Misc Late Fees	\$ -	\$ -	\$ -	\$ 345.01	\$ -	\$ (345.01)
Miscellaneous Expenses	\$ -	\$ -	\$ -	\$ 9,042.58	\$ -	\$ (9,042.58)
Late Fees	\$ -	\$ -	\$ -	\$ 2.10	\$ -	\$ (2.10)
TOTAL Miscellaneous expenses	\$ -	\$ 1,916.67	\$ 1,916.67	\$ 9,389.69	\$ 9,584.67	\$ 194.98
Management expense						
Management Fees	\$ 4,107.84	\$ 1,462.50	\$ (2,645.34)	\$ 16,107.84	\$ 7,310.50	\$ (8,797.34)
TOTAL Management expense	\$ 4,107.84	\$ 1,462.50	\$ (2,645.34)	\$ 16,107.84	\$ 7,310.50	\$ (8,797.34)

Professional, Permits and tax expenses						
Fees - Professional	\$ -	\$ 9,583.33	\$ 9,583.33	\$ -	\$ 47,915.33	\$ 47,915.33
Licenses & Permits - Admin	\$ -	\$ -	\$ -	\$ 4,156.00	\$ -	\$ (4,156.00)
Fees - Legal	\$ 1,259.00	\$ 1,875.00	\$ 616.00	\$ 1,259.00	\$ 9,375.00	\$ 8,116.00
Fees - Audit & Accounting	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 625.00	\$ 625.00
Legal Fees - Business Entity	\$ -	\$ -	\$ -	\$ 1,385.55	\$ -	\$ (1,385.55)
TOTAL Professional, Permits and tax expenses	\$ 1,259.00	\$ 11,583.33	\$ 10,324.33	\$ 6,800.55	\$ 57,915.33	\$ 51,114.78
Tax and insurance expenses						
Taxes	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 7,500.00	\$ 7,500.00
Property Tax	\$ -	\$ -	\$ -	\$ (225.12)	\$ -	\$ 225.12
Insurance	\$ -	\$ 2,493.17	\$ 2,493.17	\$ -	\$ 12,465.17	\$ 12,465.17
TOTAL Tax and insurance expenses	\$ -	\$ 3,993.17	\$ 3,993.17	\$ (225.12)	\$ 19,965.17	\$ 20,190.29
TOTAL Operating Expenses	\$ 20,619.65	\$ 39,427.92	\$ 18,808.27	\$ 90,139.98	\$ 197,133.28	\$ 106,993.30
TOTAL OPS EXPENSES	\$ 20,619.65	\$ 39,427.92	\$ 18,808.27	\$ 90,139.98	\$ 197,133.28	\$ 106,993.30
NET Ops Income (Loss)	\$ 40,545.32	\$ 13,680.41	\$ 26,864.91	\$ 208,344.04	\$ 68,407.05	\$ 139,936.99
NET INCOME (LOSS)	\$ 40,545.32	\$ 13,680.41	\$ 26,864.91	\$ 208,344.04	\$ 68,407.05	\$ 139,936.99

Rent Roll with Lease Charges											
Property = Public Housing HRA As Of = 05/31/2024 Month = 05/2024											
Unit	Unit	Tenant Name	Market Charge	Amount	Tenant	Other	Move In	Lease	Move Out	Balance	
Current/Notice/Tenant Terminate	SqFt		Rent Code	Deposits	Deposits			Expiration			
118	0.00		0.00	rent-fee	210.00	0.00	0.00	04/01/2023	12/31/2023	4,627.00	
				rent-fee	320.00						
				Total	740.00						
120	0.00		0.00	rent-fee	740.00	0.00	0.00	04/01/2023	12/31/2023	-60.00	
				Total	740.00						
122	0.00		0.00	rent-fee	1,750.00	0.00	0.00	04/01/2023	12/31/2023	1,351.00	
				Total	1,350.00						
124	0.00		0.00	rent-fee	330.00	0.00	0.00	04/01/2023	12/31/2023	1,253.00	
				rent-fee	1,823.00						
				Total	1,303.00						
126	0.00		0.00	rent-fee	1,523.00	0.00	0.00	04/01/2023	12/31/2023	5.00	
				Total	1,523.00						
128	0.00		0.00	rent-fee	240.00	0.00	0.00	04/01/2023	12/31/2023	1,523.00	
				rent-fee	1,303.00						
				Total	1,523.00						
130	0.00		0.00	rent-fee	700.00	0.00	0.00	04/01/2023	12/31/2023	-602.14	
				rent-fee	600.00						
				Total	1,303.00						
132	0.00		0.00	rent-fee	351.00	0.00	0.00	12/01/2023	11/30/2024	2,071.00	
				rent-fee	351.00						
				Total	702.00						
134	0.00		0.00	rent-fee	250.00	0.00	0.00	04/01/2023	12/31/2023	506.00	
				rent-fee	1,100.00						
				Total	1,303.00						
136	0.00		0.00	PrdDep	30.00	0.00	90.00	04/01/2023	12/31/2023	620.00	
				rent-fee	330.00						
				rent-fee	212.00						
				Total	540.00						
206	0.00		0.00	rent-fee	530.00	0.00	0.00	04/01/2023	12/31/2023	1,070.00	
				Total	530.00						
208	0.00		0.00	rent-fee	740.00	0.00	0.00	04/01/2023	12/31/2023	0.00	
				Total	740.00						
210	0.00		0.00	rent-fee	400.00	0.00	0.00	04/01/2023	12/31/2023	120.00	
				Total	400.00						
212	0.00		0.00	rent-fee	1,751.00	0.00	0.00	04/01/2023	12/31/2023	4,942.00	
				Total	1,303.00						
214	0.00		0.00	rent-fee	241.00	0.00	0.00	04/01/2024	03/31/2025	208.00	
				rent-fee	200.00						
				Total	530.00						
216	0.00		0.00	rent-fee	590.00	0.00	0.00	04/01/2023	12/31/2023	1,630.00	
				rent-fee	1,951.00						
				Total	1,911.00						
218	0.00		0.00	rent-fee	530.00	0.00	0.00	04/01/2023	12/31/2023	555.00	
				Total	530.00						
220	0.00		0.00	PrdDep	30.00	0.00	300.00	04/01/2023	12/31/2023	1,940.00	
				rent-fee	711.00						
				rent-fee	622.00						
				Total	1,363.00						
310	0.00		0.00	rent-fee	0.00	0.00	0.00	04/01/2023	12/31/2023	0.00	
				rent-fee	1,371.00						
				Total	1,371.00						
312	0.00		0.00	rent-fee	1,224.00	0.00	350.00	04/01/2023	12/31/2023	806.00	
				PrdDep	30.00						
				rent-fee	270.00						
				Total	1,510.00						
314	0.00		0.00		0.00	0.00	0.00	04/01/2023	12/31/2023	0.00	
				Total	0.00						
316	0.00		0.00	rent-fee	80.00	0.00	0.00	04/01/2023	12/31/2023	-570.00	
				rent-fee	530.00						
				Total	610.00						
318	0.00		0.00	rent-fee	1,371.00	0.00	0.00	04/01/2023	12/31/2023	-51.00	
				Total	1,371.00						
320	0.00		0.00	rent-fee	740.00	0.00	0.00	04/01/2023	12/31/2023	-720.00	
				rent-fee	622.00						
				Total	1,371.00						
321	0.00		0.00	rent-fee	1,300.00	0.00	0.00	12/01/2023	12/01/2024	-1,400.00	
				rent-fee	64.00						
				Total	1,303.00						
322	0.00		0.00	rent-fee	740.00	0.00	0.00	04/01/2023	12/31/2023	806.95	
				rent-fee	742.00						
				Total	1,400.00						
323	0.00		0.00	rent-fee	1,750.00	0.00	0.00	04/01/2023	12/31/2023	1,250.00	
				Total	1,350.00						
324	0.00		0.00	rent-fee	1,030.00	0.00	0.00	04/01/2023	12/31/2023	1,402.00	
				rent-fee	530.00						
				Total	1,304.00						
325	0.00		0.00	rent-fee	617.00	0.00	0.00	04/01/2023	12/31/2023	2,124.00	
				rent-fee	730.00						
				Total	1,304.00						
326	0.00		0.00	PrdDep	30.00	0.00	130.00	04/01/2023	12/31/2023	-104.00	
				rent-fee	1,170.00						
				rent-fee	100.00						
				Total	1,300.00						
327	0.00		0.00	rent-fee	1,400.00	0.00	0.00	04/01/2023	12/31/2023	1,400.00	
				Total	1,400.00						
328	0.00		0.00	rent-fee	700.00	0.00	0.00	04/01/2023	12/31/2023	-620.00	
				rent-fee	520.00						
				Total	1,350.00						
329	0.00		0.00	rent-fee	1,000.00	0.00	0.00	04/01/2023	12/31/2023	3,010.00	
				rent-fee	340.00						
				Total	1,304.00						
330	0.00		0.00	rent-fee	1,750.00	0.00	0.00	04/01/2023	12/31/2023	0.00	
				Total	1,350.00						
331	0.00		0.00	rent-fee	1,750.00	0.00	0.00	04/01/2023	12/31/2023	1,350.00	
				Total	1,350.00						
332	0.00		0.00	rent-fee	1,400.00	0.00	0.00	00/01/2023	00/31/2024	1,400.00	
				Total	1,400.00						
333	0.00		0.00	rent-fee	1,400.00	0.00	0.00	04/01/2023	12/31/2023	-30.00	
				Total	1,400.00						
334	0.00		0.00	rent-fee	100.00	0.00	0.00	04/01/2023	12/31/2023	-752.00	
				rent-fee	1,400.00						
				Total	1,500.00						
335	0.00		0.00	rent-fee	1,100.00	0.00	0.00	04/01/2023	12/31/2023	102.00	
				rent-fee	150.00						
				Total	1,300.00						
336	0.00		0.00	rent-fee	690.00	0.00	0.00	04/01/2023	12/31/2023	1,347.00	
				rent-fee	690.00						
				Total	1,304.00						
337	0.00		0.00		0.00	1,000.00	0.00	12/01/2023	11/30/2024	2,301.00	
				Total	0.00						
338	0.00		0.00	PrdDep	30.00	0.00	60.00	04/01/2023	12/31/2023	30.00	
				rent-fee	740.00						
				rent-fee	504.00						
				Total	1,304.00						
339	0.00		0.00	rent-fee	1,300.00	0.00	0.00	04/01/2023	12/31/2023	1,250.00	
				Total	1,304.00						
340	0.00		0.00	rent-fee	1,130.00	0.00	0.00	04/01/2023	12/31/2023	1,101.00	
				rent-fee	100.00						
				Total	1,303.00						
341	0.00		0.00	rent-fee	501.00	0.00	0.00	04/01/2023	12/31/2023	1,350.00	
				rent-fee	700.00						
				Total	1,350.00						
342	0.00		0.00	rent-fee	247.00	0.00	0.00	04/01/2023	12/31/2023	27.00	
				rent-fee	1,093.00						
				Total	1,350.00						
343	0.00		0.00	rent-fee	810.00	0.00	0.00	04/01/2023	12/31/2023	606.00	
				rent-fee	540.00						
				Total	1,350.00						
344	0.00		0.00	rent-fee	350.00	0.00	0.00	04/01/2023	12/31/2023	1,350.00	
				rent-fee	1,000.00						
				Total	1,350.00						
345	0.00		0.00	rent-fee	1,300.00	0.00	0.00	04/01/2023	12/31/2023	400.00	
				rent-fee	40.00						
				Total	1,304.00						
Total		Public Housing HRA	0.00		\$7,863.00	1,000.00	750.00			41,621.36	
Summary Groups		Square Footage	Market Rent	Lease Charges	Security Deposits	Other Deposits	# Of Units Occupied	% Vacancy	% High Occupancy	Balance	
Current/Notice/Tenant Terminate		0.00	0.00	\$7863	0.00	1,000.00	750.00	40	100.00	0.00	41,621.36
Public Housing/Residents		0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Occupied Units		0.00	0.00	0.00	0.00	0.00	40	100.00	0.00	0.00	0.00
Total New New Units		0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Total Vacant Units		0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Totals:		0.00	0.00	\$7863	0.00	1,000.00	750.00	40	100.00	0.00	41,621.36
Summary of Charges by Charge Code (Current/Notice/Tenant Terminate)				Amount:							
Charge Code				Amount:							
rent-fee				\$1,698.00							
PrdDep				\$1,967.00							
Total				\$7863							

Aging Detail

Property = Public Housing HRA Month From: 05/2024

Property	Tenant	Unit	Status	Tran#	Charge	Date	Month	Current	0-30	31-60	61-90	Over	Pre-	Total
					Code			Owed	Owed	Owed	Owed	90 Owed	payments	Owed
Public Housing HRA														
Herminia De Luna														
		118	Current	Chg-28140	rent-res	8/1/2023	08/2023	120.00	0.00	0.00	0.00	120.00	0.00	120.00
		118	Current	Chg-28142	rent-res	9/1/2023	09/2023	218.00	0.00	0.00	0.00	218.00	0.00	218.00
		118	Current	Chg-28144	rent-res	10/1/2023	10/2023	218.00	0.00	0.00	0.00	218.00	0.00	218.00
		118	Current	Chg-28146	rent-res	11/1/2023	11/2023	218.00	0.00	0.00	0.00	218.00	0.00	218.00
		118	Current	Chg-29219	rentass	12/1/2023	12/2023	320.00	0.00	0.00	0.00	320.00	0.00	320.00
		118	Current	Chg-29220	rent-res	12/1/2023	12/2023	218.00	0.00	0.00	0.00	218.00	0.00	218.00
		118	Current	Chg-30486	latefee	12/11/2023	12/2023	25.00	0.00	0.00	0.00	25.00	0.00	25.00
		118	Current	Chg-31626	rent-res	1/1/2024	01/2024	218.00	0.00	0.00	0.00	218.00	0.00	218.00
		118	Current	Chg-31666	rentass	1/1/2024	01/2024	320.00	0.00	0.00	0.00	320.00	0.00	320.00
		118	Current	Chg-32963	rent-res	2/1/2024	02/2024	218.00	0.00	0.00	0.00	218.00	0.00	218.00
		118	Current	Chg-33003	rentass	2/1/2024	02/2024	320.00	0.00	0.00	0.00	320.00	0.00	320.00
		118	Current	Chg-33539	rent-res	3/1/2024	03/2024	218.00	0.00	0.00	0.00	218.00	0.00	218.00
		118	Current	Chg-33581	rentass	3/1/2024	03/2024	320.00	0.00	0.00	0.00	320.00	0.00	320.00
		118	Current	Chg-34226	rent-res	4/1/2024	04/2024	218.00	0.00	218.00	0.00	0.00	0.00	218.00
		118	Current	Chg-34267	rentass	4/1/2024	04/2024	320.00	0.00	320.00	0.00	0.00	0.00	320.00
		118	Current	Chg-34834	rent-res	5/1/2024	05/2024	218.00	218.00	0.00	0.00	0.00	0.00	218.00
		118	Current	Chg-34874	rentass	5/1/2024	05/2024	320.00	320.00	0.00	0.00	0.00	0.00	320.00
Total								4,027.00	538.00	538.00	0.00	2,951.00	0.00	4,027.00
April Schuman														
		120	Current	Chg-30378	rent-res	5/1/2023	05/2023	740.00	0.00	0.00	0.00	740.00	0.00	740.00
		120	Current	Chg-30380	rent-res	7/1/2023	07/2023	740.00	0.00	0.00	0.00	740.00	0.00	740.00
		120	Current	Chg-30383	rent-res	10/1/2023	10/2023	740.00	0.00	0.00	0.00	740.00	0.00	740.00
		120	Current	Chg-30385	latefee	11/8/2023	11/2023	25.00	0.00	0.00	0.00	25.00	0.00	25.00
		120	Current	Chg-31627	rent-res	1/1/2024	01/2024	740.00	0.00	0.00	0.00	740.00	0.00	740.00
		120	Current	Chg-32964	rent-res	2/1/2024	02/2024	740.00	0.00	0.00	0.00	740.00	0.00	740.00
		120	Current	Rcpt-18804	Prepay	3/18/2024	03/2024	0.00	0.00	0.00	0.00	0.00	-740.00	-740.00
		120	Current	Rcpt-18804	Prepay	3/18/2024	03/2024	0.00	0.00	0.00	0.00	0.00	-3,035.00	-3,035.00
Total								3,725.00	0.00	0.00	0.00	3,725.00	-3,775.00	-50.00
Fadumo Hassan														
		122	Current	Rcpt-19399	Prepay	1/2/2024	01/2024	0.00	0.00	0.00	0.00	0.00	-5.00	-5.00
		122	Current	Chg-34836	rent-res	5/1/2024	05/2024	1,356.00	1,356.00	0.00	0.00	0.00	0.00	1,356.00
Total								1,356.00	1,356.00	0.00	0.00	0.00	-5.00	1,351.00
Charese Davis														
		124	Current	Chg-27802	rent-res	4/1/2023	04/2023	74.00	0.00	0.00	0.00	74.00	0.00	74.00
		124	Current	Chg-27814	rent-res	10/1/2023	10/2023	328.00	0.00	0.00	0.00	328.00	0.00	328.00
		124	Current	Chg-28131	rent-res	10/1/2023	10/2023	-2.00	0.00	0.00	0.00	-2.00	0.00	-2.00
		124	Current	Chg-33582	rentass	3/1/2024	03/2024	181.00	0.00	0.00	0.00	181.00	0.00	181.00
		124	Current	Chg-34229	rent-res	4/1/2024	04/2024	326.00	0.00	326.00	0.00	0.00	0.00	326.00
		124	Current	Chg-34268	rentass	4/1/2024	04/2024	10.00	0.00	10.00	0.00	0.00	0.00	10.00
		124	Current	Chg-34837	rent-res	5/1/2024	05/2024	326.00	326.00	0.00	0.00	0.00	0.00	326.00
		124	Current	Chg-34875	rentass	5/1/2024	05/2024	10.00	10.00	0.00	0.00	0.00	0.00	10.00
Total								1,253.00	336.00	336.00	0.00	581.00	0.00	1,253.00
Shamis Ahmed														
		126	Current	Rcpt-19680	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-5.00	-5.00
Total								0.00	0.00	0.00	0.00	0.00	-5.00	-5.00
Raho Abdi														
		128	Current	Chg-33583	rentass	3/1/2024	03/2024	475.00	0.00	0.00	0.00	475.00	0.00	475.00
		128	Current	Chg-34232	rent-res	4/1/2024	04/2024	633.00	0.00	633.00	0.00	0.00	0.00	633.00
		128	Current	Chg-34269	rentass	4/1/2024	04/2024	415.00	0.00	415.00	0.00	0.00	0.00	415.00
Total								1,523.00	0.00	1,048.00	0.00	475.00	0.00	1,523.00
Samantha DeGroot														
		130	Current	Chg-27828	rent-res	10/1/2023	10/2023	241.00	0.00	0.00	0.00	241.00	0.00	241.00

	130	Current	Chg-27830	rent-res	11/1/2023	11/2023	202.00	0.00	0.00	0.00	202.00	0.00	202.00
	130	Current	Chg-28148	latefee	11/8/2023	11/2023	25.00	0.00	0.00	0.00	25.00	0.00	25.00
	130	Current	Chg-29229	rent-res	12/1/2023	12/2023	103.00	0.00	0.00	0.00	103.00	0.00	103.00
	130	Current	Chg-30488	latefee	12/11/2023	12/2023	25.00	0.00	0.00	0.00	25.00	0.00	25.00
	130	Current	Chg-33584	rentass	3/1/2024	03/2024	650.00	0.00	0.00	0.00	650.00	0.00	650.00
	130	Current	Rcpt-19682	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-322.00	-322.00
	130	Current	Rcpt-19885	Prepay	5/22/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-1,334.14	-1,334.14
Total							1,246.00	0.00	0.00	0.00	1,246.00	-1,656.14	-410.14

song Im													
	132	Current	Chg-34545	rentass	9/1/2023	09/2023	765.00	0.00	0.00	0.00	765.00	0.00	765.00
	132	Current	Chg-32970	rent-res	2/1/2024	02/2024	351.00	0.00	0.00	0.00	351.00	0.00	351.00
	132	Current	Chg-32971	rent-res	2/1/2024	02/2024	351.00	0.00	0.00	0.00	351.00	0.00	351.00
	132	Current	Chg-33546	rent-res	3/1/2024	03/2024	351.00	0.00	0.00	0.00	351.00	0.00	351.00
	132	Current	Chg-33547	rent-res	3/1/2024	03/2024	351.00	0.00	0.00	0.00	351.00	0.00	351.00
	132	Current	Chg-34234	rent-res	4/1/2024	04/2024	351.00	0.00	351.00	0.00	0.00	0.00	351.00
	132	Current	Chg-34841	rent-res	5/1/2024	05/2024	351.00	351.00	0.00	0.00	0.00	0.00	351.00
Total							2,871.00	351.00	351.00	0.00	2,169.00	0.00	2,871.00

Ieshia Mike													
	134	Current	Chg-34236	rent-res	4/1/2024	04/2024	253.00	0.00	253.00	0.00	0.00	0.00	253.00
	134	Current	Chg-34843	rent-res	5/1/2024	05/2024	253.00	253.00	0.00	0.00	0.00	0.00	253.00
Total							506.00	253.00	253.00	0.00	0.00	0.00	506.00

Jamie Demars													
	136	Current	Chg-29231	rentass	12/1/2023	12/2023	257.00	0.00	0.00	0.00	257.00	0.00	257.00
	136	Current	Chg-34544	rentass	12/1/2023	12/2023	-257.00	0.00	0.00	0.00	-257.00	0.00	-257.00
	136	Current	Chg-31633	rent-res	1/1/2024	01/2024	35.00	0.00	0.00	0.00	35.00	0.00	35.00
	136	Current	Chg-32972	rent-res	2/1/2024	02/2024	45.00	0.00	0.00	0.00	45.00	0.00	45.00
	136	Current	Chg-33548	rent-res	3/1/2024	03/2024	35.00	0.00	0.00	0.00	35.00	0.00	35.00
	136	Current	Chg-34237	rent-res	4/1/2024	04/2024	35.00	0.00	35.00	0.00	0.00	0.00	35.00
	136	Current	Chg-34273	PetDep	4/1/2024	04/2024	10.00	0.00	10.00	0.00	0.00	0.00	10.00
	136	Current	Chg-34274	rentass	4/1/2024	04/2024	212.00	0.00	212.00	0.00	0.00	0.00	212.00
	136	Current	Chg-34844	rent-res	5/1/2024	05/2024	35.00	35.00	0.00	0.00	0.00	0.00	35.00
	136	Current	Chg-34879	PetDep	5/1/2024	05/2024	10.00	10.00	0.00	0.00	0.00	0.00	10.00
	136	Current	Chg-34880	rentass	5/1/2024	05/2024	212.00	212.00	0.00	0.00	0.00	0.00	212.00
Total							629.00	257.00	257.00	0.00	115.00	0.00	629.00

Amelia Wendt													
	206	Current	Chg-34275	rentass	4/1/2024	04/2024	538.00	0.00	538.00	0.00	0.00	0.00	538.00
	206	Current	Chg-34881	rentass	5/1/2024	05/2024	538.00	538.00	0.00	0.00	0.00	0.00	538.00
Total							1,076.00	538.00	538.00	0.00	0.00	0.00	1,076.00

Brianna Pudil													
	210	Current	Chg-33550	rent-res	3/1/2024	03/2024	51.00	0.00	0.00	0.00	51.00	0.00	51.00
	210	Current	Chg-34239	rent-res	4/1/2024	04/2024	52.00	0.00	52.00	0.00	0.00	0.00	52.00
	210	Current	Chg-34276	rentass	4/1/2024	04/2024	26.00	0.00	26.00	0.00	0.00	0.00	26.00
Total							129.00	0.00	78.00	0.00	51.00	0.00	129.00

Munira Bashir													
	212	Current	Chg-27781	rent-res	5/1/2023	05/2023	1,353.00	0.00	0.00	0.00	1,353.00	0.00	1,353.00
	212	Current	Chg-27782	rent-res	6/1/2023	06/2023	1,353.00	0.00	0.00	0.00	1,353.00	0.00	1,353.00
	212	Current	Chg-33590	rentass	3/1/2024	03/2024	1,336.00	0.00	0.00	0.00	1,336.00	0.00	1,336.00
Total							4,042.00	0.00	0.00	0.00	4,042.00	0.00	4,042.00

Gina Gideo													
	214	Current	Chg-34847	rent-res	5/1/2024	05/2024	226.00	226.00	0.00	0.00	0.00	0.00	226.00
Total							226.00	226.00	0.00	0.00	0.00	0.00	226.00

Farhio Mohamed													
	216	Current	Chg-33591	rentass	3/1/2024	03/2024	539.00	0.00	0.00	0.00	539.00	0.00	539.00
	216	Current	Chg-34278	rentass	4/1/2024	04/2024	558.00	0.00	558.00	0.00	0.00	0.00	558.00
	216	Current	Chg-34884	rentass	5/1/2024	05/2024	558.00	558.00	0.00	0.00	0.00	0.00	558.00
	216	Current	Rcpt-19685	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-25.00	-25.00

Total							1,655.00	558.00	558.00	0.00	539.00	-25.00	1,630.00
Curtis Schlussler													
	218	Current	Chg-30403	rent-res	5/1/2023	05/2023	81.00	0.00	0.00	0.00	81.00	0.00	81.00
	218	Current	Chg-30407	rent-res	9/1/2023	09/2023	538.00	0.00	0.00	0.00	538.00	0.00	538.00
	218	Current	Rcpt-19348	Prepay	4/18/2024	04/2024	0.00	0.00	0.00	0.00	0.00	-64.00	-64.00
Total							619.00	0.00	0.00	0.00	619.00	-64.00	555.00
Kami Morris													
	220	Current	Chg-26118	rent-res	10/1/2023	10/2023	587.00	0.00	0.00	0.00	587.00	0.00	587.00
	220	Current	Chg-32977	rent-res	2/1/2024	02/2024	661.00	0.00	0.00	0.00	661.00	0.00	661.00
	220	Current	Chg-33014	PetDep	2/1/2024	02/2024	10.00	0.00	0.00	0.00	10.00	0.00	10.00
	220	Current	Chg-33553	rent-res	3/1/2024	03/2024	731.00	0.00	0.00	0.00	731.00	0.00	731.00
	220	Current	Chg-33592	PetDep	3/1/2024	03/2024	10.00	0.00	0.00	0.00	10.00	0.00	10.00
	220	Current	Chg-34279	PetDep	4/1/2024	04/2024	10.00	0.00	10.00	0.00	0.00	0.00	10.00
	220	Current	Rcpt-19588	Prepay	5/3/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-63.00	-63.00
Total							2,009.00	0.00	10.00	0.00	1,999.00	-63.00	1,946.00
Christopher St. Martin													
	312	Current	Chg-28071	rent-res	5/1/2023	05/2023	147.00	0.00	0.00	0.00	147.00	0.00	147.00
	312	Current	Chg-31681	PetDep	1/1/2024	01/2024	10.00	0.00	0.00	0.00	10.00	0.00	10.00
	312	Current	Chg-33555	rent-res	3/1/2024	03/2024	135.00	0.00	0.00	0.00	135.00	0.00	135.00
	312	Current	Chg-33556	rent-res	3/1/2024	03/2024	276.00	0.00	0.00	0.00	276.00	0.00	276.00
	312	Current	Chg-33595	PetDep	3/1/2024	03/2024	10.00	0.00	0.00	0.00	10.00	0.00	10.00
	312	Current	Chg-34282	PetDep	4/1/2024	04/2024	10.00	0.00	10.00	0.00	0.00	0.00	10.00
	312	Current	Chg-34283	rentass	4/1/2024	04/2024	129.00	0.00	129.00	0.00	0.00	0.00	129.00
	312	Current	Chg-34888	PetDep	5/1/2024	05/2024	10.00	10.00	0.00	0.00	0.00	0.00	10.00
	312	Current	Chg-34889	rentass	5/1/2024	05/2024	129.00	129.00	0.00	0.00	0.00	0.00	129.00
Total							856.00	139.00	139.00	0.00	578.00	0.00	856.00
Kari-Ann Schmidt													
	316	Current	Rcpt-16577	Prepay	6/27/2023	06/2023	0.00	0.00	0.00	0.00	0.00	-5.00	-5.00
	316	Current	Rcpt-16589	Prepay	9/12/2023	09/2023	0.00	0.00	0.00	0.00	0.00	-14.00	-14.00
	316	Current	Rcpt-16590	Prepay	9/12/2023	09/2023	0.00	0.00	0.00	0.00	0.00	-150.00	-150.00
	316	Current	Rcpt-16591	Prepay	10/17/2023	10/2023	0.00	0.00	0.00	0.00	0.00	-530.00	-530.00
	316	Current	Rcpt-16890	Prepay	11/15/2023	11/2023	0.00	0.00	0.00	0.00	0.00	-22.00	-22.00
	316	Current	Chg-33557	rent-res	3/1/2024	03/2024	155.00	0.00	0.00	0.00	155.00	0.00	155.00
	316	Current	Chg-33558	rent-res	3/1/2024	03/2024	4.00	0.00	0.00	0.00	4.00	0.00	4.00
	316	Current	Chg-34244	rent-res	4/1/2024	04/2024	316.00	0.00	316.00	0.00	0.00	0.00	316.00
	316	Current	Chg-34890	rentass	5/1/2024	05/2024	83.00	83.00	0.00	0.00	0.00	0.00	83.00
	316	Current	Rcpt-19856	Prepay	5/15/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-214.00	-214.00
	316	Current	Rcpt-19857	Prepay	5/15/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-193.00	-193.00
Total							558.00	83.00	316.00	0.00	159.00	-1,128.00	-570.00
Rukia Hassen													
	318	Current	Chg-27954	rent-res	6/1/2023	06/2023	8.00	0.00	0.00	0.00	8.00	0.00	8.00
	318	Current	Chg-30490	latefee	12/11/2023	12/2023	6.00	0.00	0.00	0.00	6.00	0.00	6.00
	318	Current	Rcpt-19720	Prepay	5/1/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-65.00	-65.00
Total							14.00	0.00	0.00	0.00	14.00	-65.00	-51.00
Halimo Ahmed													
	320	Current	Rcpt-19659	Prepay	5/1/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-612.00	-612.00
	320	Current	Rcpt-19683	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-117.00	-117.00
Total							0.00	0.00	0.00	0.00	0.00	-729.00	-729.00
Chelsy Stadler													
	321	Current	Chg-34542	rent-res	12/1/2023	12/2023	-1,289.00	0.00	0.00	0.00	-1,289.00	0.00	-1,289.00
	321	Current	Rcpt-19730	Prepay	5/1/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-27.00	-27.00
	321	Current	Rcpt-19737	Prepay	5/7/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-64.00	-64.00
	321	Current	Rcpt-19737	Prepay	5/7/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-26.00	-26.00
Total							-1,289.00	0.00	0.00	0.00	-1,289.00	-117.00	-1,406.00
Tracy Berentson													
	321	Past	Chg-27793	rent-res	6/1/2023	06/2023	1,143.00	0.00	0.00	0.00	1,143.00	0.00	1,143.00

	321	Past	Rcpt-15434	Prepay	6/27/2023	06/2023	0.00	0.00	0.00	0.00	0.00	-17.00	-17.00
	321	Past	Rcpt-15435	Prepay	8/7/2023	08/2023	0.00	0.00	0.00	0.00	0.00	-10.00	-10.00
	321	Past	Rcpt-15431	Prepay	10/6/2023	10/2023	0.00	0.00	0.00	0.00	0.00	-7.00	-7.00
	321	Past	Chg-28114	latefee	11/8/2023	11/2023	25.00	0.00	0.00	0.00	25.00	0.00	25.00
Total							1,168.00	0.00	0.00	0.00	1,168.00	-34.00	1,134.00
Kadra Hassan													
	322	Current	Chg-28183	sc-dmg	4/3/2023	04/2023	781.95	0.00	0.00	0.00	781.95	0.00	781.95
	322	Current	Chg-30491	latefee	12/11/2023	12/2023	25.00	0.00	0.00	0.00	25.00	0.00	25.00
Total							806.95	0.00	0.00	0.00	806.95	0.00	806.95
Khatra Arab													
	323	Current	Chg-33562	rent-res	3/1/2024	03/2024	42.00	0.00	0.00	0.00	42.00	0.00	42.00
	323	Current	Chg-33602	rentass	3/1/2024	03/2024	1,314.00	0.00	0.00	0.00	1,314.00	0.00	1,314.00
	323	Current	Chg-34248	rent-res	4/1/2024	04/2024	139.00	0.00	139.00	0.00	0.00	0.00	139.00
	323	Current	Rcpt-19710	Prepay	5/1/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-139.00	-139.00
Total							1,495.00	0.00	139.00	0.00	1,356.00	-139.00	1,356.00
Stephanie Kuperus													
	324	Current	Chg-33603	rentass	3/1/2024	03/2024	497.00	0.00	0.00	0.00	497.00	0.00	497.00
	324	Current	Chg-34290	rentass	4/1/2024	04/2024	366.00	0.00	366.00	0.00	0.00	0.00	366.00
	324	Current	Chg-34896	rentass	5/1/2024	05/2024	539.00	539.00	0.00	0.00	0.00	0.00	539.00
Total							1,402.00	539.00	366.00	0.00	497.00	0.00	1,402.00
Paloma Gallardo													
	325	Current	Chg-27908	rent-res	5/1/2023	05/2023	464.00	0.00	0.00	0.00	464.00	0.00	464.00
	325	Current	Chg-27910	rent-res	6/1/2023	06/2023	136.00	0.00	0.00	0.00	136.00	0.00	136.00
	325	Current	Chg-27916	rent-res	9/1/2023	09/2023	266.00	0.00	0.00	0.00	266.00	0.00	266.00
	325	Current	Chg-27918	rent-res	10/1/2023	10/2023	464.00	0.00	0.00	0.00	464.00	0.00	464.00
	325	Current	Chg-27920	rent-res	11/1/2023	11/2023	464.00	0.00	0.00	0.00	464.00	0.00	464.00
	325	Current	Chg-33564	rent-res	3/1/2024	03/2024	246.00	0.00	0.00	0.00	246.00	0.00	246.00
	325	Current	Chg-34857	rent-res	5/1/2024	05/2024	84.00	84.00	0.00	0.00	0.00	0.00	84.00
Total							2,124.00	84.00	0.00	0.00	2,040.00	0.00	2,124.00
Liz Drivdahl													
	326	Current	Rcpt-19715	Prepay	5/1/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-184.00	-184.00
Total							0.00	0.00	0.00	0.00	0.00	-184.00	-184.00
Halima Abdi													
	327	Current	Chg-34900	rentass	5/1/2024	05/2024	1,495.00	1,495.00	0.00	0.00	0.00	0.00	1,495.00
Total							1,495.00	1,495.00	0.00	0.00	0.00	0.00	1,495.00
Nurto Ahmed													
	328	Current	Chg-34539	rent-res	12/1/2023	12/2023	123.00	0.00	0.00	0.00	123.00	0.00	123.00
	328	Current	Chg-34540	rentass	12/1/2023	12/2023	558.00	0.00	0.00	0.00	558.00	0.00	558.00
	328	Current	Chg-34541	rent-res	12/1/2023	12/2023	-1,356.00	0.00	0.00	0.00	-1,356.00	0.00	-1,356.00
	328	Current	Chg-33608	rentass	3/1/2024	03/2024	25.00	0.00	0.00	0.00	25.00	0.00	25.00
	328	Current	Chg-34859	rent-res	5/1/2024	05/2024	798.00	798.00	0.00	0.00	0.00	0.00	798.00
	328	Current	Rcpt-19706	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-798.00	-798.00
Total							148.00	798.00	0.00	0.00	-650.00	-798.00	-650.00
Hamdi Abdi													
	329	Current	Chg-33609	rentass	3/1/2024	03/2024	1,121.00	0.00	0.00	0.00	1,121.00	0.00	1,121.00
	329	Current	Chg-34296	rentass	4/1/2024	04/2024	774.00	0.00	774.00	0.00	0.00	0.00	774.00
	329	Current	Chg-34902	rentass	5/1/2024	05/2024	1,121.00	1,121.00	0.00	0.00	0.00	0.00	1,121.00
Total							3,016.00	1,121.00	774.00	0.00	1,121.00	0.00	3,016.00
Nimo Hassan													
	331	Current	Chg-27948	rent-res	10/1/2023	10/2023	1,000.00	0.00	0.00	0.00	1,000.00	0.00	1,000.00
	331	Current	Chg-34861	rent-res	5/1/2024	05/2024	356.00	356.00	0.00	0.00	0.00	0.00	356.00
Total							1,356.00	356.00	0.00	0.00	1,000.00	0.00	1,356.00
Nimo Ahmed													
	332	Current	Chg-33611	rentass	3/1/2024	03/2024	1,490.00	0.00	0.00	0.00	1,490.00	0.00	1,490.00

Total							1,490.00	0.00	0.00	0.00	1,490.00	0.00	1,490.00
Martha Deng													
	333	Current	Rcpt-15500	Prepay	11/7/2023	11/2023	0.00	0.00	0.00	0.00	0.00	-280.00	-280.00
	333	Current	Chg-33569	rent-res	3/1/2024	03/2024	269.15	0.00	0.00	0.00	269.15	0.00	269.15
	333	Current	Rcpt-19596	Prepay	5/3/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-20.00	-20.00
Total							269.15	0.00	0.00	0.00	269.15	-300.00	-30.85
Rukiya Mohamed													
	334	Current	Chg-28013	rent-res	6/1/2023	06/2023	4.00	0.00	0.00	0.00	4.00	0.00	4.00
	334	Current	Rcpt-15587	Prepay	7/6/2023	07/2023	0.00	0.00	0.00	0.00	0.00	-8.00	-8.00
	334	Current	Chg-31655	rent-res	1/1/2024	01/2024	9.00	0.00	0.00	0.00	9.00	0.00	9.00
	334	Current	Chg-32992	rent-res	2/1/2024	02/2024	8.00	0.00	0.00	0.00	8.00	0.00	8.00
	334	Current	Chg-33570	rent-res	3/1/2024	03/2024	8.00	0.00	0.00	0.00	8.00	0.00	8.00
	334	Current	Rcpt-19725	Prepay	5/1/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-773.00	-773.00
Total							29.00	0.00	0.00	0.00	29.00	-781.00	-752.00
Stacy Thomas													
	335	Current	Chg-33571	rent-res	3/1/2024	03/2024	130.00	0.00	0.00	0.00	130.00	0.00	130.00
	335	Current	Chg-34300	rentass	4/1/2024	04/2024	11.00	0.00	11.00	0.00	0.00	0.00	11.00
	335	Current	Chg-34906	rentass	5/1/2024	05/2024	11.00	11.00	0.00	0.00	0.00	0.00	11.00
Total							152.00	11.00	11.00	0.00	130.00	0.00	152.00
Hawo Dirie													
	336	Current	Chg-22227	other	7/1/2023	07/2023	65.00	0.00	0.00	0.00	65.00	0.00	65.00
	336	Current	Chg-33572	rent-res	3/1/2024	03/2024	624.00	0.00	0.00	0.00	624.00	0.00	624.00
	336	Current	Chg-33614	rentass	3/1/2024	03/2024	658.00	0.00	0.00	0.00	658.00	0.00	658.00
	336	Current	Chg-34865	rent-res	5/1/2024	05/2024	40.00	40.00	0.00	0.00	0.00	0.00	40.00
	336	Current	Rcpt-19589	Prepay	5/3/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-40.00	-40.00
Total							1,387.00	40.00	0.00	0.00	1,347.00	-40.00	1,347.00
Rahmo Abdi													
	337	Current	Chg-33615	rentass	3/1/2024	03/2024	570.00	0.00	0.00	0.00	570.00	0.00	570.00
	337	Current	Chg-34225	dep	4/1/2024	04/2024	500.00	0.00	500.00	0.00	0.00	0.00	500.00
	337	Current	Chg-34259	rent-res	4/1/2024	04/2024	128.00	0.00	128.00	0.00	0.00	0.00	128.00
	337	Current	Chg-34908	rentass	5/1/2024	05/2024	1,103.00	1,103.00	0.00	0.00	0.00	0.00	1,103.00
Total							2,301.00	1,103.00	628.00	0.00	570.00	0.00	2,301.00
Fauna Johnson													
	338	Current	Chg-34303	PetDep	4/1/2024	04/2024	10.00	0.00	10.00	0.00	0.00	0.00	10.00
	338	Current	Chg-34867	rent-res	5/1/2024	05/2024	10.00	10.00	0.00	0.00	0.00	0.00	10.00
	338	Current	Chg-34909	PetDep	5/1/2024	05/2024	10.00	10.00	0.00	0.00	0.00	0.00	10.00
Total							30.00	20.00	10.00	0.00	0.00	0.00	30.00
Hamdi Farah													
	339	Current	Chg-33575	rent-res	3/1/2024	03/2024	1,356.00	0.00	0.00	0.00	1,356.00	0.00	1,356.00
Total							1,356.00	0.00	0.00	0.00	1,356.00	0.00	1,356.00
Deborah Flynn													
	340	Current	Chg-33618	rentass	3/1/2024	03/2024	1,243.00	0.00	0.00	0.00	1,243.00	0.00	1,243.00
	340	Current	Rcpt-19670	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-8.00	-8.00
	340	Current	Rcpt-19716	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-54.00	-54.00
Total							1,243.00	0.00	0.00	0.00	1,243.00	-62.00	1,181.00
Dek Ali													
	341	Current	Chg-33577	rent-res	3/1/2024	03/2024	591.00	0.00	0.00	0.00	591.00	0.00	591.00
	341	Current	Chg-33619	rentass	3/1/2024	03/2024	765.00	0.00	0.00	0.00	765.00	0.00	765.00
Total							1,356.00	0.00	0.00	0.00	1,356.00	0.00	1,356.00
Fadumo Muhumed													
	342	Current	Rcpt-15609	Prepay	11/6/2023	11/2023	0.00	0.00	0.00	0.00	0.00	-12.00	-12.00
	342	Current	Chg-29285	rent-res	12/1/2023	12/2023	12.00	0.00	0.00	0.00	12.00	0.00	12.00
	342	Current	Chg-34871	rent-res	5/1/2024	05/2024	27.00	27.00	0.00	0.00	0.00	0.00	27.00
Total							39.00	27.00	0.00	0.00	12.00	-12.00	27.00

Fadumo Noor													
	343	Current	Chg-28055	rent-res	4/1/2023	04/2023	510.00	0.00	0.00	0.00	510.00	0.00	510.00
	343	Current	Chg-33579	rent-res	3/1/2024	03/2024	5.00	0.00	0.00	0.00	5.00	0.00	5.00
	343	Current	Chg-33621	rentass	3/1/2024	03/2024	483.00	0.00	0.00	0.00	483.00	0.00	483.00
Total							998.00	0.00	0.00	0.00	998.00	0.00	998.00
Ifrah Aden													
	344	Current	Chg-33580	rent-res	3/1/2024	03/2024	77.00	0.00	0.00	0.00	77.00	0.00	77.00
	344	Current	Chg-33622	rentass	3/1/2024	03/2024	1,273.00	0.00	0.00	0.00	1,273.00	0.00	1,273.00
	344	Current	Chg-34309	rentass	4/1/2024	04/2024	920.00	0.00	920.00	0.00	0.00	0.00	920.00
	344	Current	Rcpt-19673	Prepay	5/6/2024	05/2024	0.00	0.00	0.00	0.00	0.00	-914.00	-914.00
Total							2,270.00	0.00	920.00	0.00	1,350.00	-914.00	1,356.00
Fadumo Worfah													
	345	Current	Chg-33623	rentass	3/1/2024	03/2024	394.00	0.00	0.00	0.00	394.00	0.00	394.00
	345	Current	Chg-34310	rentass	4/1/2024	04/2024	48.00	0.00	48.00	0.00	0.00	0.00	48.00
	345	Current	Chg-34916	rentass	5/1/2024	05/2024	48.00	48.00	0.00	0.00	0.00	0.00	48.00
Total							490.00	48.00	48.00	0.00	394.00	0.00	490.00
Total							53,452.10	10,277.00	7,318.00	0.00	35,857.10	-10,896.14	42,555.96
Grand Total							53,452.10	10,277.00	7,318.00	0.00	35,857.10	-10,896.14	42,555.96

UserId : mweidner@cornerstonemgmt.com Date : 6/27/2024 Time : 10:43 AM

Payables Aging Report

Period: -05/2024

As of : 05/31/2024

Payee Name	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities										
	5/31/2024	5/31/2024	6212 Repairs & Maintenance - Building	PublicHRA7	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities					4,000.00	4,000.00	0.00	0.00	0.00	
City of Faribault										
	5/23/2024	5/23/2024	1330 Prepaid Expenses	0092821	1,107.84	1,107.84	0.00	0.00	0.00	Jan 2024 - April 2024
City of Faribault					1,107.84	1,107.84	0.00	0.00	0.00	
Environmental Pest Management										
	5/21/2024	5/21/2024	6227 Pest Control	62420	50.50	50.50	0.00	0.00	0.00	
	5/29/2024	5/29/2024	6227 Pest Control	62660	594.00	594.00	0.00	0.00	0.00	
	5/30/2024	5/30/2024	6227 Pest Control	62706	50.50	50.50	0.00	0.00	0.00	
	5/29/2024	5/29/2024	6227 Pest Control	62690	606.00	606.00	0.00	0.00	0.00	
Environmental Pest Management					1,301.00	1,301.00	0.00	0.00	0.00	
FLOM Disposal Service										
	3/15/2024	3/15/2024	6450 Trash Disposal	409110096707 03/15/2024	612.12	0.00	0.00	612.12	0.00	
FLOM Disposal Service					612.12	0.00	0.00	612.12	0.00	
HD Supply Facilities Maintenance, Ltd.										
	5/16/2023	5/16/2023	6216 Supplies - Maintenance	1803421206	-56.88	0.00	0.00	0.00	-56.88	
	6/16/2023	6/16/2023	6216 Supplies - Maintenance	1409366582	-312.53	0.00	0.00	0.00	-312.53	
HD Supply Facilities Maintenance, Ltd.					-369.41	0.00	0.00	0.00	-369.41	
Patton, Hoversten & Berg, P.A.										
	2/21/2024	2/21/2024	6870 Fees - Legal	15765	1,259.00	0.00	0.00	0.00	1,259.00	
Patton, Hoversten & Berg, P.A.					1,259.00	0.00	0.00	0.00	1,259.00	
Property Pros of Faribault, LLC										
	5/20/2024	5/20/2024	6225 Grounds/Lawn Care/Snow Removal	7465	1,594.75	1,594.75	0.00	0.00	0.00	
Property Pros of Faribault, LLC					1,594.75	1,594.75	0.00	0.00	0.00	
Virg's Appliance										
	5/16/2024	5/16/2024	1850 Machinery, Equipment, & Appliances	19305	1,049.00	1,049.00	0.00	0.00	0.00	
	5/20/2024	5/20/2024	1850 Machinery, Equipment, & Appliances	19307	360.85	360.85	0.00	0.00	0.00	
Virg's Appliance					1,409.85	1,409.85	0.00	0.00	0.00	
Xcel Energy										
	4/8/2024	5/3/2024	6410 Electricity	872318196	117.39	0.00	117.39	0.00	0.00	
	4/8/2024	5/3/2024	6420 Gas	872318196	44.48	0.00	44.48	0.00	0.00	
	4/8/2024	5/3/2024	6511 Late Fees	872318196	2.10	0.00	2.10	0.00	0.00	
Xcel Energy					163.97	0.00	163.97	0.00	0.00	
Grand Total					11,079.12	9,413.44	163.97	612.12	889.59	

General Ledger

Public Housing HRA

Month = May 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2245			Other Accrued Liabilities					0.00	= Beginning Balance =
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	0.00	301.65	-301.65	Accrue Utilities - unable to log into Xcel :Reversed by J-16627
			Net Change=-301.65			0.00	301.65	-301.65	= Ending Balance =
						0.00	301.65		

General Ledger

Public Housing HRA

Month = May 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1103			Security Deposit Savings					174,598.16 = Beginning Balance =	
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	6,518.00	0.00	181,116.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	1,222.00	0.00	182,338.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	563.00	0.00	182,901.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Deposits made into savings	J-16548	Deposits made into savings	1,462.00	0.00	184,363.16	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	Adjust Cash Accounts	J-16616	Adjust Cash Accounts	32,498.00	0.00	216,861.16	Adjust Cash Accounts
Public Housing HRA	5/6/2024	05-2024	Move Deposit to Savings	J-16614	Move Deposit to Savings	13,385.00	0.00	230,246.16	Move Deposit to Savings
Public Housing HRA	5/6/2024	05-2024	Adjust Deposits to total	J-16615	Adjust Deposits to total	1,237.86	0.00	231,484.02	Adjust Deposits to total
Public Housing HRA	5/31/2024	05-2024	Interest Income	J-16546	Interest Income	9.57	0.00	231,493.59	Interest Income
Net Change=56,895.43						56,895.43	0.00	231,493.59 = Ending Balance =	
1110			Operating Cash					510,296.45 = Beginning Balance =	
Public Housing HRA	4/1/2024	05-2024		R-19864	HAP	1,017.00	0.00	511,313.45	
Public Housing HRA	5/1/2024	05-2024		R-19449	HAP	1,495.00	0.00	512,808.45	
Public Housing HRA	5/1/2024	05-2024		R-19450	HAP	347.00	0.00	513,155.45	
Public Housing HRA	5/1/2024	05-2024		R-19451	HAP	1,103.00	0.00	514,258.45	
Public Housing HRA	5/1/2024	05-2024		R-19505	:prepay	740.00	0.00	514,998.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19505	:prepay	0.00	740.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19506	:prepay	0.00	5.00	514,253.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19506	:prepay	5.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19507	:prepay	0.00	147.00	514,111.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19507	:prepay	147.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19508	:prepay	0.00	64.00	514,194.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19508	:prepay	64.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19509	:prepay	0.00	474.00	513,784.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19509	:prepay	474.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19510	:prepay	103.00	0.00	514,361.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19510	:prepay	0.00	103.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19511	:prepay	628.00	0.00	514,886.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19511	:prepay	0.00	628.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19512	:prepay	10.00	0.00	514,268.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19512	:prepay	0.00	10.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19513	:prepay	35.00	0.00	514,293.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19513	:prepay	0.00	35.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19514	:prepay	417.00	0.00	514,675.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19514	:prepay	0.00	417.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19515	:prepay	52.00	0.00	514,310.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19515	:prepay	0.00	52.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19516	:prepay	0.00	65.00	514,193.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19516	:prepay	65.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19517	:prepay	627.00	0.00	514,885.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19517	:prepay	0.00	627.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19518	:prepay	117.00	0.00	514,375.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19518	:prepay	0.00	117.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19519	:prepay	627.00	0.00	514,885.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19519	:prepay	0.00	627.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19520	:prepay	139.00	0.00	514,397.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19520	:prepay	0.00	139.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19521	:prepay	0.00	387.00	513,871.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19521	:prepay	387.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19522	:prepay	0.00	110.00	514,148.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19522	:prepay	110.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19523	:prepay	0.00	58.00	514,200.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19523	:prepay	58.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19524	:prepay	0.00	81.00	514,177.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19524	:prepay	81.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19525	:prepay	19.00	0.00	514,277.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19525	:prepay	0.00	19.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19526	:prepay	0.00	10.00	514,248.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19526	:prepay	10.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19527	:prepay	103.00	0.00	514,361.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19527	:prepay	0.00	103.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19528	:prepay	10.00	0.00	514,268.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19528	:prepay	0.00	10.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19529	:prepay	54.00	0.00	514,312.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19529	:prepay	0.00	54.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19530	:prepay	917.00	0.00	515,175.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19530	:prepay	0.00	917.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19545	:prepay	0.00	161.00	514,097.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19545	:prepay	161.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19561	:prepay	0.00	11.00	514,247.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19561	:prepay	11.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19562	:prepay	0.00	53.00	514,205.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19562	:prepay	53.00	0.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19563	:prepay	27.00	0.00	514,285.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19563	:prepay	0.00	27.00	514,258.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19587	HAP	1,283.00	0.00	515,541.45	
Public Housing HRA	5/1/2024	05-2024		R-19658	:prepay	0.00	612.00	514,929.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19658	:prepay	612.00	0.00	515,541.45	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024		R-19659	HAP	15.00	0.00	515,556.45	
Public Housing HRA	5/1/2024	05-2024		R-19659	HAP	612.00	0.00	516,168.45	
Public Housing HRA	5/1/2024	05-2024		R-19660	HAP	1,490.00	0.00	517,658.45	
Public Housing HRA	5/1/2024	05-2024		R-19709	HAP	765.00	0.00	518,423.45	
Public Housing HRA	5/1/2024	05-2024		R-19710	HAP	1,217.00	0.00	519,640.45	
Public Housing HRA	5/1/2024	05-2024		R-19710	HAP	139.00	0.00	519,779.45	
Public Housing HRA	5/1/2024	05-2024		R-19713	HAP	650.00	0.00	520,429.45	
Public Housing HRA	5/1/2024	05-2024		R-19714	HAP	658.00	0.00	521,087.45	

Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	184.00	0.00	521,271.45	
Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	1,072.00	0.00	522,343.45	
Public Housing HRA	5/1/2024	05-2024	R-19718	HAP	241.00	0.00	522,584.45	
Public Housing HRA	5/1/2024	05-2024	R-19719	HAP	743.00	0.00	523,327.45	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	1,306.00	0.00	524,633.45	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	65.00	0.00	524,698.45	
Public Housing HRA	5/1/2024	05-2024	R-19721	HAP	1,356.00	0.00	526,054.45	
Public Housing HRA	5/1/2024	05-2024	R-19722	HAP	564.00	0.00	526,618.45	
Public Housing HRA	5/1/2024	05-2024	R-19723	HAP	320.00	0.00	526,938.45	
Public Housing HRA	5/1/2024	05-2024	R-19724	HAP	1,100.00	0.00	528,038.45	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	105.00	0.00	528,143.45	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	773.00	0.00	528,916.45	
Public Housing HRA	5/1/2024	05-2024	R-19726	HAP	725.00	0.00	529,641.45	
Public Housing HRA	5/1/2024	05-2024	R-19727	HAP	1,109.00	0.00	530,750.45	
Public Housing HRA	5/1/2024	05-2024	R-19728	HAP	810.00	0.00	531,560.45	
Public Housing HRA	5/1/2024	05-2024	R-19729	HAP	1,095.00	0.00	532,655.45	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	1,262.00	0.00	533,917.45	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	27.00	0.00	533,944.45	
Public Housing HRA	5/1/2024	05-2024	R-19731	HAP	1,177.00	0.00	535,121.45	
Public Housing HRA	5/1/2024	05-2024	R-19732	HAP	1,308.00	0.00	536,429.45	
Public Housing HRA	5/1/2024	05-2024	R-19740	272323	300.00	0.00	536,729.45	
Public Housing HRA	5/1/2024	05-2024	J-15885	:Reversal of J-15884	0.00	873.13	535,856.32	:Reversal of J-15884
Public Housing HRA	5/1/2024	05-2024	J-16548	Deposits made into savings	0.00	9,765.00	526,091.32	Deposits made into savings
Public Housing HRA	5/1/2024	05-2024	J-16616	Adjust Cash Accounts	0.00	32,498.00	493,593.32	Adjust Cash Accounts
Public Housing HRA	5/2/2024	05-2024	K-17232	Cornerstone Management Services LLC	0.00	2,500.00	491,093.32	
Public Housing HRA	5/2/2024	05-2024	K-17232	Cornerstone Management Services LLC	0.00	3,000.00	488,093.32	
Public Housing HRA	5/3/2024	05-2024	R-19588	3021	587.00	0.00	488,680.32	
Public Housing HRA	5/3/2024	05-2024	R-19588	3021	63.00	0.00	488,743.32	
Public Housing HRA	5/3/2024	05-2024	R-19589	1069	40.00	0.00	488,783.32	
Public Housing HRA	5/3/2024	05-2024	R-19589	1069	658.00	0.00	489,441.32	
Public Housing HRA	5/3/2024	05-2024	R-19590	3044	276.00	0.00	489,717.32	
Public Housing HRA	5/3/2024	05-2024	R-19591	77976052583	475.00	0.00	490,192.32	
Public Housing HRA	5/3/2024	05-2024	R-19592	77976052968	350.00	0.00	490,542.32	
Public Housing HRA	5/3/2024	05-2024	R-19593	0111	460.00	0.00	491,002.32	
Public Housing HRA	5/3/2024	05-2024	R-19594	0935006432	235.00	0.00	491,237.32	
Public Housing HRA	5/3/2024	05-2024	R-19595	5040711201	518.00	0.00	491,755.32	
Public Housing HRA	5/3/2024	05-2024	R-19596	21692	20.00	0.00	491,775.32	
Public Housing HRA	5/3/2024	05-2024	R-19596	21692	1,480.00	0.00	493,255.32	
Public Housing HRA	5/3/2024	05-2024	R-19597	0000158828	1,356.00	0.00	494,611.32	
Public Housing HRA	5/6/2024	05-2024	K-18717	ACH	0.00	28.99	494,582.33	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18718	ACH	0.00	13.80	494,568.53	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18719	ACH	0.00	14.61	494,553.92	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18720	ACH	0.00	13.80	494,540.12	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18721	ACH	0.00	14.61	494,525.51	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18722	ACH	0.00	14.61	494,510.90	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18723	ACH	0.00	13.80	494,497.10	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18724	ACH	0.00	13.80	494,483.30	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18725	ACH	0.00	13.80	494,469.50	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18726	ACH	0.00	33.62	494,435.88	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	K-18727	ACH	0.00	44.91	494,390.97	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	R-19657	HAP	353.00	0.00	494,743.97	
Public Housing HRA	5/6/2024	05-2024	R-19661	29253606862	253.00	0.00	494,996.97	
Public Housing HRA	5/6/2024	05-2024	R-19662	28734424683	1,000.00	0.00	495,996.97	
Public Housing HRA	5/6/2024	05-2024	R-19663	1201	782.00	0.00	496,778.97	
Public Housing HRA	5/6/2024	05-2024	R-19663	1201	10.00	0.00	496,788.97	
Public Housing HRA	5/6/2024	05-2024	R-19664	28734421410	356.00	0.00	497,144.97	
Public Housing HRA	5/6/2024	05-2024	R-19665		1,000.00	0.00	498,144.97	
Public Housing HRA	5/6/2024	05-2024	R-19666	1008	151.00	0.00	498,295.97	
Public Housing HRA	5/6/2024	05-2024	R-19667	77925814164	100.00	0.00	498,395.97	
Public Housing HRA	5/6/2024	05-2024	R-19668	111	546.00	0.00	498,941.97	
Public Housing HRA	5/6/2024	05-2024	R-19669	636734677	747.00	0.00	499,688.97	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	109.00	0.00	499,797.97	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	46.00	0.00	499,843.97	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	8.00	0.00	499,851.97	
Public Housing HRA	5/6/2024	05-2024	R-19671	064142014	356.00	0.00	500,207.97	
Public Housing HRA	5/6/2024	05-2024	R-19672	061421013	1,000.00	0.00	501,207.97	
Public Housing HRA	5/6/2024	05-2024	R-19673	061412006	914.00	0.00	502,121.97	
Public Housing HRA	5/6/2024	05-2024	R-19673	061412006	86.00	0.00	502,207.97	
Public Housing HRA	5/6/2024	05-2024	R-19674		3.00	0.00	502,210.97	
Public Housing HRA	5/6/2024	05-2024	R-19675	4084	291.00	0.00	502,501.97	
Public Housing HRA	5/6/2024	05-2024	R-19676	77976052979	71.00	0.00	502,572.97	
Public Housing HRA	5/6/2024	05-2024	R-19677	0935006458	240.00	0.00	502,812.97	
Public Housing HRA	5/6/2024	05-2024	R-19678	0935006451	612.00	0.00	503,424.97	
Public Housing HRA	5/6/2024	05-2024	R-19679	0935006446	591.00	0.00	504,015.97	
Public Housing HRA	5/6/2024	05-2024	R-19680	0935002494	1,518.00	0.00	505,533.97	
Public Housing HRA	5/6/2024	05-2024	R-19680	0935002494	5.00	0.00	505,538.97	
Public Housing HRA	5/6/2024	05-2024	R-19681	0935006439	740.00	0.00	506,278.97	
Public Housing HRA	5/6/2024	05-2024	R-19682	1928	322.00	0.00	506,600.97	
Public Housing HRA	5/6/2024	05-2024	R-19682	1928	106.00	0.00	506,706.97	
Public Housing HRA	5/6/2024	05-2024	R-19683	0935006467	117.00	0.00	506,823.97	
Public Housing HRA	5/6/2024	05-2024	R-19683	0935006467	627.00	0.00	507,450.97	
Public Housing HRA	5/6/2024	05-2024	R-19684	5040711871	290.00	0.00	507,740.97	
Public Housing HRA	5/6/2024	05-2024	R-19684	5040711871	10.00	0.00	507,750.97	
Public Housing HRA	5/6/2024	05-2024	R-19685	28734424694	353.00	0.00	508,103.97	
Public Housing HRA	5/6/2024	05-2024	R-19685	28734424694	25.00	0.00	508,128.97	
Public Housing HRA	5/6/2024	05-2024	R-19706	HAP	558.00	0.00	508,686.97	
Public Housing HRA	5/6/2024	05-2024	R-19706	HAP	798.00	0.00	509,484.97	
Public Housing HRA	5/6/2024	05-2024	R-19707	HAP	1.00	0.00	509,485.97	
Public Housing HRA	5/6/2024	05-2024	R-19707	HAP	1,370.00	0.00	510,855.97	
Public Housing HRA	5/6/2024	05-2024	R-19708		1.00	0.00	510,856.97	:clean up -- underpayment
Public Housing HRA	5/6/2024	05-2024	R-19708		0.00	1.00	510,855.97	:clean up -- underpayment
Public Housing HRA	5/6/2024	05-2024	R-19711	HAP	1,353.00	0.00	512,208.97	

Public Housing HRA	5/6/2024	05-2024	R-19712	HAP	1,017.00	0.00	513,225.97	
Public Housing HRA	5/6/2024	05-2024	R-19716	HAP	1,139.00	0.00	514,364.97	
Public Housing HRA	5/6/2024	05-2024	R-19716	HAP	54.00	0.00	514,418.97	
Public Housing HRA	5/6/2024	05-2024	R-19717	HAP	739.00	0.00	515,157.97	
Public Housing HRA	5/6/2024	05-2024	J-16614	Move Deposit to Savings	0.00	13,385.00	501,772.97	Move Deposit to Savings
Public Housing HRA	5/7/2024	05-2024	K-17353	243	0.00	7,356.55	494,416.42	
Public Housing HRA	5/7/2024	05-2024	R-19734	By KC	351.00	0.00	494,767.42	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	26.00	0.00	494,793.42	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	64.00	0.00	494,857.42	
Public Housing HRA	5/7/2024	05-2024	R-19738	77976054244	220.00	0.00	495,077.42	
Public Housing HRA	5/7/2024	05-2024	R-19739	0935006451	612.00	0.00	495,689.42	
Public Housing HRA	5/8/2024	05-2024	K-18713	ACH	0.00	32.30	495,657.12	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/14/2024	05-2024	K-17504	244	0.00	4,000.00	491,657.12	
Public Housing HRA	5/14/2024	05-2024	K-17504	244	0.00	879.00	490,778.12	
Public Housing HRA	5/14/2024	05-2024	K-17505	245	0.00	165.78	490,612.34	
Public Housing HRA	5/14/2024	05-2024	K-17505	245	0.00	191.95	490,420.39	
Public Housing HRA	5/14/2024	05-2024	K-17506	246	0.00	773.10	489,647.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	56.50	489,590.79	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	50.50	489,540.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	238.00	489,302.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	62.00	489,240.29	
Public Housing HRA	5/14/2024	05-2024	K-17507	247	0.00	87.00	489,153.29	
Public Housing HRA	5/14/2024	05-2024	K-17508	248	0.00	110.00	489,043.29	
Public Housing HRA	5/14/2024	05-2024	K-17510	250	0.00	138.75	488,904.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	792.00	488,112.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	85.00	488,027.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	85.00	487,942.54	
Public Housing HRA	5/14/2024	05-2024	K-17511	251	0.00	111.95	487,830.59	
Public Housing HRA	5/14/2024	05-2024	K-17524	252	0.00	202.00	487,628.59	
Public Housing HRA	5/14/2024	05-2024	K-17524	252	0.00	2,624.00	485,004.59	
Public Housing HRA	5/14/2024	05-2024	K-17524	252	0.00	2,070.00	482,934.59	
Public Housing HRA	5/15/2024	05-2024	R-19856	77976054486	214.00	0.00	483,148.59	
Public Housing HRA	5/15/2024	05-2024	R-19856	77976054486	69.00	0.00	483,217.59	
Public Housing HRA	5/15/2024	05-2024	R-19857	77976053166	193.00	0.00	483,410.59	
Public Housing HRA	5/15/2024	05-2024	R-19857	77976053166	87.00	0.00	483,497.59	
Public Housing HRA	5/21/2024	05-2024	K-18728	ACH	0.00	21.92	483,475.67	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/21/2024	05-2024	K-18729	ACH	0.00	161.34	483,314.33	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/22/2024	05-2024	R-19885	82570457	127.86	0.00	483,442.19	
Public Housing HRA	5/22/2024	05-2024	R-19885	82570457	1,334.14	0.00	484,776.33	
Public Housing HRA	5/31/2024	05-2024	K-17977	1	0.00	63.35	484,712.98	One time ach
Public Housing HRA	5/31/2024	05-2024	J-16546	Interest Income	21.20	0.00	484,734.18	Interest Income
Public Housing HRA	5/31/2024	05-2024	J-16624	Reconcile Cash 05.2024 :Reversed by J-16625	0.00	494.87	484,239.31	Reconcile Cash 05.2024 :Reversed by J-16625
Net Change=-26,057.14					63,901.20	89,958.34	484,239.31	= Ending Balance =

1300	Accounts Receivable							49,979.96 = Beginning Balance =
Public Housing HRA	4/1/2024	05-2024	R-19864	HAP	0.00	1,017.00	48,962.96	
Public Housing HRA	5/1/2024	05-2024	R-19449	HAP	0.00	1,495.00	47,467.96	
Public Housing HRA	5/1/2024	05-2024	R-19450	HAP	0.00	347.00	47,120.96	
Public Housing HRA	5/1/2024	05-2024	R-19451	HAP	0.00	1,103.00	46,017.96	
Public Housing HRA	5/1/2024	05-2024	R-19505	:prepay	0.00	740.00	45,277.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19506	:prepay	0.00	5.00	45,272.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19507	:prepay	0.00	147.00	45,125.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19508	:prepay	0.00	64.00	45,061.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19509	:prepay	0.00	474.00	44,587.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19510	:prepay	0.00	103.00	44,484.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19511	:prepay	0.00	628.00	43,856.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19512	:prepay	0.00	10.00	43,846.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19513	:prepay	0.00	35.00	43,811.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19514	:prepay	0.00	417.00	43,394.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19515	:prepay	0.00	52.00	43,342.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19516	:prepay	0.00	65.00	43,277.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19517	:prepay	0.00	627.00	42,650.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19518	:prepay	0.00	117.00	42,533.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19519	:prepay	0.00	627.00	41,906.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19520	:prepay	0.00	139.00	41,767.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19521	:prepay	0.00	387.00	41,380.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19522	:prepay	0.00	110.00	41,270.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19523	:prepay	0.00	58.00	41,212.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19524	:prepay	0.00	81.00	41,131.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19525	:prepay	0.00	19.00	41,112.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19526	:prepay	0.00	10.00	41,102.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19527	:prepay	0.00	103.00	40,999.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19528	:prepay	0.00	10.00	40,989.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19529	:prepay	0.00	54.00	40,935.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19530	:prepay	0.00	917.00	40,018.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19545	:prepay	0.00	161.00	39,857.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19561	:prepay	0.00	11.00	39,846.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19562	:prepay	0.00	53.00	39,793.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19563	:prepay	0.00	27.00	39,766.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19587	HAP	0.00	1,283.00	38,483.96	
Public Housing HRA	5/1/2024	05-2024	R-19658	:prepay	0.00	612.00	37,871.96	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19659	HAP	0.00	15.00	37,856.96	
Public Housing HRA	5/1/2024	05-2024	R-19660	HAP	0.00	1,490.00	36,366.96	
Public Housing HRA	5/1/2024	05-2024	R-19709	HAP	0.00	765.00	35,601.96	
Public Housing HRA	5/1/2024	05-2024	R-19710	HAP	0.00	1,217.00	34,384.96	
Public Housing HRA	5/1/2024	05-2024	R-19713	HAP	0.00	650.00	33,734.96	
Public Housing HRA	5/1/2024	05-2024	R-19714	HAP	0.00	658.00	33,076.96	
Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	0.00	1,072.00	32,004.96	
Public Housing HRA	5/1/2024	05-2024	R-19718	HAP	0.00	241.00	31,763.96	
Public Housing HRA	5/1/2024	05-2024	R-19719	HAP	0.00	743.00	31,020.96	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	0.00	1,306.00	29,714.96	
Public Housing HRA	5/1/2024	05-2024	R-19721	HAP	0.00	1,356.00	28,358.96	

Public Housing HRA	5/1/2024	05-2024	R-19722	HAP	0.00	564.00	27,794.96	
Public Housing HRA	5/1/2024	05-2024	R-19723	HAP	0.00	320.00	27,474.96	
Public Housing HRA	5/1/2024	05-2024	R-19724	HAP	0.00	1,100.00	26,374.96	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	0.00	105.00	26,269.96	
Public Housing HRA	5/1/2024	05-2024	R-19726	HAP	0.00	725.00	25,544.96	
Public Housing HRA	5/1/2024	05-2024	R-19727	HAP	0.00	1,109.00	24,435.96	
Public Housing HRA	5/1/2024	05-2024	R-19728	HAP	0.00	810.00	23,625.96	
Public Housing HRA	5/1/2024	05-2024	R-19729	HAP	0.00	1,095.00	22,530.96	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	0.00	1,262.00	21,268.96	
Public Housing HRA	5/1/2024	05-2024	R-19731	HAP	0.00	1,177.00	20,091.96	
Public Housing HRA	5/1/2024	05-2024	R-19732	HAP	0.00	1,308.00	18,783.96	
Public Housing HRA	5/1/2024	05-2024	R-19740	272323	0.00	300.00	18,483.96	
Public Housing HRA	5/1/2024	05-2024	C-34834	:Rent PostTran	218.00	0.00	18,701.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34835	:Rent PostTran	740.00	0.00	19,441.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34836	:Rent PostTran	1,356.00	0.00	20,797.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34837	:Rent PostTran	326.00	0.00	21,123.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34838	:Rent PostTran	1,523.00	0.00	22,646.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34839	:Rent PostTran	240.00	0.00	22,886.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34840	:Rent PostTran	703.00	0.00	23,589.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34841	:Rent PostTran	351.00	0.00	23,940.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34842	:Rent PostTran	351.00	0.00	24,291.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34843	:Rent PostTran	253.00	0.00	24,544.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34844	:Rent PostTran	326.00	0.00	24,870.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34845	:Rent PostTran	740.00	0.00	25,610.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34846	:Rent PostTran	460.00	0.00	26,070.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34847	:Rent PostTran	297.00	0.00	26,367.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34848	:Rent PostTran	1,353.00	0.00	27,720.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34849	:Rent PostTran	538.00	0.00	28,258.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34850	:Rent PostTran	731.00	0.00	28,989.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34851	:Rent PostTran	276.00	0.00	29,265.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34852	:Rent PostTran	538.00	0.00	29,803.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34853	:Rent PostTran	744.00	0.00	30,547.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34854	:Rent PostTran	64.00	0.00	30,611.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34855	:Rent PostTran	747.00	0.00	31,358.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34856	:Rent PostTran	387.00	0.00	31,745.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34857	:Rent PostTran	617.00	0.00	32,362.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34858	:Rent PostTran	100.00	0.00	32,462.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34859	:Rent PostTran	798.00	0.00	33,260.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34860	:Rent PostTran	235.00	0.00	33,495.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34861	:Rent PostTran	1,356.00	0.00	34,851.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34862	:Rent PostTran	1,490.00	0.00	36,341.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34863	:Rent PostTran	1,385.00	0.00	37,726.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34864	:Rent PostTran	151.00	0.00	37,877.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34865	:Rent PostTran	698.00	0.00	38,575.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34866	:Rent PostTran	253.00	0.00	38,828.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34867	:Rent PostTran	792.00	0.00	39,620.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34868	:Rent PostTran	1,356.00	0.00	40,976.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34869	:Rent PostTran	163.00	0.00	41,139.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34870	:Rent PostTran	591.00	0.00	41,730.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34871	:Rent PostTran	247.00	0.00	41,977.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34872	:Rent PostTran	546.00	0.00	42,523.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34873	:Rent PostTran	1,003.00	0.00	43,526.96	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34874	:Rent PostTran	320.00	0.00	43,846.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34875	:Rent PostTran	1,027.00	0.00	44,873.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34876	:Rent PostTran	1,283.00	0.00	46,156.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34877	:Rent PostTran	650.00	0.00	46,806.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34878	:Rent PostTran	1,100.00	0.00	47,906.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34879	:Misc PostTran	10.00	0.00	47,916.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34880	:Rent PostTran	212.00	0.00	48,128.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34881	:Rent PostTran	538.00	0.00	48,666.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34882	:Rent PostTran	1,353.00	0.00	50,019.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34883	:Rent PostTran	241.00	0.00	50,260.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34884	:Rent PostTran	558.00	0.00	50,818.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34885	:Misc PostTran	10.00	0.00	50,828.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34886	:Rent PostTran	622.00	0.00	51,450.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34887	:Rent PostTran	1,371.00	0.00	52,821.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34888	:Misc PostTran	10.00	0.00	52,831.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34889	:Rent PostTran	1,224.00	0.00	54,055.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34890	:Rent PostTran	83.00	0.00	54,138.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34891	:Rent PostTran	1,371.00	0.00	55,509.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34892	:Rent PostTran	627.00	0.00	56,136.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34893	:Rent PostTran	1,289.00	0.00	57,425.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34894	:Rent PostTran	743.00	0.00	58,168.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34895	:Rent PostTran	1,356.00	0.00	59,524.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34896	:Rent PostTran	969.00	0.00	60,493.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34897	:Rent PostTran	739.00	0.00	61,232.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34898	:Misc PostTran	10.00	0.00	61,242.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34899	:Rent PostTran	1,175.00	0.00	62,417.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34900	:Rent PostTran	1,495.00	0.00	63,912.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34901	:Rent PostTran	558.00	0.00	64,470.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34902	:Rent PostTran	1,121.00	0.00	65,591.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34903	:Rent PostTran	1,356.00	0.00	66,947.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34904	:Rent PostTran	1,490.00	0.00	68,437.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34905	:Rent PostTran	105.00	0.00	68,542.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34906	:Rent PostTran	1,188.00	0.00	69,730.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34907	:Rent PostTran	658.00	0.00	70,388.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34908	:Rent PostTran	1,103.00	0.00	71,491.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34909	:Misc PostTran	10.00	0.00	71,501.96	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34910	:Rent PostTran	564.00	0.00	72,065.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34911	:Rent PostTran	1,139.00	0.00	73,204.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34912	:Rent PostTran	765.00	0.00	73,969.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34913	:Rent PostTran	1,109.00	0.00	75,078.96	Residential Rent Assistance (05/2024)

Public Housing HRA	5/1/2024	05-2024	C-34914	:Rent PostTran	810.00	0.00	75,888.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34915	:Rent PostTran	353.00	0.00	76,241.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34916	:Rent PostTran	1,356.00	0.00	77,597.96	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-35089		627.00	0.00	78,224.96	
Public Housing HRA	5/1/2024	05-2024	C-35092		725.00	0.00	78,949.96	
Public Housing HRA	5/3/2024	05-2024	R-19588	3021	0.00	587.00	78,362.96	
Public Housing HRA	5/3/2024	05-2024	R-19589	1069	0.00	658.00	77,704.96	
Public Housing HRA	5/3/2024	05-2024	R-19590	3044	0.00	276.00	77,428.96	
Public Housing HRA	5/3/2024	05-2024	R-19591	77976052583	0.00	475.00	76,953.96	
Public Housing HRA	5/3/2024	05-2024	R-19592	77976052968	0.00	350.00	76,603.96	
Public Housing HRA	5/3/2024	05-2024	R-19593	0111	0.00	460.00	76,143.96	
Public Housing HRA	5/3/2024	05-2024	R-19594	0935006432	0.00	235.00	75,908.96	
Public Housing HRA	5/3/2024	05-2024	R-19595	5040711201	0.00	518.00	75,390.96	
Public Housing HRA	5/3/2024	05-2024	R-19596	21692	0.00	1,480.00	73,910.96	
Public Housing HRA	5/3/2024	05-2024	R-19597	0000158828	0.00	1,356.00	72,554.96	
Public Housing HRA	5/3/2024	05-2024	C-35085		518.00	0.00	73,072.96	
Public Housing HRA	5/6/2024	05-2024	R-19657	HAP	0.00	353.00	72,719.96	
Public Housing HRA	5/6/2024	05-2024	R-19661	29253606862	0.00	253.00	72,466.96	
Public Housing HRA	5/6/2024	05-2024	R-19662	28734424683	0.00	1,000.00	71,466.96	
Public Housing HRA	5/6/2024	05-2024	R-19663	1201	0.00	10.00	71,456.96	
Public Housing HRA	5/6/2024	05-2024	R-19663	1201	0.00	782.00	70,674.96	
Public Housing HRA	5/6/2024	05-2024	R-19664	28734421410	0.00	356.00	70,318.96	
Public Housing HRA	5/6/2024	05-2024	R-19665		0.00	1,000.00	69,318.96	
Public Housing HRA	5/6/2024	05-2024	R-19666	1008	0.00	151.00	69,167.96	
Public Housing HRA	5/6/2024	05-2024	R-19667	77925814164	0.00	100.00	69,067.96	
Public Housing HRA	5/6/2024	05-2024	R-19668	111	0.00	546.00	68,521.96	
Public Housing HRA	5/6/2024	05-2024	R-19669	636734677	0.00	747.00	67,774.96	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	0.00	109.00	67,665.96	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	0.00	46.00	67,619.96	
Public Housing HRA	5/6/2024	05-2024	R-19671	064142014	0.00	356.00	67,263.96	
Public Housing HRA	5/6/2024	05-2024	R-19672	061421013	0.00	1,000.00	66,263.96	
Public Housing HRA	5/6/2024	05-2024	R-19673	061412006	0.00	86.00	66,177.96	
Public Housing HRA	5/6/2024	05-2024	R-19674		0.00	3.00	66,174.96	
Public Housing HRA	5/6/2024	05-2024	R-19675	4084	0.00	291.00	65,883.96	
Public Housing HRA	5/6/2024	05-2024	R-19676	77976052979	0.00	71.00	65,812.96	
Public Housing HRA	5/6/2024	05-2024	R-19677	0935006458	0.00	240.00	65,572.96	
Public Housing HRA	5/6/2024	05-2024	R-19678	0935006451	0.00	612.00	64,960.96	
Public Housing HRA	5/6/2024	05-2024	R-19679	0935006446	0.00	591.00	64,369.96	
Public Housing HRA	5/6/2024	05-2024	R-19680	0935002494	0.00	1,518.00	62,851.96	
Public Housing HRA	5/6/2024	05-2024	R-19681	0935006439	0.00	740.00	62,111.96	
Public Housing HRA	5/6/2024	05-2024	R-19682	1928	0.00	106.00	62,005.96	
Public Housing HRA	5/6/2024	05-2024	R-19683	0935006467	0.00	627.00	61,378.96	
Public Housing HRA	5/6/2024	05-2024	R-19684	5040711871	0.00	10.00	61,368.96	
Public Housing HRA	5/6/2024	05-2024	R-19684	5040711871	0.00	290.00	61,078.96	
Public Housing HRA	5/6/2024	05-2024	R-19685	28734424694	0.00	353.00	60,725.96	
Public Housing HRA	5/6/2024	05-2024	R-19706	HAP	0.00	558.00	60,167.96	
Public Housing HRA	5/6/2024	05-2024	R-19707	HAP	0.00	1.00	60,166.96	
Public Housing HRA	5/6/2024	05-2024	R-19707	HAP	0.00	1,370.00	58,796.96	
Public Housing HRA	5/6/2024	05-2024	R-19708		0.00	1.00	58,795.96	:clean up – underpayment
Public Housing HRA	5/6/2024	05-2024	R-19708		1.00	0.00	58,796.96	:clean up – underpayment
Public Housing HRA	5/6/2024	05-2024	R-19711	HAP	0.00	1,353.00	57,443.96	
Public Housing HRA	5/6/2024	05-2024	R-19712	HAP	0.00	1,017.00	56,426.96	
Public Housing HRA	5/6/2024	05-2024	R-19716	HAP	0.00	1,139.00	55,287.96	
Public Housing HRA	5/6/2024	05-2024	R-19717	HAP	0.00	739.00	54,548.96	
Public Housing HRA	5/6/2024	05-2024	C-35090		290.00	0.00	54,838.96	
Public Housing HRA	5/6/2024	05-2024	C-35091	:clean up – underpayment	0.00	1.00	54,837.96	:clean up – underpayment
Public Housing HRA	5/7/2024	05-2024	R-19734	By KC	0.00	351.00	54,486.96	
Public Housing HRA	5/7/2024	05-2024	R-19738	77976054244	0.00	220.00	54,266.96	
Public Housing HRA	5/7/2024	05-2024	R-19739	0935006451	0.00	612.00	53,654.96	
Public Housing HRA	5/15/2024	05-2024	R-19856	77976054486	0.00	69.00	53,585.96	
Public Housing HRA	5/15/2024	05-2024	R-19857	77976053166	0.00	87.00	53,498.96	
Public Housing HRA	5/22/2024	05-2024	R-19885	82570457	0.00	127.86	53,371.10	
Public Housing HRA	5/31/2024	05-2024	J-16630	Adjust Prepaid Rent	81.00	0.00	53,452.10	Adjust Prepaid Rent
Net Change=3,472.14					61,356.00	57,883.86	53,452.10	= Ending Balance =
1327	Due From- Other Governments						323,067.99	= Beginning Balance =
Net Change=0.00					0.00	0.00	323,067.99	= Ending Balance =
1330	Prepaid Expenses						160.00	= Beginning Balance =
Public Housing HRA	5/23/2024	05-2024	P-32407	City of Faribault	1,107.84	0.00	1,267.84	Jan 2024 - April 2024
Public Housing HRA	5/31/2024	05-2024	J-16551	Reclass Miscellaneous Expenses	0.00	1,107.84	160.00	Reclass Miscellaneous Expenses
Public Housing HRA	5/31/2024	05-2024	J-16552	Membership Expense - 2 Months	0.00	26.67	133.33	Membership Expense - 2 Months
Net Change=-26.67					1,107.84	1,134.51	133.33	= Ending Balance =
1701	Building Improvements						11,798.00	= Beginning Balance =
Net Change=0.00					0.00	0.00	11,798.00	= Ending Balance =
1850	Machinery, Equipment, & Appliances						3,007.85	= Beginning Balance =
Public Housing HRA	5/3/2024	05-2024	P-30869	Virg's Appliance	792.00	0.00	3,799.85	
Public Housing HRA	5/16/2024	05-2024	P-31437	Virg's Appliance	1,049.00	0.00	4,848.85	
Public Housing HRA	5/20/2024	05-2024	P-31549	Virg's Appliance	360.85	0.00	5,209.70	
Net Change=2,201.85					2,201.85	0.00	5,209.70	= Ending Balance =
2200	Accounts Payable						-7,307.73	= Beginning Balance =
Public Housing HRA	2/21/2024	05-2024	P-33254	Patton, Hoversten & Berg, P.A.	0.00	1,259.00	-8,566.73	
Public Housing HRA	4/10/2024	05-2024	P-33126	City of Faribault	0.00	28.99	-8,595.72	
Public Housing HRA	4/10/2024	05-2024	P-33127	City of Faribault	0.00	33.62	-8,629.34	
Public Housing HRA	4/10/2024	05-2024	P-33128	City of Faribault	0.00	44.91	-8,674.25	
Public Housing HRA	5/1/2024	05-2024	P-30811	All Pro Cleaners, LLC.	0.00	165.78	-8,840.03	
Public Housing HRA	5/2/2024	05-2024	K-17232	Cornerstone Management Services LLC	3,000.00	0.00	-5,840.03	
Public Housing HRA	5/2/2024	05-2024	K-17232	Cornerstone Management Services LLC	2,500.00	0.00	-3,340.03	
Public Housing HRA	5/2/2024	05-2024	P-30775	05.2024 MGMT Fee	0.00	3,000.00	-6,340.03	

Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	P-30775	05-2024 MGMT Fee	0.00	2,500.00	-8,840.03	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30840	7429	0.00	202.00	-9,042.03	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30843	7431	0.00	2,070.00	-11,112.03	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-31226	7430	0.00	2,624.00	-13,736.03	
Public Housing HRA	5/3/2024	05-2024	Virg's Appliance	P-30869	19298	0.00	792.00	-14,528.03	
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18717	ACH	28.99	0.00	-14,499.04	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18718	ACH	13.80	0.00	-14,485.24	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18719	ACH	14.61	0.00	-14,470.63	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18720	ACH	13.80	0.00	-14,456.83	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18721	ACH	14.61	0.00	-14,442.22	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18722	ACH	14.61	0.00	-14,427.61	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18723	ACH	13.80	0.00	-14,413.81	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18724	ACH	13.80	0.00	-14,400.01	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18725	ACH	13.80	0.00	-14,386.21	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18726	ACH	33.62	0.00	-14,352.59	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	City of Faribault	K-18727	ACH	44.91	0.00	-14,307.68	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/6/2024	05-2024	Xcel Energy	P-32000	876233703	0.00	63.35	-14,371.03	
Public Housing HRA	5/7/2024	05-2024	Denise M Anderson	K-17353	243	7,356.55	0.00	-7,014.48	
Public Housing HRA	5/8/2024	05-2024	Xcel Energy	K-18713	ACH	32.30	0.00	-6,982.18	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33118	005090-000 05/10/2024	0.00	13.80	-6,995.98	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33119	005090-001 05/10/2024	0.00	13.80	-7,009.78	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33120	005090-003 05/10/2024	0.00	13.80	-7,023.58	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33121	005090-004 05/10/2024	0.00	14.61	-7,038.19	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33122	005090-006 05/10/2024	0.00	14.61	-7,052.80	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33123	005090-007 05/10/2024	0.00	13.80	-7,066.60	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33124	005090-016 05/10/2024	0.00	14.61	-7,081.21	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33125	005090-026 05/10/2024	0.00	13.80	-7,095.01	
Public Housing HRA	5/14/2024	05-2024	Advanced Facilities	K-17504	244	4,000.00	0.00	-3,095.01	
Public Housing HRA	5/14/2024	05-2024	Advanced Facilities	K-17504	244	879.00	0.00	-2,216.01	
Public Housing HRA	5/14/2024	05-2024	All Pro Cleaners, LLC.	K-17505	245	191.95	0.00	-2,024.06	
Public Housing HRA	5/14/2024	05-2024	All Pro Cleaners, LLC.	K-17505	245	165.78	0.00	-1,858.28	
Public Housing HRA	5/14/2024	05-2024	CCS Cleaning and Restoration	K-17506	246	773.10	0.00	-1,085.18	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	56.50	0.00	-1,028.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	62.00	0.00	-966.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	87.00	0.00	-879.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	238.00	0.00	-641.68	
Public Housing HRA	5/14/2024	05-2024	Environmental Pest Management	K-17507	247	50.50	0.00	-591.18	
Public Housing HRA	5/14/2024	05-2024	Faribo Plumbing & Heating	K-17508	248	110.00	0.00	-481.18	
Public Housing HRA	5/14/2024	05-2024	Tom's Lock & Key	K-17510	250	138.75	0.00	-342.43	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	111.95	0.00	-230.48	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	85.00	0.00	-145.48	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	85.00	0.00	-60.48	
Public Housing HRA	5/14/2024	05-2024	Virg's Appliance	K-17511	251	792.00	0.00	731.52	
Public Housing HRA	5/14/2024	05-2024	Property Pros of Faribault, LLC	K-17524	252	2,070.00	0.00	2,801.52	
Public Housing HRA	5/14/2024	05-2024	Property Pros of Faribault, LLC	K-17524	252	202.00	0.00	3,003.52	
Public Housing HRA	5/14/2024	05-2024	Property Pros of Faribault, LLC	K-17524	252	2,624.00	0.00	5,627.52	
Public Housing HRA	5/15/2024	05-2024	Denise M Anderson	P-30996	HRA 05/15/2024	0.00	7,356.55	-1,729.03	
Public Housing HRA	5/16/2024	05-2024	Virg's Appliance	P-31437	19305	0.00	1,049.00	-2,778.03	
Public Housing HRA	5/20/2024	05-2024	Property Pros of Faribault, LLC	P-31544	7465	0.00	1,594.75	-4,372.78	
Public Housing HRA	5/20/2024	05-2024	Virg's Appliance	P-31549	19307	0.00	360.85	-4,733.63	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	K-18728	ACH	21.92	0.00	-4,711.71	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	K-18729	ACH	161.34	0.00	-4,550.37	Confirmed Paid via Bank Stmt - MW
Public Housing HRA	5/21/2024	05-2024	Environmental Pest Management	P-31575	62420	0.00	50.50	-4,600.87	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33129	409110024430 05/21/2024	0.00	21.92	-4,622.79	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33130	409110024428 05/21/2024	0.00	161.34	-4,784.13	
Public Housing HRA	5/23/2024	05-2024	City of Faribault	P-32407	0092821	0.00	1,107.84	-5,891.97	Jan 2024 - April 2024
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31915	62660	0.00	594.00	-6,485.97	
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31992	62690	0.00	606.00	-7,091.97	
Public Housing HRA	5/30/2024	05-2024	Environmental Pest Management	P-31991	62706	0.00	50.50	-7,142.47	
Public Housing HRA	5/31/2024	05-2024	Xcel Energy	K-17977	1	63.35	0.00	-7,079.12	One time ach
Public Housing HRA	5/31/2024	05-2024	Advanced Facilities	P-32012	PublicHRA7	0.00	4,000.00	-11,079.12	
Net Change=-3,771.39						26,078.34	29,849.73	-11,079.12	= Ending Balance =

2210		Prepaid Rent				-12,680.00 = Beginning Balance =			
Public Housing HRA	5/1/2024	05-2024	R-19505	:prepay	740.00	0.00	-11,940.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19506	:prepay	5.00	0.00	-11,935.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19507	:prepay	147.00	0.00	-11,788.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19508	:prepay	64.00	0.00	-11,724.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19509	:prepay	474.00	0.00	-11,250.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19510	:prepay	103.00	0.00	-11,147.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19511	:prepay	628.00	0.00	-10,519.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19512	:prepay	10.00	0.00	-10,509.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19513	:prepay	35.00	0.00	-10,474.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19514	:prepay	417.00	0.00	-10,057.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19515	:prepay	52.00	0.00	-10,005.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19516	:prepay	65.00	0.00	-9,940.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19517	:prepay	627.00	0.00	-9,313.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19518	:prepay	117.00	0.00	-9,196.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19519	:prepay	627.00	0.00	-8,569.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19520	:prepay	139.00	0.00	-8,430.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19521	:prepay	387.00	0.00	-8,043.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19522	:prepay	110.00	0.00	-7,933.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19523	:prepay	58.00	0.00	-7,875.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19524	:prepay	81.00	0.00	-7,794.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19525	:prepay	19.00	0.00	-7,775.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19526	:prepay	10.00	0.00	-7,765.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19527	:prepay	103.00	0.00	-7,662.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19528	:prepay	10.00	0.00	-7,652.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19529	:prepay	54.00	0.00	-7,598.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19530	:prepay	917.00	0.00	-6,681.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19545	:prepay	161.00	0.00	-6,520.00	:Prog Gen prepayment transfer	
Public Housing HRA	5/1/2024	05-2024	R-19561	:prepay	11.00	0.00	-6,509.00	:Prog Gen prepayment transfer	

Public Housing HRA	5/1/2024	05-2024	R-19562	:prepay	53.00	0.00	-6,456.00	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19563	:prepay	27.00	0.00	-6,429.00	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19658	:prepay	612.00	0.00	-5,817.00	:Prog Gen prepayment transfer
Public Housing HRA	5/1/2024	05-2024	R-19659	HAP	0.00	612.00	-6,429.00	
Public Housing HRA	5/1/2024	05-2024	R-19710	HAP	0.00	139.00	-6,568.00	
Public Housing HRA	5/1/2024	05-2024	R-19715	HAP	0.00	184.00	-6,752.00	
Public Housing HRA	5/1/2024	05-2024	R-19720	HAP	0.00	65.00	-6,817.00	
Public Housing HRA	5/1/2024	05-2024	R-19725	HAP	0.00	773.00	-7,590.00	
Public Housing HRA	5/1/2024	05-2024	R-19730	HAP	0.00	27.00	-7,617.00	
Public Housing HRA	5/3/2024	05-2024	R-19588	3021	0.00	63.00	-7,680.00	
Public Housing HRA	5/3/2024	05-2024	R-19589	1069	0.00	40.00	-7,720.00	
Public Housing HRA	5/3/2024	05-2024	R-19596	21692	0.00	20.00	-7,740.00	
Public Housing HRA	5/6/2024	05-2024	R-19670	1007	0.00	8.00	-7,748.00	
Public Housing HRA	5/6/2024	05-2024	R-19673	061412006	0.00	914.00	-8,662.00	
Public Housing HRA	5/6/2024	05-2024	R-19680	0935002494	0.00	5.00	-8,667.00	
Public Housing HRA	5/6/2024	05-2024	R-19682	1928	0.00	322.00	-8,989.00	
Public Housing HRA	5/6/2024	05-2024	R-19683	0935006467	0.00	117.00	-9,106.00	
Public Housing HRA	5/6/2024	05-2024	R-19685	28734424694	0.00	25.00	-9,131.00	
Public Housing HRA	5/6/2024	05-2024	R-19706	HAP	0.00	798.00	-9,929.00	
Public Housing HRA	5/6/2024	05-2024	R-19716	HAP	0.00	54.00	-9,983.00	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	0.00	64.00	-10,047.00	
Public Housing HRA	5/7/2024	05-2024	R-19737	77976053892	0.00	26.00	-10,073.00	
Public Housing HRA	5/15/2024	05-2024	R-19856	77976054486	0.00	214.00	-10,287.00	
Public Housing HRA	5/15/2024	05-2024	R-19857	77976053166	0.00	193.00	-10,480.00	
Public Housing HRA	5/22/2024	05-2024	R-19885	82570457	0.00	1,334.14	-11,814.14	
Public Housing HRA	5/31/2024	05-2024	J-16630	Adjust Prepaid Rent	0.00	81.00	-11,895.14	Adjust Prepaid Rent
Public Housing HRA	5/31/2024	05-2024	Recognize Prepaid Rent as Income	J-16631	Recognize Prepaid Rent as Income	999.00	0.00	-10,896.14 Recognize Prepaid Rent as Income
Net Change=1,783.86					7,862.00	6,078.14	-10,896.14	= Ending Balance =
2230					Accrued Property Tax			
					0.00 = Beginning Balance =			
Public Housing HRA	5/15/2024	05-2024	Denise M Anderson	P-30996	HRA 05/15/2024	7,356.55	0.00	7,356.55
Public Housing HRA	5/15/2024	05-2024	Reclass Accrued Property Tax	J-16632	Reclass Accrued Property Tax	0.00	7,356.55	0.00 Reclass Accrued Property Tax
Net Change=0.00					7,356.55	7,356.55	0.00	= Ending Balance =
2245					Other Accrued Liabilities			
					0.00 = Beginning Balance =			
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	0.00	301.65	-301.65 Accrue Utilities - unable to log into Xcel :Reversed by J-16627
Net Change=-301.65					0.00	301.65	-301.65	= Ending Balance =
2250					Tenant Deposits			
Net Change=0.00					0.00	0.00	-22,707.89	= Beginning Balance =
					-22,707.89 = Ending Balance =			
2252					Pet Deposit			
					-480.00 = Beginning Balance =			
Public Housing HRA	5/1/2024	05-2024	C-34879	:Misc PostTran	0.00	10.00	-490.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34885	:Misc PostTran	0.00	10.00	-500.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34888	:Misc PostTran	0.00	10.00	-510.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34898	:Misc PostTran	0.00	10.00	-520.00	Pet Deposit (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34909	:Misc PostTran	0.00	10.00	-530.00	Pet Deposit (05/2024)
Net Change=-50.00					0.00	50.00	-530.00	= Ending Balance =
2271					Clearing Reconciling Adj			
					953.22 = Beginning Balance =			
Public Housing HRA	5/31/2024	05-2024	Clear Reconciling Account	J-16550	Clear Reconciling Account	0.00	953.22	0.00 Clear Reconciling Account
Net Change=-953.22					0.00	953.22	0.00	= Ending Balance =
2291					Payments in Lieu-Taxes Payable			
					-14,713.09 = Beginning Balance =			
Public Housing HRA	5/15/2024	05-2024	Reclass Accrued Property Tax	J-16632	Reclass Accrued Property Tax	7,356.55	0.00	-7,356.54 Reclass Accrued Property Tax
Net Change=7,356.55					7,356.55	0.00	-7,356.54	= Ending Balance =
2527					Due to other funds			
Net Change=0.00					0.00	0.00	-250,000.00	= Beginning Balance =
					-250,000.00 = Ending Balance =			
2805					Unreserved Fund Balances			
Net Change=0.00					0.00	0.00	-98,719.77	= Beginning Balance =
					-98,719.77 = Ending Balance =			
3200					Owner Contributions			
					4.44 = Beginning Balance =			
Public Housing HRA	5/31/2024	05-2024	Clear Owner Contributions	J-16553	Clear Owner Contributions	0.00	4.44	0.00 Clear Owner Contributions
Net Change=-4.44					0.00	4.44	0.00	= Ending Balance =
3800					Retained Earnings			
Net Change=0.00					0.00	0.00	0.00	= Beginning Balance =
					0.00 = Ending Balance =			
3810					Prior Years Retained Earnings			
Net Change=0.00					0.00	0.00	-499,458.87	= Beginning Balance =
					-499,458.87 = Ending Balance =			
4500					Rent - Residential			
					-104,161.00 = Beginning Balance =			
Public Housing HRA	5/1/2024	05-2024	C-34834	:Rent PostTran	0.00	218.00	-104,379.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34835	:Rent PostTran	0.00	740.00	-105,119.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34836	:Rent PostTran	0.00	1,356.00	-106,475.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34837	:Rent PostTran	0.00	326.00	-106,801.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34838	:Rent PostTran	0.00	1,523.00	-108,324.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34839	:Rent PostTran	0.00	240.00	-108,564.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34840	:Rent PostTran	0.00	703.00	-109,267.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34841	:Rent PostTran	0.00	351.00	-109,618.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34842	:Rent PostTran	0.00	351.00	-109,969.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34843	:Rent PostTran	0.00	253.00	-110,222.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34844	:Rent PostTran	0.00	326.00	-110,548.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34845	:Rent PostTran	0.00	740.00	-111,288.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34846	:Rent PostTran	0.00	460.00	-111,748.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34847	:Rent PostTran	0.00	297.00	-112,045.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34848	:Rent PostTran	0.00	1,353.00	-113,398.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34849	:Rent PostTran	0.00	538.00	-113,936.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34850	:Rent PostTran	0.00	731.00	-114,667.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34851	:Rent PostTran	0.00	276.00	-114,943.00	Residential Rent (05/2024)

Public Housing HRA	5/1/2024	05-2024	C-34852	:Rent PostTran	0.00	538.00	-115,481.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34853	:Rent PostTran	0.00	744.00	-116,225.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34854	:Rent PostTran	0.00	64.00	-116,289.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34855	:Rent PostTran	0.00	747.00	-117,036.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34856	:Rent PostTran	0.00	387.00	-117,423.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34857	:Rent PostTran	0.00	617.00	-118,040.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34858	:Rent PostTran	0.00	100.00	-118,140.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34859	:Rent PostTran	0.00	798.00	-118,938.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34860	:Rent PostTran	0.00	235.00	-119,173.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34861	:Rent PostTran	0.00	1,356.00	-120,529.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34862	:Rent PostTran	0.00	1,490.00	-122,019.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34863	:Rent PostTran	0.00	1,385.00	-123,404.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34864	:Rent PostTran	0.00	151.00	-123,555.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34865	:Rent PostTran	0.00	698.00	-124,253.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34866	:Rent PostTran	0.00	253.00	-124,506.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34867	:Rent PostTran	0.00	792.00	-125,298.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34868	:Rent PostTran	0.00	1,356.00	-126,654.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34869	:Rent PostTran	0.00	163.00	-126,817.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34870	:Rent PostTran	0.00	591.00	-127,408.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34871	:Rent PostTran	0.00	247.00	-127,655.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34872	:Rent PostTran	0.00	546.00	-128,201.00	Residential Rent (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34873	:Rent PostTran	0.00	1,003.00	-129,204.00	Residential Rent (05/2024)
Public Housing HRA	5/3/2024	05-2024	C-35085		0.00	518.00	-129,722.00	
Public Housing HRA	5/6/2024	05-2024	C-35090		0.00	290.00	-130,012.00	
Net Change=-25,851.00					0.00	25,851.00	-130,012.00	= Ending Balance =
4570	Tenant Based Subsidy Rent							-139,780.00 = Beginning Balance =
Public Housing HRA	5/31/2024	05-2024	Reclass to Tenant Based Subsidy	J-16628	Reclass to Tenant Based Subsidy	0.00	35,373.00	-175,153.00 Reclass to Tenant Based Subsidy
Net Change=-35,373.00					0.00	35,373.00	-175,153.00	= Ending Balance =
4573	Federal Grants							0.00 = Beginning Balance =
Public Housing HRA	5/1/2024	05-2024	C-34874	:Rent PostTran	0.00	320.00	-320.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34875	:Rent PostTran	0.00	1,027.00	-1,347.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34876	:Rent PostTran	0.00	1,283.00	-2,630.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34877	:Rent PostTran	0.00	650.00	-3,280.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34878	:Rent PostTran	0.00	1,100.00	-4,380.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34880	:Rent PostTran	0.00	212.00	-4,592.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34881	:Rent PostTran	0.00	538.00	-5,130.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34882	:Rent PostTran	0.00	1,353.00	-6,483.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34883	:Rent PostTran	0.00	241.00	-6,724.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34884	:Rent PostTran	0.00	558.00	-7,282.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34886	:Rent PostTran	0.00	622.00	-7,904.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34887	:Rent PostTran	0.00	1,371.00	-9,275.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34889	:Rent PostTran	0.00	1,224.00	-10,499.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34890	:Rent PostTran	0.00	83.00	-10,582.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34891	:Rent PostTran	0.00	1,371.00	-11,953.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34892	:Rent PostTran	0.00	627.00	-12,580.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34893	:Rent PostTran	0.00	1,289.00	-13,869.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34894	:Rent PostTran	0.00	743.00	-14,612.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34895	:Rent PostTran	0.00	1,356.00	-15,968.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34896	:Rent PostTran	0.00	969.00	-16,937.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34897	:Rent PostTran	0.00	739.00	-17,676.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34899	:Rent PostTran	0.00	1,175.00	-18,851.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34900	:Rent PostTran	0.00	1,495.00	-20,346.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34901	:Rent PostTran	0.00	558.00	-20,904.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34902	:Rent PostTran	0.00	1,121.00	-22,025.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34903	:Rent PostTran	0.00	1,356.00	-23,381.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34904	:Rent PostTran	0.00	1,490.00	-24,871.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34905	:Rent PostTran	0.00	105.00	-24,976.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34906	:Rent PostTran	0.00	1,188.00	-26,164.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34907	:Rent PostTran	0.00	658.00	-26,822.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34908	:Rent PostTran	0.00	1,103.00	-27,925.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34910	:Rent PostTran	0.00	564.00	-28,489.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34911	:Rent PostTran	0.00	1,139.00	-29,628.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34912	:Rent PostTran	0.00	765.00	-30,393.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34913	:Rent PostTran	0.00	1,109.00	-31,502.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34914	:Rent PostTran	0.00	810.00	-32,312.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34915	:Rent PostTran	0.00	353.00	-32,665.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-34916	:Rent PostTran	0.00	1,356.00	-34,021.00	Residential Rent Assistance (05/2024)
Public Housing HRA	5/1/2024	05-2024	C-35089		0.00	627.00	-34,648.00	
Public Housing HRA	5/1/2024	05-2024	C-35092		0.00	725.00	-35,373.00	
Public Housing HRA	5/31/2024	05-2024	Reclass to Tenant Based Subsidy	J-16628	Reclass to Tenant Based Subsidy	35,373.00	0.00	0.00 Reclass to Tenant Based Subsidy
Net Change=0.00					35,373.00	35,373.00	0.00	= Ending Balance =
4820	Bank Interest							-112.46 = Beginning Balance =
Public Housing HRA	5/31/2024	05-2024	Interest Income	J-16546	Interest Income	0.00	9.57	-122.03 Interest Income
Public Housing HRA	5/31/2024	05-2024	Interest Income	J-16546	Interest Income	0.00	21.20	-143.23 Interest Income
Net Change=-30.77					0.00	30.77	-143.23	= Ending Balance =
4830	CleanUp (Misc)							6,734.41 = Beginning Balance =
Public Housing HRA	5/1/2024	05-2024	:Reversal of J-15884	J-15885	:Reversal of J-15884	873.13	0.00	7,607.54 :Reversal of J-15884
Public Housing HRA	5/6/2024	05-2024		C-35091	:clean up – underpayment	1.00	0.00	7,608.54 :clean up – underpayment
Public Housing HRA	5/6/2024	05-2024	Adjust Deposits to total	J-16615	Adjust Deposits to total	0.00	1,237.86	6,370.68 Adjust Deposits to total
Public Housing HRA	5/31/2024	05-2024	Clear Reconciling Account	J-16550	Clear Reconciling Account	953.22	0.00	7,323.90 Clear Reconciling Account
Public Housing HRA	5/31/2024	05-2024	Clear Owner Contributions	J-16553	Clear Owner Contributions	4.44	0.00	7,328.34 Clear Owner Contributions
Public Housing HRA	5/31/2024	05-2024	Reconcile Cash 05.2024 :Reversed by J-16625	J-16624	Reconcile Cash 05.2024	494.87	0.00	7,823.21 Reconcile Cash 05.2024 :Reversed by J-16625
Public Housing HRA	5/31/2024	05-2024	Recognize Prepaid Rent as Income	J-16631	Recognize Prepaid Rent as Income	0.00	999.00	6,824.21 Recognize Prepaid Rent as Income
Net Change=89.80					2,326.66	2,236.86	6,824.21	= Ending Balance =
6211	Contracted Labor - Maintenance							532.23 = Beginning Balance =
Public Housing HRA	5/1/2024	05-2024	All Pro Cleaners, LLC.	P-30811	21500	165.78	0.00	698.01
Net Change=165.78					165.78	0.00	698.01	= Ending Balance =

6212			Repairs & Maintenance - Building				19,491.13 = Beginning Balance =		
Public Housing HRA	5/31/2024	05-2024	Advanced Facilities	P-32012	PublicHRA7	4,000.00	0.00	23,491.13	
			Net Change=4,000.00				4,000.00	0.00	23,491.13 = Ending Balance =
6214			Routine Maintenance - Equipment				-144.00 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	-144.00 = Ending Balance =
6216			Supplies - Maintenance				280.37 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	280.37 = Ending Balance =
6219			Purchased Services - Maintenance				1,486.03 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	1,486.03 = Ending Balance =
6225			Grounds/Lawn Care/Snow Removal				0.00 = Beginning Balance =		
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30840	7429	202.00	0.00	202.00	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-30843	7431	2,070.00	0.00	2,272.00	
Public Housing HRA	5/2/2024	05-2024	Property Pros of Faribault, LLC	P-31226	7430	2,624.00	0.00	4,896.00	
Public Housing HRA	5/20/2024	05-2024	Property Pros of Faribault, LLC	P-31544	7465	1,594.75	0.00	6,490.75	
Public Housing HRA	5/31/2024	05-2024	Reclass Grounds to Extraordinary Maintenance	J-16629	Reclass Grounds to Extraordinary Maintenance	0.00	6,490.75	0.00	Reclass Grounds to Extraordinary Maintenance
			Net Change=0.00				6,490.75	6,490.75	0.00 = Ending Balance =
6226			Snow Removal				6,065.00 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	6,065.00 = Ending Balance =
6227			Pest Control				2,216.50 = Beginning Balance =		
Public Housing HRA	5/21/2024	05-2024	Environmental Pest Management	P-31575	62420	50.50	0.00	2,267.00	
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31915	62660	594.00	0.00	2,861.00	
Public Housing HRA	5/29/2024	05-2024	Environmental Pest Management	P-31992	62690	606.00	0.00	3,467.00	
Public Housing HRA	5/30/2024	05-2024	Environmental Pest Management	P-31991	62706	50.50	0.00	3,517.50	
			Net Change=1,301.00				1,301.00	0.00	3,517.50 = Ending Balance =
6235			Purchased Services - Cleaning				773.10 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	773.10 = Ending Balance =
6245			Extraordinary Maintenance				0.00 = Beginning Balance =		
Public Housing HRA	5/31/2024	05-2024	Reclass Grounds to Extraordinary Maintenance	J-16629	Reclass Grounds to Extraordinary Maintenance	6,490.75	0.00	6,490.75	Reclass Grounds to Extraordinary Maintenance
			Net Change=6,490.75				6,490.75	0.00	6,490.75 = Ending Balance =
6350			Property Tax				-225.12 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	-225.12 = Ending Balance =
6410			Electricity				1,979.18 = Beginning Balance =		
Public Housing HRA	5/6/2024	05-2024	Xcel Energy	P-32000	876233703	63.35	0.00	2,042.53	
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	225.00	0.00	2,267.53	Accrue Utilities - unable to log into Xcel :Reversed by J-16627
			Net Change=288.35				288.35	0.00	2,267.53 = Ending Balance =
6420			Gas				153.29 = Beginning Balance =		
Public Housing HRA	5/31/2024	05-2024	Accrue Utilities - unable to log into Xcel :Reversed by J-16627	J-16626	Accrue Utilities	76.65	0.00	229.94	Accrue Utilities - unable to log into Xcel :Reversed by J-16627
			Net Change=76.65				76.65	0.00	229.94 = Ending Balance =
6430			Water and Sewer				903.56 = Beginning Balance =		
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33126	005090-176 04/10/2024 2	28.99	0.00	932.55	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33127	005090-178 04/10/2024	33.62	0.00	966.17	
Public Housing HRA	4/10/2024	05-2024	City of Faribault	P-33128	005090-177 04/10/2024	44.91	0.00	1,011.08	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33118	005090-000 05/10/2024	13.80	0.00	1,024.88	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33119	005090-001 05/10/2024	13.80	0.00	1,038.68	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33120	005090-003 05/10/2024	13.80	0.00	1,052.48	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33121	005090-004 05/10/2024	14.61	0.00	1,067.09	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33122	005090-006 05/10/2024	14.61	0.00	1,081.70	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33123	005090-007 05/10/2024	13.80	0.00	1,095.50	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33124	005090-016 05/10/2024	14.61	0.00	1,110.11	
Public Housing HRA	5/10/2024	05-2024	City of Faribault	P-33125	005090-026 05/10/2024	13.80	0.00	1,123.91	
			Net Change=220.35				220.35	0.00	1,123.91 = Ending Balance =
6450			Trash Disposal				2,511.25 = Beginning Balance =		
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33129	409110024430 05/21/2024	21.92	0.00	2,533.17	
Public Housing HRA	5/21/2024	05-2024	FLOM Disposal Service	P-33130	409110024428 05/21/2024	161.34	0.00	2,694.51	
			Net Change=183.26				183.26	0.00	2,694.51 = Ending Balance =
6511			Late Fees				2.10 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	2.10 = Ending Balance =
6612			Miscellaneous Financing Exp/Late Fees				345.01 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	345.01 = Ending Balance =
6801			Admin Payroll Fee				-3,902.85 = Beginning Balance =		
			Net Change=0.00				0.00	0.00	-3,902.85 = Ending Balance =
6810			Pass thru Payroll - Corporate				10,000.00 = Beginning Balance =		
Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	P-30775	05.2024 MGMT Fee	2,500.00	0.00	12,500.00	
			Net Change=2,500.00				2,500.00	0.00	12,500.00 = Ending Balance =
6820			Management Fees				12,000.00 = Beginning Balance =		
Public Housing HRA	5/2/2024	05-2024	Cornerstone Management Services LLC	P-30775	05.2024 MGMT Fee	3,000.00	0.00	15,000.00	
Public Housing HRA	5/31/2024	05-2024	Reclass Miscellaneous Expenses	J-16551	Reclass Miscellaneous Expenses	1,107.84	0.00	16,107.84	Reclass Miscellaneous Expenses
			Net Change=4,107.84				4,107.84	0.00	16,107.84 = Ending Balance =
6835			Dues & Subscriptions				0.00 = Beginning Balance =		
Public Housing HRA	5/31/2024	05-2024	Membership Expense - 2 Months	J-16552	Membership Expense	26.67	0.00	26.67	Membership Expense - 2 Months

Net Change=26.67						26.67	0.00	26.67 = Ending Balance =	
6845	Licenses & Permits - Admin								4,156.00 = Beginning Balance =
	Net Change=0.00						0.00	0.00	4,156.00 = Ending Balance =
6853	Computer								469.42 = Beginning Balance =
	Net Change=0.00						0.00	0.00	469.42 = Ending Balance =
6870	Fees - Legal								0.00 = Beginning Balance =
	Public Housing HRA	2/21/2024	05-2024	Patton, Hoversten & Berg, P.A.	P-33254	15765	1,259.00	0.00	1,259.00
Net Change=1,259.00						1,259.00	0.00	1,259.00 = Ending Balance =	
6880	Miscellaneous Expenses								9,042.58 = Beginning Balance =
	Net Change=0.00						0.00	0.00	9,042.58 = Ending Balance =
7266	Legal Fees - Business Entity								1,385.55 = Beginning Balance =
	Net Change=0.00						0.00	0.00	1,385.55 = Ending Balance =
						298,925.82	298,925.82		

**Routing 291880330
Bank Reconcile History Report**

Balance Per Bank Statement as of 5/31/2024				488,372.37
Outstanding Checks				
Check Date	Check Number	Payee		Amount
7/11/2023	133	Faribault Vacuum & Sewing Center		25.99
8/16/2023	148	Faribault Ace Hardware & Ace Sports		30.18
8/31/2023	155	Faribault Ace Hardware & Ace Sports		110.69
6/1/2023	230	Rice County Property Taxes		3,902.85
5/31/2024	1	Xcel Energy		63.35
Less: Outstanding Checks				4,133.06
Reconciled Bank Balance				484,239.31
Balance per GL as of 5/31/2024				484,239.31
Reconciled Balance Per G/L				484,239.31
Difference				0.00

Cleared Items:

Cleared Checks				
Date	Tran #	Notes	Amount	Date Cleared
4/10/2024	234	Environmental Pest Management	420.00	5/31/2024
4/10/2024	237	Tom's Lock & Key	254.00	5/31/2024
4/10/2024	238	Virg's Appliance	987.80	5/31/2024
4/29/2024	1	Xcel Energy	97.24	5/31/2024
4/29/2024	1	Xcel Energy	62.35	5/31/2024
5/2/2024	242	Cornerstone Management Services LLC	5,500.00	5/31/2024
5/6/2024	ACH	City of Faribault	28.99	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	14.61	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	14.61	5/31/2024
5/6/2024	ACH	City of Faribault	14.61	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	13.80	5/31/2024
5/6/2024	ACH	City of Faribault	33.62	5/31/2024
5/6/2024	ACH	City of Faribault	44.91	5/31/2024
5/7/2024	243	Denise M Anderson	7,356.55	5/31/2024
5/8/2024	ACH	Xcel Energy	32.30	5/31/2024
5/14/2024	244	Advanced Facilities	4,879.00	5/31/2024
5/14/2024	245	All Pro Cleaners, LLC.	357.73	5/31/2024
5/14/2024	246	CCS Cleaning and Restoration	773.10	5/31/2024
5/14/2024	247	Environmental Pest Management	494.00	5/31/2024
5/14/2024	248	Faribo Plumbing & Heating	110.00	5/31/2024
5/14/2024	250	Tom's Lock & Key	138.75	5/31/2024
5/14/2024	251	Virg's Appliance	1,073.95	5/31/2024
5/14/2024	252	Property Pros of Faribault, LLC	4,896.00	5/31/2024
5/21/2024	ACH	FLOM Disposal Service	21.92	5/31/2024
5/21/2024	ACH	FLOM Disposal Service	161.34	5/31/2024
Total Cleared Checks			27,836.38	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/3/2024	199		6,518.00	5/31/2024
5/6/2024	200		13,385.00	5/31/2024
5/7/2024	201		1,222.00	5/31/2024
5/15/2024	202		563.00	5/31/2024
5/22/2024	203		1,462.00	5/31/2024
Total Cleared Deposits			23,150.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2023	JE 14717	mgmt fees paid out of wrong account clear from bank rec	-5,900.00	5/31/2024
7/31/2023	JE 16617	Remove entry J-14717	5,900.00	5/31/2024
5/1/2024	JE 15885	:Reversal of J-15884	-873.13	5/31/2024
5/1/2024	JE 16548	Deposits made into savings	-9,765.00	5/31/2024
5/1/2024	JE 16616	Adjust Cash Accounts	-32,498.00	5/31/2024
5/6/2024	JE 16614	Move Deposit to Savings	-13,385.00	5/31/2024
5/31/2024	JE 16546	Interest Income	21.20	5/31/2024
5/31/2024	JE 16624	Reconcile Cash 05.2024 :Reversed by J-16625	-494.87	5/31/2024
Total Cleared Other Items			-56,994.80	

**Security Deposit Savings
Bank Reconcile History Report**

Balance Per Bank Statement as of 5/31/2024		231,493.59
Reconciled Bank Balance		231,493.59
Balance per GL as of 5/31/2024		231,493.59
Reconciled Balance Per G/L		231,493.59
Difference		0.00

Cleared Items:

Cleared Other Items				
Date	Tran #	Notes	Amount	Date Cleared
5/1/2024	JE 16548	Deposits made into savings	9,765.00	5/31/2024
5/1/2024	JE 16616	Adjust Cash Accounts	32,498.00	5/31/2024
5/6/2024	JE 16614	Move Deposit to Savings	13,385.00	5/31/2024
5/6/2024	JE 16615	Adjust Deposits to total	1,237.86	5/31/2024
5/31/2024	JE 16546	Interest Income	9.57	5/31/2024
Total Cleared Other Items			56,895.43	

From: [Ayan Aden](#)
To: [Rachel Johnson](#); [Michele Lane](#)
Cc: [Joy Watson](#); [Kari Casper](#); [David Wanberg](#)
Subject: Failed Inspection for Public Housing third time
Date: Tuesday, June 25, 2024 6:53:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)

Good Afternoon,

I want to provide an update on the failed inspections of the Public Housing and share the results. I placed three additional units on hold due to third failed inspection, bringing the total number of units on hold to eight. I spoke to most of the clients, and they told me the maintenance didn't come to do the repairs. Please notify me once the repairs for the eight units are completed, so I can do the reinspection. Here are some of the picture I took f last week. For units 523 and 527, the bedroom windows will not close properly. Unit 920 has water damage and it needs be repainted. Please feel free to contact me if you have any questions or need additional information about the failed inspection. Here are the eight units that are currently on hold for failed inspections.

1. **404 Nw 13th Street**
2. **521 Lincoln Avenue**
3. **523 Lincoln Avenue**
4. **900 C Spring Road Sw**
5. **910 Sw 1st Street**
6. **523 West Division**
7. **527 Lincoln Avenue**
8. **920 Sw 1st Street**

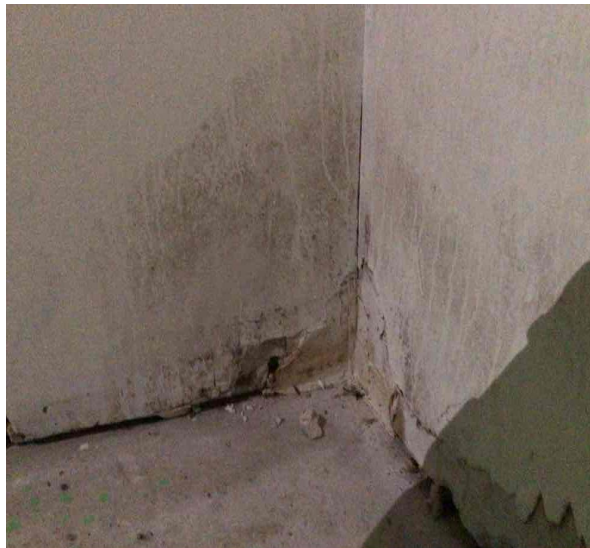
Thank you,

523 West Division.

527 Lincoln Ave



920 SW 1st St



Ayan Aden
Housing Occupancy Assistant
Rice County HRA
Government Services Building
320 3rd Street NW Faribault MN 55021
Email: ayaden@co.rice.mn.us
Phone: 507-333-3787
Fax: 507-333-3838

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Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: David Wanberg, Community and Economic Development Director

THROUGH:

MEETING DATE: July 8, 2024

SUBJECT: Discussion with Cornerstone Staff regarding Financial Reports

BACKGROUND:

At its June meeting, the HRA requested additional financial reporting information. Cornerstone, the HRA's property management firm, has been working with City Staff to resolve outstanding issues. Cornerstone finance/accounting staff will attend the HRA's July 8 meeting in person or via Zoom. This will be an opportunity for Cornerstone and City Staff to listen to the HRA and determine ways to best serve it.

REQUESTED ACTION:

Provide Cornerstone and City Staff with direction regarding financial reporting.

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: David Wanberg, Community and Economic Development Director

THROUGH:

MEETING DATE: July 8, 2024

SUBJECT: Resolution 2024-10 Approve a Loan Agreement between the Housing and Redevelopment Authority of Faribault and Ellison Investment Group, LLC

BACKGROUND:

Jennifer Denmark and Tim Ellison have submitted an application for funding to improve 204 Central. Earlier, the HRA indicated it would provide a \$100,000 forgivable loan to contribute to the renovation of five existing apartments that are currently in poor shape. The City Attorney prepared a draft forgivable loan agreement (see attached). At this point, Jennifer and Tim intend to renovate apartments as they become vacant. However, they would like some assurance that they can collect the entire \$100,000 forgivable loan over time. They intend to improve the apartments to a quality level that would allow them to collect the average one-bedroom apartment rent in Faribault. Jennifer and Tim will be available to provide additional information at the HRA's July 8 meeting.

REQUESTED ACTION:

Approve Resolution 2024-10.

ATTACHMENTS:

1. Resolution 2024-10
2. Downtown Improvement Loan Agreement for 204 Central
3. Application

**HOUSING AND REDEVELOPMENT AUTHORITY OF
FARIBAULT, MINNESOTA**

RESOLUTION #2024-10

**APPROVE A LOAN AGREEMENT BETWEEN THE HOUSING AND REDEVELOPMENT
AUTHORITY OF FARIBAULT AND ELLISON INVESTMENT GROUP, LLC**

WHEREAS, the Housing and Redevelopment Authority of Faribault (“HRA”) proposes to grant business assistance in the form of a forgivable loan (the “Loan Agreement”) to Ellison Investment Group, LLC, pursuant to Minnesota Statutes, Section 116J.993 through 116J.995 (the “Business Subsidy Act”), Minnesota Statutes, Chapter 469, and pursuant to the requirements of applicable HRA Policies, for proposed work to revitalize apartment units located at 204 Central Avenue in Faribault; and

WHEREAS, the City Attorney prepared the Loan Agreement and all related documents outlined in the Agreement, including the Note and Mortgage, attached as Exhibit A to this Resolution.

NOW, THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority of Faribault, Minnesota as follows:

1. The recitals in the preamble of this Resolution and the exhibits attached to this Resolution are incorporated into this Resolution as if fully set forth herein.
2. The Loan Agreement and all related documents outlined therein in the form as set forth in Exhibit A is hereby approved by the HRA, subject to modifications as approved by the Chair, Vice-Chair/Secretary Treasurer, Executive Director and city attorney.
3. The Chair and Vice-Chair/Secretary Treasurer are hereby authorized and directed to execute said Loan Agreement and all related documents outlined therein in the form as set forth in Exhibit A.
4. The Chair, Vice-Chair/Secretary Treasurer, City Staff, and City Consultants, are hereby authorized and directed to take any and all additional steps and actions necessary or convenient to accomplish the intent of this Resolution, including but not limited to, refining the language in the Loan Agreement and all related documents outlined therein.

ADOPTED: July 8, 2024.

Loni Ahlers, Chair

ATTEST:

Travis McColley, Vice-Chair/Secretary Treasurer

EXHIBIT A
LOAN AGREEMENT

DOWNTOWN HOUSING IMPROVEMENT
PROGRAM LOAN AGREEMENT

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 20____, between the Housing and Redevelopment Authority in and for the City of Faribault, a public body corporate and politic under the laws of Minnesota (the “HRA”), and Ellison Investment Group, LLC, a Minnesota limited liability company (the “Borrower”):

RECITALS

1. The HRA has established the Downtown Housing Improvement Program (the “Program”).
2. The Program is a local incentive program designed to provide property owners with financial support in order to encourage the development of high-quality, market-rate residential units in the historic downtown district of the city of Faribault (the “City”). The HRA has approved the Downtown Housing Improvement Program Guidelines (the “Program Guidelines”), which are attached hereto as Exhibit A and fully incorporated into this Agreement. The Program Guidelines contain, in part, a summary and background of the Program, Program eligibility requirements, Program terms, a list of Program-eligible improvements, and other Program-specific policies and procedures.
3. The Borrower is fee owner of certain real property located at 204 Central Avenue, Faribault, Minnesota 55021 and legally described in Exhibit B attached hereto (the “Property”). The Property contains five residential units that the Borrower wishes to make improvements to with Program assistance.
4. Pursuant to the Program Guidelines, the Borrower has made application to the HRA to participate in the Program and the HRA has determined that the Borrower is eligible to participate.
5. The HRA has agreed to lend to the Borrower, upon execution of this Agreement, a forgivable loan of \$20,000.00 for the improvements of the Property, subject to additional approvals by the HRA and compliance with all requirements of the Program Guidelines.

6. The HRA has reviewed this Agreement and finds that execution of this Agreement by the HRA and performance of the HRA's obligations hereunder are in the best interests of the HRA, the City, and its residents.
7. The parties are authorized and empowered to enter into this Agreement under the laws of the State of Minnesota.

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, the HRA and the Borrower agree as follows:

1. The recitals set forth in the preamble to this Agreement and the exhibits attached to this Agreement are incorporated into this Agreement as if fully set forth herein.
2. The Borrower intends to make certain Program-eligible improvements to the Property in accordance with its application (the "Improvements"). Upon final inspection and approval of the Improvements to the satisfaction of the HRA, and in accordance with the Program Guidelines, the HRA agrees to provide funds in an amount not to exceed twenty thousand dollars (\$20,000.00) (the "Funds") to the Borrower as reimbursement for no more than % of the total cost of the Improvements. Such Funds shall be provided consistent with the Program Guidelines and this Agreement as a forgivable loan, pursuant to the Promissory Note (the "Note"), the form of which is attached hereto as Exhibit C.
3. The Borrower agrees to fully comply with the Program Guidelines and acknowledges that all terms, conditions, and requirements contained in the Program Guidelines, as attached hereto, are made part of this Agreement.
4. In accordance with the Program Guidelines, the Borrower agrees to execute, at closing, the Note and a separate mortgage (the "Mortgage"), the form of which is attached hereto as Exhibit D. All documents executed shall, as deemed necessary by the HRA, be filed with the County Recorder and/or Registrar of Titles. The HRA shall maintain a lien on the Property pursuant to the security instruments required herein.
5. Failure to comply with any term, covenant, condition, or requirement contained in this Agreement, including the Program Guidelines, or contained in any note, mortgage, or other instrument executed in connection with this Agreement, following thirty (30) days after the HRA gives written notice specifying the form of said non-compliance, shall constitute a breach of this Agreement and a default by the Borrower.

If any default shall occur, the HRA may declare the Funds provided to Borrower to be due and payable in accordance with the terms of the Note. The HRA may also pursue remedies available under the terms of any mortgage or other instrument executed to secure its interests in the Funds or the Property, and other such remedies as may be available under local, state, or federal laws.

6. The Borrower, for itself and for its successors and/or its assigns, further agrees and consents to the filing of such security instruments and this Agreement with the government officials or entities appropriate to protect the interest of the HRA in the Property.
7. Without limitation of any provision set forth herein, the Borrower agrees to pay to the HRA any costs or expenses, including without limitation attorney fees, incurred by the HRA in enforcing any provision of this Agreement.
8. Except as expressly set forth herein, nothing in this Agreement shall constitute a limitation or waiver of the HRA's or the City's right to enforce any ordinance, law, rule, or regulation.
9. The Borrower shall and does hereby agree to protect, defend, indemnify and hold the HRA, including its officers, agents, and employees, harmless of and from any and all liability, loss, or damage that it may incur under or by reason of this Agreement, and of and from any and all claims and demands whatsoever that may be asserted against the HRA by reason of any alleged obligations or undertakings on the part of the HRA to perform or discharge any of the terms, covenants, or agreements contained in this Agreement. This indemnification and hold harmless provision shall survive the execution, delivery, and performance of this Agreement and the payment or repayment of any Funds. The Borrower waives notice of the acceptance of this Agreement by the HRA. Nothing in this Agreement shall constitute a waiver or limitation of the HRA's immunities or limitations on liability as set forth in Minnesota Statutes, Chapter 466 or otherwise.
10. A notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally; and
 - A. in the case of the Borrower is addressed to or delivered personally to the Borrower at 102 Belmont Road, Apple Valley, MN 55124, Attn: Tim Ellison;
 - B. in the case of the HRA, is addressed to or delivered personally to the HRA at 208 NW 1st Avenue, Faribault, Minnesota 55021, Attn: Community & Economic Development Director.or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this section 10.
11. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.
12. The HRA and the Borrower acknowledge that nothing contained in this Agreement nor any act by the HRA and the Borrower shall be deemed or construed by the parties or by any third person to create any relationship of third-party beneficiary, principal and agent, limited or general partner, or joint venture between the HRA, the City, and the Borrower.

13. This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.
14. The performance or observance of any promise or condition set forth in this Agreement may be waived, amended, or modified only by a writing signed by both parties. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise of any other power, right, or remedy.
15. This Agreement may be modified solely through written amendments hereto executed by both the Borrower and the HRA.
16. The Borrower shall not assign, subcontract, transfer, or pledge this Agreement whether in whole or in part, without the prior written consent of the HRA.
17. Wherever possible, each provision of this Agreement and each related document shall be interpreted so that it is valid under applicable law. If any provision of this Agreement or any related document is to any extent found invalid by a court or other governmental entity of competent jurisdiction, that provision shall be ineffective only to the extent of such invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement or any other related document.
18. This Agreement, together with the Exhibits hereto, which are expressly incorporated by reference, constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, pertaining to the subject matter of this Agreement or concerning the Funds.
19. This Agreement shall be recorded among the land records of Rice County, Minnesota. The provisions of this Agreement shall run with the Property and be binding upon the Borrower and its assigns or successors in interest.
20. The Borrower warrants that all work performed pursuant to this Agreement shall be in compliance with existing laws, ordinances, pertinent regulations, standards, and specifications. This Agreement does not act as a substitute for any permits or approvals that are otherwise required by the Borrower in order to complete any of the Improvements.
21. Each of the undersigned parties warrants it has the full authority to execute this Agreement.
22. The Borrower acknowledges and warrants that only vacant units at the Property are eligible for Funds pursuant to this Agreement.
23. The Borrower warrants that no tenants shall be subject to relocation nor shall any tenants qualify for Federal or State required relocation assistance as a result of the Funds provided

herein or the terms of this Agreement. Consistent with Paragraph No. 9 above, the Borrower shall and does hereby agree to protect, defend, indemnify and hold the HRA, including its officers, agents, and employees, harmless of and from any and all liability, loss, or damage that it may incur under or by reason of Borrower's warranty set forth in this Paragraph and this Agreement, and of and from any and all claims and demands whatsoever that may be asserted against the HRA by reason of any alleged obligations or undertakings on the part of the HRA to perform or discharge any of the terms, covenants, or agreements contained in this Agreement. This indemnification and hold harmless provision shall survive the execution, delivery, and performance of this Agreement and the payment or repayment of any Funds. The Borrower waives notice of the acceptance of this Agreement by the HRA. Nothing in this Agreement shall constitute a waiver or limitation of the HRA's immunities or limitations on liability as set forth in Minnesota Statutes, Chapter 466 or otherwise.

24. Other terms and conditions: [INSERT].

By: _____

Its: _____

By: _____

Its: _____

On this ____ day of _____, 20____, before me personally appeared _____ and _____, the _____ and the _____, respectively, of the Housing and Redevelopment Authority in and for the City of Faribault, a public body corporate and politic under the laws of Minnesota, on behalf of said authority.

Notary Public

510793v2 DTA FA155-7591

EXHIBIT A THE PROGRAM GUIDELINES



HRA DOWNTOWN HOUSING IMPROVEMENT PROGRAM

The HRA Downtown Housing Improvement Program (HIP) is a local incentive program designed to encourage the development of high-quality, market-rate residential units in the historic downtown. Downtown Faribault has a wide variety of housing types and is home to many different demographics. Based on a detailed downtown housing study and inventory conducted in 2010, there are 282 rental units in 68 buildings in the downtown area. This does not include Heritage Bluffs, Trails Edge or any units south of Division Street. Of these, 18 units are "subsidized", 176 are "affordable" and 88 are "market-rate". In addition, 100 of the units are considered to be in good condition, 73 units require "minor rehab" and 109 require "major rehab".

Significant investment has been made in downtown over the last few years, both by the public and private sectors. New utilities, streets, sidewalks and lighting have been installed. Numerous storefronts have been renovated and several exciting new businesses have opened. There is a desire to continue to capitalize on this energy and revitalization by improving and upgrading the residential options downtown. One of the recommendations of the downtown housing study was to develop quality market-rate units in upper floors of downtown buildings, including renovating substandard housing on upper floors into high-quality market-rate housing.

FARIBAULT HOUSING AND REDEVELOPMENT AUTHORITY

The Faribault Housing and Redevelopment Authority (HRA) was established in 1970 pursuant to Faribault City Council Resolution No. A 3242. The HRA's power are established in Minnesota Statutes, Chapter 469. The purpose of the HRA is to:

- Provide a sufficient supply of adequate, safe and sanitary dwellings in order to protect the health, safety, morals and welfare of the city;
- Clear and redevelop blighted areas;
- Remedy the shortage of housing for low and moderate income residents;
- Redevelop blighted areas in situations in which private enterprise would not act without government participation or subsidies.

FARIBAULT COMMUNITY VISION

SMALL TOWN PRIDE, BIG CITY OPPORTUNITY.

Faribault is one of America's best small communities. A place where all people find opportunities to succeed, grow, and prosper. We celebrate our unique strengths in education, business, industry, medical, nature, recreation, leisure, and the arts -- and we are proud of our historic downtown and iconic institutions.

As a community we embrace the future and plan for positive change through our commitment to innovation and excellence, making Faribault an outstanding place to live, work, grow, invest, and visit.

VISION STATEMENT

The vision of the HRA is that people of all socio-economic classes in the community have access to affordable, attractive and quality housing.

MISSION STATEMENT

The mission of the HRA is to provide a vehicle to eliminate blight and fulfill the housing needs of the Faribault community.

Community Vision 2040

In 2015, after extensive data analysis, numerous public input sessions and community meetings, the Faribault City Council approved the Community Vision 2040. This Community Vision identifies six priority areas with specific goals and initiatives aimed at improving the quality of life for residents, businesses and visitors. These six priorities include:

- Thriving economic development
- Excellent schools and high quality education
- Pride in our community
- Public safety
- A vibrant downtown
- Access to nature, leisure and the arts

While housing affects all of these priorities, the HRA has chosen to focus new housing programs on the downtown, which includes the following goals and policy initiatives:

A VIBRANT DOWNTOWN

An active downtown provides a sense of place for community residents and is vital for sustained economic activity. We are committed to actively managing our downtown to balance the preservation and transformational requirements to remaining vibrant in the 21st century.



Goal 3: Establish market rate and high-end residential in the downtown.				
Initiative	Ongoing	Short Term	Medium Term	Long Term
A. Identify potential properties where market rate and high-end residential would be appropriate.		✓		
B. Work with the HRA and City Council to develop and implement a plan to establish an appropriate mix of high-end housing in the downtown.		✓		
C. Identify and actively pursue partnerships and development opportunities to establish market rate and high-end housing in the downtown.			✓	

ELIGIBILITY:

This Program is intended to encourage the development and redevelopment of high-quality market-rate housing. The following minimum requirements and standards are established to ensure the objectives of the program are met and to discourage “flipping”. Projects for the Program must meet the following minimum requirements:

- Units must be located within the local downtown historic district (see attached map)
- Applicant must be current on property taxes for all real property owned by them or their business
- Applicant must be current on all other existing loans and mortgages
- Units can be owner occupied or rental units
- For rental units, applicants must comply with the requirements of the Crime-Free Multi Housing Program and have completed the required landlord training within two years of the project completion date
- All exterior changes to the building must be reviewed and approved by the Heritage Preservation Commission
- For rental units, property owner cannot accept rent subsidies for the assisted units for a minimum of ten years
- For rental units less than 1,000 square feet, rents must meet a minimum rate of \$1.06 per square foot
- For rental units 1,000 square feet or more, rents must meet a minimum rate of \$.80 per square foot
- Applicant must submit a parking plan explaining how they plan to address minimum parking requirements for the units
- If an assisted building has units that are currently participating in the Rental Registration Program, the applicant must either maintain the same number of rental units or decrease the number of rental units. If a space planned for improvements has never participated in the Rental Registration Program or is not currently participating in the Rental Registration Program, the space may be developed into new residential rental units provided all requirements of the Uniform Development Ordinance and Building Codes are met.
- The applicant must own the building for 10 years or assistance repayment provisions will apply
- For rental units, applicants must develop and submit a Property Management Plan. The Property Management Plan will include the policies that will be used to guide the operations and management of the rental units. Suggested topics include minimum screening criteria (criminal background check, rental history, credit check, etc. and basis for admission or denial), approach to property management, inspection schedules, marketing and advertising strategy, eviction policies, etc.
- All applicants must develop and submit a Property Maintenance Plan. Suggested topics include routine/preventive maintenance tasks, schedule for completion of routine/preventive maintenance items, process for addressing tenant maintenance requests, how major capital expenses are budgeted for, schedule for capital maintenance repairs/replacements, systems inspection schedules, etc.

PROGRAM TERMS:

The HIP assistance may include a combination of deferred loan and installment loan assistance or it may include only the deferred loan assistance. The program provides up to \$20,000 in assistance per residential unit, up to a maximum of \$200,000 per building. HIP assistance shall not make up more than 75% of the total project costs.

Combination of Installment Loan and Deferred Loan: Up to 75% (56.25% of total project costs) of the assistance will be provided in the form of a deferred 0% loan. The remaining 25% (18.25% of total project costs) of assistance will be in the form of an installment loan amortized over 5 years at 3% interest. The entire installment loan must be paid in full by the end of the 5-year loan term.

Deferred Loan Only: If the applicant chooses not to obtain an installment loan through the HRA, assistance provided will be up to 56.25% of the total project cost. If the applicant owns the property for a minimum of ten years following the execution of the loan documents, the entire amount of the deferred loan will be forgiven. If any of the following events occur, the full amount of the deferred loan will become immediately due and payable:

- Participant sells the property at any time before completion of the 10 year minimum holding period
- Minimum rental rates are not met
- Units don't meet minimum requirements of the Rental Registration or Crime Free Multi Housing Programs
- Property owner accepts rental subsidies for the unit(s)
- Changes are made to the building exterior and the HPC has not issued a Certificate of Appropriateness for the changes
- Failure to comply with submitted maintenance and property management plans

No upfront assistance will be provided. Assistance will be distributed on a reimbursement basis to the applicant after the following requirements have been met and/or submitted:

- Inspection of the covered improvements by Community and Economic Development Department staff
- Copies of invoices with enough detail to clearly itemize the improvements covered
- Copies of lien waivers confirming that contractors have been paid

The following minimum amenities must be provided in the assisted rental units:

- Clothes washer and dryer hookups in each individual unit
- Central air conditioning system provided for each individual unit
- No window air conditioning units shall be used anywhere in the building

ELIGIBLE IMPROVEMENTS:

The program is intended to enhance and improve the quality, functionality and aesthetics of downtown residential units. Eligible improvements include:

- Window repair/replacement
- HVAC improvements
- Electrical (including fixtures)
- Plumbing (including fixtures)
- Fire suppression systems
- Elevators
- Accessibility improvements
- Carpentry/millwork (including cabinets, molding and countertops)
- Floor coverings
- Common area spaces or amenities that add exceptional value such as, but not limited to:
 - Secure indoor bicycle storage
 - Enclosed private parking
 - Fitness rooms
 - Lounges
 - Pet spas
 - Indoor/outdoor recreation areas

PROCEDURAL GUIDELINES FOR APPLICATIONS AND LOAN APPROVALS:

The HRA accepts loan applications on a year-round basis (pending loan fund availability). The HRA also recognizes that these projects can be complex – ***and therefore requires that all interested applicants meet with City Staff to discuss the proposed project and financing need prior to submitting an application for financing.*** Staff will coordinate with partner organizations and lending institutions when reviewing and processing applications.

APPLICATION FEES

- A completed application form, together with an **application fee of \$100** must be submitted to the Community & Economic Development Department prior to the review of the loan materials. The applicant/participant will also be required to pay all recording fees associated with this Program.

AFTER A PROJECT IS DETERMINED TO BE ELIGIBLE

A submitted application will be reviewed by Staff to determine completeness and financial feasibility – including whether or not the project is in conformance with local policies and ordinance (building codes, zoning and land use), is consistent with and/or furthers the community vision, and is a financially viable request.

Program funds will be awarded after a thorough analysis of submitted application materials. The evaluation will be based on need, eligible expenditures, collateral, the net benefits for the community, risk vs. reward, overall credit analysis – and consistency with the City's goals and vision.

- Staff will review each application in terms of how the proposed project meets the goals of the city and furthers the City of Faribault's Community Vision 2040.
- Staff will forward the application and supporting materials to a pre-selected loan review advisory committee (comprised of members with specific expertise in underwriting, lending and finance) to conduct a financial analysis and credit review of the proposed request. The loan review committee's comments regarding the financial feasibility and credit analysis (risk rating) will be considered and included as part of the recommendation to the HRA for final approval/denial of the loan request.

The loan review committee will conduct a credit analysis and evaluate the following financial ratios pertaining to availability of funds, private involvement, financial packaging, and cost effectiveness:

1. Liquidity (Current Assets / Current Liability)
2. Leverage (Debt to Equity)
3. Collateral
4. Debt Service
5. Credit score
6. Expense to Income Ratio
7. Rental Income Statement and Cash Flow Projections

LOAN ORIGATION:

The loan closing will be handled by Staff and/or the City Attorney. At the closing the following documents will be executed:

- Promissory Note
- Loan Security Agreement
- First or Second Mortgage on property and/or other means deemed necessary
- A document authorizing automatic debit of borrower's accounts to pay loan obligations
- Developers Agreement – outlining performance requirements and reporting expectations

LOAN MONITORING AND SERVICING:

The HRA has monitoring and servicing guidelines that clearly identify the obligations of the entity providing and the entity receiving the revolving loan funds. These allow the HRA to track compliance, performance, and outcomes associated with the incentive program.

LOAN SERVICING refers to the financial and contractual side of the loans. Once the loan closes it moves to servicing. To properly service the HRA loans:

- Staff will set up the loan in the loan servicing software system with all terms, specific requirements, and repayment dates.
 - Repayment requirements will be included with the loan closing documents – indicating when payments are due and where payments are to be sent.
 - Applicants will receive a 0.5% discount on interest rates if they agree to ACH (automatic) payments.
- The software will track compliance with repayment terms and alert Staff when payments have not been made.
- Late Fees/Insufficient Funds Fees
 - All loans will be given a 15 calendar day grace period
 - A flat fee will be charged for late payments/insufficient funds based on the following scale:
 - Loans <\$10,000 = \$25 per every 30 days
 - Loans \$10,000-\$50,000 = \$50 per every 30 days
 - Loans >\$50,000 = \$100 per every 30 days

LOAN MONITORING focuses on the business, working to facilitate timely repayments and the protection of collateral. Monitoring tracks the progress towards meeting budget goals, helps identify potential problems, and provides guidance to help overcome problems associated with loan repayment. The goal is to eliminate loan defaults, and encourage participant success.

- **ON AN ANNUAL BASIS** – the loan recipient will be required to submit an Income Statement and Rent Roll, including the unit rental rates. In addition, inspections will be conducted on all assisted units to ensure the building, fixtures and equipment are being properly maintained.

RELEASE:

Upon full and final payment of the Promissory Note, Staff will prepare, have executed, and have delivered all necessary documents to satisfy the Promissory Note, Loan Security Agreement, Mortgage, and/or other securities. The HRA will record the release documents and bill the participant for the applicable recording costs.

EXHIBIT B
LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

EXHIBIT C PROMISSORY NOTE

\$20,000.00

Date: _____

Ellison Investment Group, LLC, a Minnesota limited liability company ("Maker"), for value received, hereby promises to pay to the Housing and Redevelopment Authority in and for the City of Faribault, a public body corporate and politic under the laws of Minnesota, or its assigns (collectively referred to herein as "Holder"), at its designated principal office or such other place as the Holder may designate in writing, the principal sum of Twenty Thousand and No/100 Dollars (\$20,000.00) or so much thereof as may be advanced under this Note, without interest thereon, in any coin or currency that at the time or times of payment is legal tender for the payment of private debts in the United States of America. The principal of and interest on this Note is payable in installments due as follows:

1. The entire unpaid balance of principal shall be due and payable upon the earlier of the following: (i) thirty (30) days after written notification by Holder to Maker of the occurrence of any default or non-compliance with any provision or requirement of the Downtown Housing Improvement Program Loan Agreement, dated _____, 20____, between the Maker and Holder (the "Agreement"), which includes the Program Requirements (as such term is defined in the Agreement); or (ii) ten (10) days after the Maker makes or allows to be made any total or partial transfer, sale, assignment, conveyance or transfer in any other mode, of the Property (as such term is defined in the Agreement), if such transfer occurs within ten (10) years after the date of this Note. If the Maker does not sell the Property within ten years of the Loan Closing Date and does not default under the Agreement, no payments shall be payable on this Note and the entire principal balance shall be forgiven.

2. This Note is given pursuant to the Agreement between the Maker and Holder. If any information in the Agreement is found to be invalid for whatever reason, such invalidity shall constitute an Event of Default hereunder.

3. All of the agreements, conditions, covenants, provisions, and stipulations contained in the Agreement are hereby made a part of this Note to the same extent and with the same force and effect as if they were fully set forth herein. It is agreed that time is of the essence of this Note. If an Event of Default occurs under the Agreement, or any other instrument securing this Note, then the Holder of this Note may at its right and option, without notice, declare immediately due and payable the principal balance of this Note and interest accrued thereon, if any, together with reasonable attorneys' fees and expenses incurred by the Holder of this Note in collecting or enforcing payment hereof, whether by lawsuit or otherwise, and all other sums due hereunder or any instrument securing this Note. The Maker of this Note agrees that the Holder of this Note may, without notice to and without affecting the liability of the Maker, accept additional or substitute security for this Note, or release any security or any party liable for this Note or extend or renew this Note.

4. The remedies of the Holder of this Note as provided herein, and in the Agreement, or any other instrument securing this Note shall be cumulative and concurrent and may be pursued singly, successively, or together, and, at the sole discretion of the Holder of this Note, may be exercised as often as occasion therefor shall occur; and the failure to exercise any such right or remedy

shall in no event be construed as a waiver or release thereof.

The Holder of this Note shall not be deemed, by any act of omission or commission, to have waived any of its rights or remedies hereunder unless such waiver is in writing and signed by the Holder and then only to the extent specifically set forth in the writing. A waiver with reference to one event shall not be construed as continuing or as a bar to or waiver of any right or remedy as to a subsequent event. This Note may not be amended, modified, or changed except only by an instrument in writing signed by the party against whom enforcement of any such amendment, modifications, or change is sought.

5. If any term of this Note, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Note, or the application of such term to persons or circumstances other than those to which it is invalid or unenforceable shall not be affected thereby, and each term of this Note shall be valid and enforceable to the fullest extent permitted by law.

6. If any Event of Default occurs, and if Holder engages legal counsel or others in connection with advice to Holder or Holder's rights and remedies under the Agreement or this Note, Maker shall pay all reasonable expenses incurred by Holder for such persons, irrespective of whether any suit or other proceeding has been or is filed or commenced. Any such expenses, costs and charges shall constitute additional principal, payable upon demand, and subject to this Note.

7. It is intended that this Note is made with reference to and shall be construed as a Minnesota contract and is governed by the laws thereof. Any disputes, controversies, or claims arising out of this Note shall be heard in the state or federal courts of Minnesota, and all parties to this Note waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

8. The performance or observance of any promise or condition set forth in this Note may be waived, amended, or modified only by a writing signed by the Maker and the Holder. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise of any other power, right, or remedy.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, and things required to exist, happen, and be performed precedent to or in the issuance of this Note do exist, have happened, and have been performed in regular and due form as required by law.

IN WITNESS WHEREOF, the Maker has caused this Note to be duly executed as of the ____
day of _____, 20____.

Ellison Investment Group, LLC

By: _____
Tim Ellison
Its: Chief Manager

**EXHIBIT D
THE MORTGAGE**

**Mortgage
(Faribault HRA Downtown Housing Improvement Loan Program)**

THIS MORTGAGE, made this ____ day of _____, 20__ by Ellison Investment Group, LLC, a Minnesota limited liability company with its principal place of business located at 8567 134th Street West, Apple Valley, Minnesota 55124 (“Mortgagor”), to the Housing and Redevelopment Authority of the City of Faribault, a public body corporate and politic under the laws of Minnesota, located at 208 First Avenue Northwest, Faribault, Minnesota 55021 (“Mortgagee”).

WITNESSETH: That said Mortgagor hereby mortgages and conveys to said Mortgagee the following described premises located at 206 Central Avenue, Faribault, Minnesota 55021, Rice County, Minnesota (the “Property”), and legally described as:

[INSERT LEGAL DESCRIPTION], in the Original Town, now City, of Faribault, Rice County, Minnesota.

This Mortgage is given in consideration of and as security for the payment of Twenty Thousand Dollars and No/100 (\$20,000.00) (the “Loan”), receipt of which is hereby acknowledged and which is made to enable the Mortgagor to make improvements to the Property. The Loan is evidenced by a Promissory Note (the “Note”), attached hereto as Exhibit A, and repayment of the Loan shall be in accordance with the terms of the Note.

Mortgagor makes and includes in this Mortgage the statutory covenants and other provisions set forth in Minnesota Statutes Section 507.15, including the following:

- a. To warrant title to the Property;
- b. To pay all other mortgages, liens, charges or encumbrances against the Property as and when they become due;
- c. To pay the indebtedness of the Note as herein provided;
- d. To pay all real estate taxes on the Property;
- e. To keep the Property in repair and not commit waste; and
- f. To keep the Property insured against loss by fire and other hazards for at least the sum of the full insurable value of the Property for the protection for the Mortgagee.

If the Mortgagor herein shall pay the Mortgagee herein, its successors or assigns, the sum of Twenty Thousand Dollars and No/100 (\$20,000.00) when it becomes due according to the terms

of the above-mentioned Note, then this Mortgage shall be null and void, otherwise to remain in full force and effect. But if default shall be made in payment of said sum when due or in any of the covenants or agreements contained herein, then the Mortgagee may declare immediately due and payable the entire unpaid principal balance together with interest thereon, if any, and the Mortgagee, its successors or assigns, are hereby authorized and empowered to foreclose this Mortgage by action or advertisement, pursuant to the statutes of the State of Minnesota in such case made and provided, power being expressly granted to sell the Property at public auction and convey the same to the purchaser in fee simple and, out of the proceeds arising from such sale, to pay the principal of the Note with interest, if any, together with all legal costs and charges of such foreclosure and the maximum attorneys' fees permitted by law.

Mortgagee prior to acceleration shall mail notice to Mortgagor specifying: (1) the event of default; (2) the action required to cure such event; (3) the date, not less than 30 days from the date the notice is mailed to Mortgagor, by which date such default must be cured; and (4) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. The notice shall further inform Mortgagor of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Mortgagor to acceleration and sale. If the default is not cured on or before the date specified in the notice, Mortgagee at Mortgagee's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale hereby granted and any other remedy permitted by applicable law.

Notwithstanding Mortgagee's acceleration of the sums secured by this Mortgage, Mortgagor shall have the right to have any proceedings begun by Mortgagee to enforce this Mortgage discontinued at any time prior to the earlier of (i) sale of the Property pursuant to the power of sale contained in this Mortgage or (ii) a judgment enforcing this Mortgage, if: (a) Mortgagor pays Mortgagee all sums constituting the default actually existing under this Mortgage and the Note at the commencement of foreclosure proceedings under this Mortgage; (b) Mortgagor cures all breaches of any other covenants or agreements of Mortgagor contained in this Mortgage; (c) Mortgagor pays all reasonable expenses incurred by Mortgagee in enforcing the covenants and agreements of Mortgagor contained in this Mortgage and in enforcing Mortgagee's remedies as provided herein, including, but not limited to, reasonable attorneys' fees, and (d) Mortgagor takes such action as Mortgagee may reasonably require to assure that the lien of this Mortgage, Mortgagee's interest in the Property and Mortgagor's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Mortgagor, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

MORTGAGOR HEREBY: EXPRESSLY CONSENTS TO THE FORECLOSURE AND SALE OF THE MORTGAGED PROPERTY BY ACTION PURSUANT TO MINNESOTA STATUTES CHAPTER 581 OR, AT OPTION OF MORTGAGEE, BY ADVERTISEMENT PURSUANT TO MINNESOTA STATUTES CHAPTER 580, WHICH PROVIDES FOR SALE AFTER SERVICE OF NOTICE THEREOF UPON THE OCCUPANT OF THE MORTGAGED PROPERTY AND PUBLICATION OF SAID NOTICE FOR SIX WEEKS IN THE COUNTY IN MINNESOTA WHERE THE MORTGAGED PROPERTY IS SITUATED AND

ACKNOWLEDGES THAT SERVICE NEED NOT BE MADE UPON MORTGAGOR PERSONALLY UNLESS MORTGAGOR IS AN OCCUPANT AND THAT NO HEARING OF ANY TYPE IS REQUIRED IN CONNECTION WITH THE SALE AND EXCEPT AS MAY BE PROVIDED IN SAID STATUTES, EXPRESSLY WAIVES ANY AND ALL RIGHT TO PRIOR NOTICE OF SALE OF THE MORTGAGED PROPERTY.

This Mortgage and the Note shall be construed according to the laws of the State of Minnesota. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision.

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be duly executed as of the day and year first above written.

MORTGAGOR:

By: _____
Tim Ellison
Its: Chief Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

On this __ day of _____, 20__, before me personally appeared Tim Ellison, the chief manager of Ellison Investment Group, LLC, a Minnesota limited liability company, on behalf of said company.

Notary Public

This document drafted by:
Kennedy & Graven, Chartered (SJR)
150 South 5th Street, Suite 700
Minneapolis, MN 55402-1299

EXHIBIT A
EXECUTED PROMISSORY NOTE

[TO BE INSERTED]

Dear members of the HRA,

Thank you for considering our request of \$20k per unit of funding to help make the project at 204 Central Ave tenable.

204 Central Ave is in need of a substantial rehab to ensure its continued future occupancy. As most of you are aware; a lot of the historic downtown buildings are in really rough shape; most requiring more than they will ever be worth to keep them standing; let alone occupied.

Our plan is simple; save 204 from this fate by completely renovating the entire building inside and out to ensure it lasts another 100 years; adding value to the downtown, providing quality housing and affordable small business units.

We currently have five apartment units needing rehab. To ensure no one will be displaced; we propose to renovate each unit as they become vacant through the normal course of tenant turnover.

This summer we will be improving the standard of living for our current tenants by adding A/C (where as non exists now), upgrading the electrical services, renovating and restoring the exterior, repaving the roof top deck, creating green spaces and renovating the common areas as they continue to live in the units.

Our commitment towards non-displacement and suitable living conditions is evident through our approach even before we decided to ask for the HRA's help.

Shortly after purchase; we immediately set to work fixing as many issues that directly affected the health and safety of our tenants as possible while keeping the current tenants in place. We will continue to put our tenants needs first though this process.

We are so grateful for the opportunities the city of Faribault has given us over the past 6 years. We could not be more excited to be a part of all the positive changes in the downtown now and in the near future.

We also request a letter of intent for the funds as each unit becomes eligible for renovation; so that we can continue to seek funding this project.

Sincerely;
Tim & Jennifer



HRA Downtown Housing Improvement Program

Application Form

Please complete the following application in full & submit with all required attachments to the City of Faribault's Community & Economic Development Office.

BASIC INFORMATION			
Applicant Lieb Block LLC		Project Site/Address 204 Central Ave	
Primary Contact Person Tim Ellison			
Address 102 Belmont Road	City Apple Valley	Zip 55124	
	Phone 952-484-9319	Cell	
Email ellisoninteriors@yahoo.com	Website	Fax	
COMPANY/APPLICANT INFORMATION			
Date Established 03/09/22		Federal Tax ID 88-1107188	
Business Structure:			
Sole Proprietorship S-Corp C-Corp LLC ☒ Other _____			
List all owners (current/anticipated) holding at least 20% or more of ownership of company:			
Last Name Ellison	First Name Timothy	Ownership % 100%	Company/Position President

REQUESTED FUNDING AMOUNT	TOTAL PROJECT COST
Funding Amount Requested from HRA 100,000.00	Total Cost of Project Including all Sources \$944,000.00

Purpose of Funding

Please also include a narrative on separate letterhead describing project in full and proposed use of HRA funding.

For the redevelopment of the five residential units currently in poor condition. See narrative.

Purpose for which funds are to be used	HRA	BANK	OTHER	OTHER	BUSINESS EQUITY	TOTAL
Property Acquisition						
Building Renovation	Renovation of five apartment units.					
New Construction						
Equipment						
Other						
Total	100,000.00					100,000.00

PROPOSED FINANCING TERMS

	HRA	BANK	OTHER (Specify)	OTHER (Specify)	EQUITY	TOTAL
Amount						
% of Project	9.44 %					
Terms (Years)						
Interest Rate						
Debt Service						
Collateral						
Lien Position						

PARTICIPATING LENDER – Name, Address, Contact Name, Phone Number:

UNIT INFORMATION**Property Address:** __204 Central Ave_____

	Studio/Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
# Existing Residential Units		5		
# of Proposed Residential Units		5		

Unit Type (# of Bedrooms)	Square Feet	Quantity of this Unit Type	Existing Rent	Proposed Rent	Proposed Rent/S.F.
1 BR Unit 1	547.27	1	\$850/mo	\$1200/mo	\$2.19/s.f.
1 BR Unit 2	789.35	1 FULLY STOCKED AND FURNISHED	\$850/mo	\$1800/mo	\$2.80/s.f.
1 BR Unit 3	467.90	1	\$850/mo	\$1100/mo	\$2.24
1 BR Unit 4	492.16	1	\$850/mo	\$1100/mo	\$2.24
1 BR Unit 5	648.16	1 1 FULLY STOCKED AND FURNISHED	\$850/mo	\$1600/mo	\$2.31

Attach additional sheets as necessary – If any units will be owner-occupied please include that in the project description.

BUSINESS PROFILE

Attached Additional Pages if Necessary

Provide details about your experience and background with residential rental units, redevelopment, rehabilitation and property management.

They are passionate about revitalization of the downtown with a focus on historic conservation and economic success overall.

Currently, Tim Ellison owns three mixed use buildings in the downtown with plans to partner with a building owner to redevelop a fourth.

Tim Ellison is a licensed general contractor and his partner of 13 years; Jennifer Denmark is an interior designer. Besides owning and developing historic buildings they own a party room rental business in the downtown.

They currently manage all their own properties and will continue to do so personally. In 2017 they fully redeveloped 206 Central Ave with the HRA's help and reinvested whatever profits were made into the purchase of 208 Central in 2021 and 204 Central in 2022 with the plans to redevelop the properties.

In Housing:

Tim and Jennifer recognize that most renters WANT a house. If they had their choice they would live in a house not an apartment. Tenants want quality finishes and the privacy a single-family home provides with all the amenities and sense of community of an apartment complex.

They offer a boutique approach to their units with a very tenant centric management style. They take the time to know their tenants personally.

In Commercial Leasing:

They have years of experience owning small businesses and being commercial landlords; which has taught them what small businesses need; a functional, well-developed space that supports their ability to scale without the price tag associated with expensive construction found in typical leases; which often are contributing factors in their early demise.

They give small businesses more flexibility in lease duration which takes the pressure off allowing them to stabilize the first year while helping them with branding, signage and access to funding resources as needed.

They create smaller affordable commercial spaces that include utilities and offer turnkey professionally designed units that only need the businesses finishing touches in which are proved at a discounted cost.

They carefully curate all commercial tenants for the right fit; in keeping with residential tenant's amenity needs; the 2040 vision goals and the downtown economic vitality with a focus on dining; activity-based businesses and retail ensuring there is always somewhere to eat, play and shop in the downtown.

Have you ever filed for bankruptcy or defaulted on any loan commitment. Please describe. NEVER

Describe the proposed units and how they differ from other market-rate units in the community. Include a description of any common areas, unique unit features/finishes, services, parking arrangements or other components of the project that add value to the product.

See Attached Drawings, Design Boards & Renderings

Describe the proposed units and how they differ from other market-rate units in the community?

We plan to offer one or two units as fully furnished short term/longer term rentals to support traveling workforce needs at market rate or below comparable furnished one-bedroom units in the area.

We will offer amenities like private green space with covered outdoor kitchen, outdoor fireplace, smart home applications from security to remote thermostat/lights etc., green building design with solar power renewable energy, tenant gardens, curated businesses below that serve their needs such as salon services or entertainment and high speed fiberoptic cable.

We provide a highly tenant centric, boutique living experience with professionally designed residential units that feel like single-family homes but offer a unique downtown vibe.

Briefly describe your proposed project and how it relates to the Community 2040 Vision

Establish market rate and high-end residential in the downtown.

Currently, there are only two truly high-end housing units in the downtown and we developed them.

There are others that have attempted to be “high end” which is a subjective concept by nature and just as subjective to quantify. In our opinion these developers simply built mediocre units and charged higher prices with little to no thought of how the tenants lived in them.

We differ in this by truly providing high end housing that engages out of state tenants that otherwise might not see the value of downtown living. We use real luxury finishes, furnishings, concierge management and unapparelled amenities to best serve the needs of our tenants even in our market rate housing.

We believe the market rate sector will become over saturated as more cookie cutter units come into service, which leaves a gap in the balance of market rate vs higher end units in the 2040 vision. We intend to fill that gap with a mix of **boutique living and market rate** in the downtown which will add to the overall diverse economic mix.

In fact, we were so successful in this, we have had a Zero vacancy rate since the two units were placed in service seven years ago with waitlists for upcoming years. Which is not the case with the pseudo high-end housing offerings that others have poorly attempted.

Identify and actively pursue partnerships and development opportunities to establish market rate and high-end housing in the downtown.

That's us!

We want to be a part of every broken doorknob, tenant BBQ, missing package, and every moment in-between that makes living in a home we built mean something to someone.

We want to help others develop their buildings in resourceful but economically sustainable ways.

In short, we are the little guys with **nothing but** skin in the game and a love of our downtown.

SIGNATURE PAGE / INFORMATION RELEASE AUTHORIZATION

Tennessen Warning: Data Privacy Statement

The information provided in the application materials or to be obtained separately as a part of the application process will be used by the Faribault Housing and Redevelopment Authority ("HRA") to determine whether you qualify as a prospective borrower from the HRA. The information provided in the application and information authorized above for assistance will become a matter of public record with the exception of those items protected under Minnesota Statutes, Chapter 13, also known as the "Minnesota Government Data Practices Act." You are not required to submit this information. However all information requested in this application process is deemed necessary to process your application and failure to supply any information will result in your application being denied.

The people with whom this information, both public and private, may be shared include:

1. The HRA Loan Review Committee and HRA Board;
2. Staff who are involved in program administration;
3. Auditors who perform required audits of the program;
4. Authorized personnel from other County, State, Federal, or Regional Agencies providing funding assistance to you;
5. Anyone listed on a valid court order as having access to the data;
6. Those other persons who you authorize to see the information; and
7. Law enforcement personnel in the case of suspected fraud.

Unless otherwise authorized by Minnesota or federal law, other governmental agencies using the private data must also handle the data as private. You may wish to exercise your rights as contained in the Minnesota Government Data Practices Act. Those rights include:

1. The right to see and obtain copies of the data maintained on you;
2. The right to be told the contents and meaning of the data; and
3. The right to challenge the accuracy and completeness of the data.

To exercise these rights, contact the designated data practices official at the respective government agency upon which you are making your request.

The Faribault HRA is an equal opportunity lender.

I certify that all statements made in the application are an accurate representation of my financial condition on this date and are made for the purpose of obtaining the funding indicated. Verification and re-verification of any information contained in the application may be made at any time.

Applicant's Full Name Timothy James Ellison

Social Security Number

Applicant's Signature



Date April 25, 2024

Applicant's Full Name

Social Security Number

Applicant's Signature

Date

Applicant's Full Name

Social Security Number

Applicant's Signature

Date

APPLICATION SUBMITTAL REQUIREMENTS

Please return the completed application, application fee, and all requested submittal attachments to:

Faribault HRA

208 NW 1st Ave ~ Faribault, MN 55021

Attn: Community Development Coordinator

Or email to:

dwanberg@ci.faribault.mn.us

APPLICATION FEE

\$100.00 at time of application

ATTACHMENTS – INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Personal Financials (Assets/Liabilities) for all owners holding at least 20% or more of the company. (Only if applying for a loan)

Copy of most recent Business income tax statement (Only if applying for a loan)

Copy of most recent Personal income tax statement (Only if applying for a loan)

Project Narrative

Business Plan that includes:

History and Description of the Business

Market Analysis and Strategy (current markets, market size, competition, advertising, etc.)

Property Management Plan (include description of screening criteria, approach to property management, plans for staffing, unit inspections, etc.)

Property Maintenance Plan (include routine/preventive maintenance schedule, amount to be placed into capital reserve account, capital improvement schedule, building inspection schedule, etc.)

Financial Statements (balance sheets and income statements for past two fiscal years)

Financial Projections (Two years of pro forma balance sheets, income statements, and budget, which includes GPI, EGI, Total Gross Operating Expenses, NOI, cash flows and expense-to-revenue ratios – a sample budget is attached.)

Itemized Schedule of Business Debt

Statement of Collateral

Resumes and Personal Financial Statements

Other Attachments:

Partnership/Corporate documents

Letter of commitment from primary lender

Plans/maps/drawings of project

Detailed Sources & Uses of Proceeds

List of Collateral (Only if applying for a loan)

Other items as requested during the review process

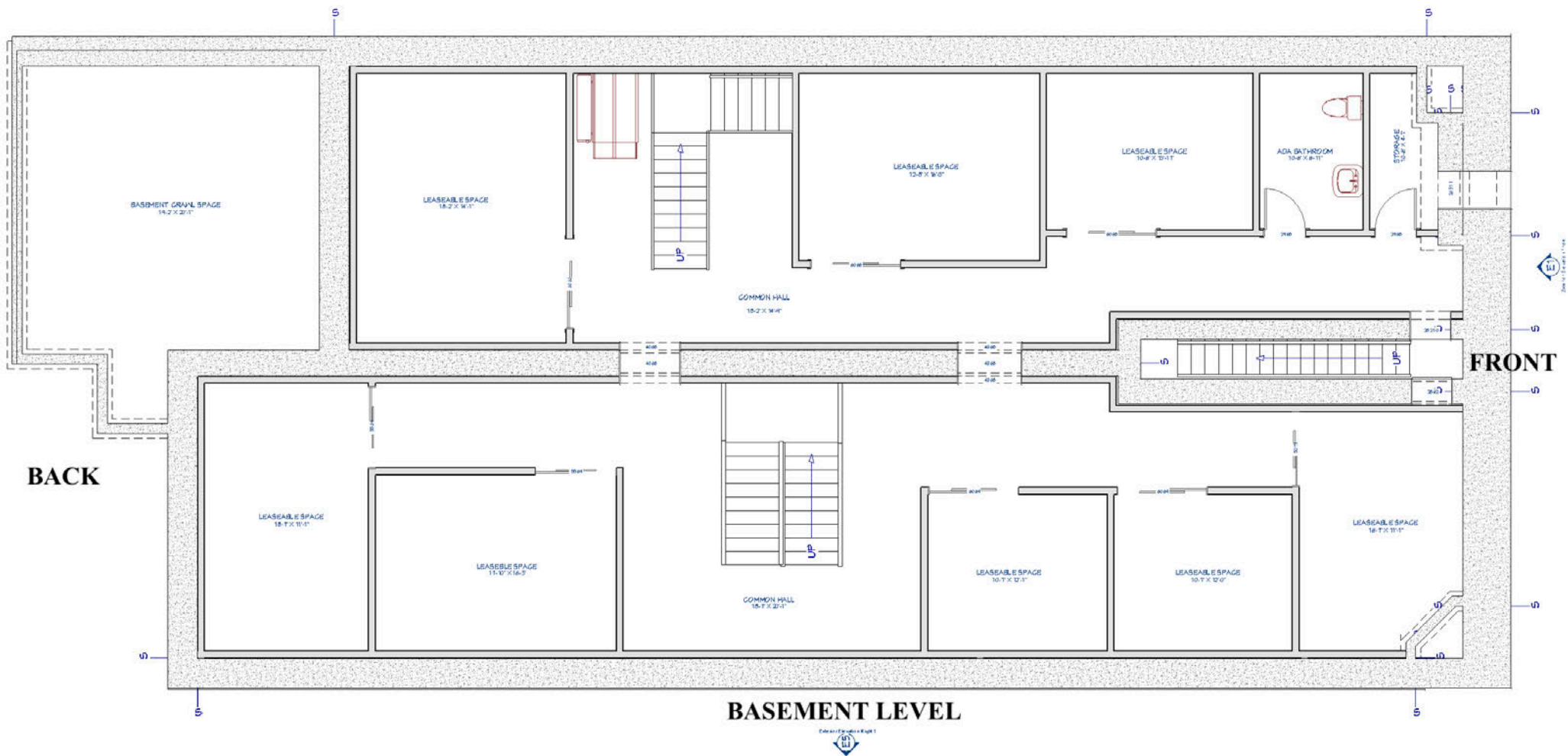


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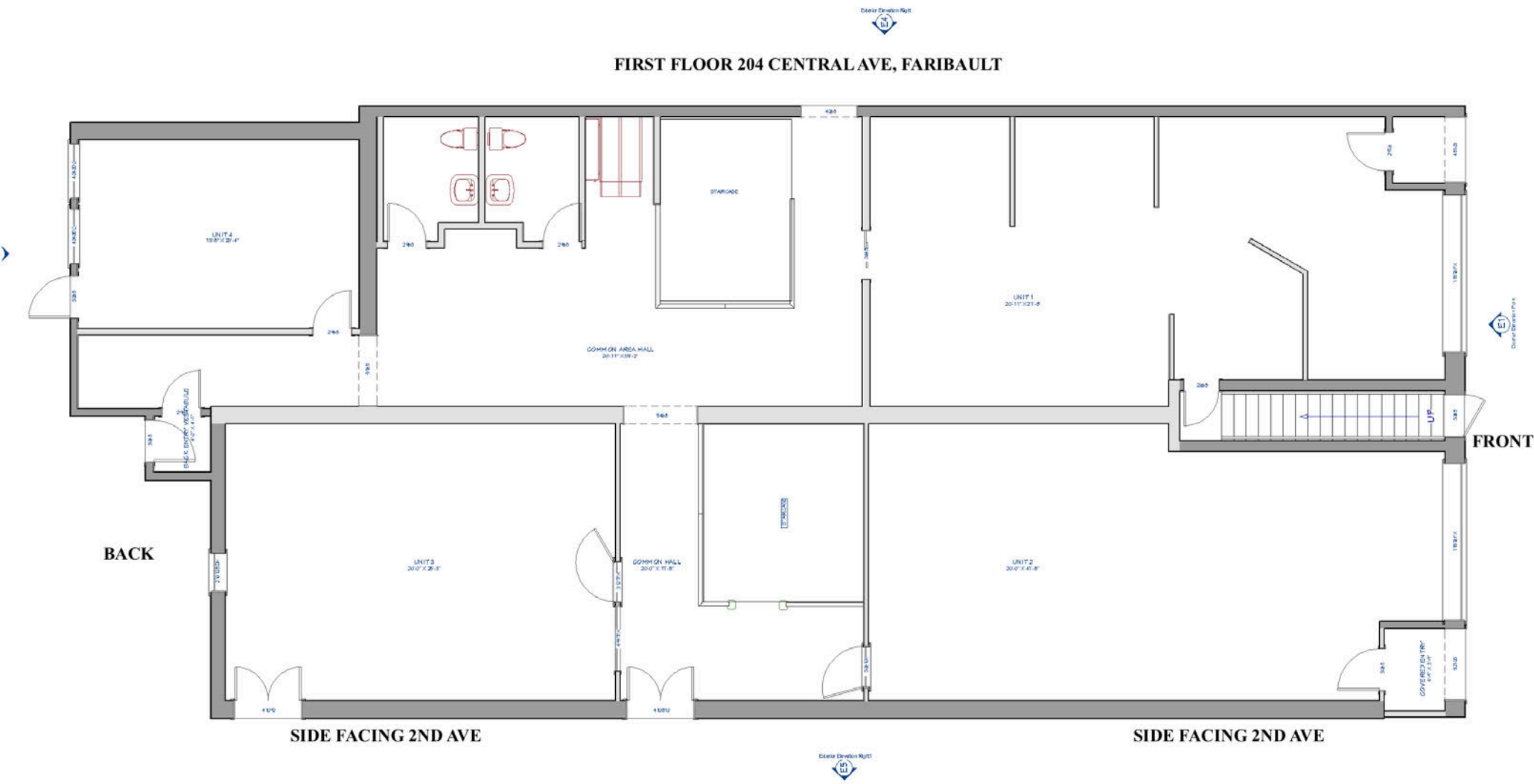


Bromley Taupe
cabinetry color
with inset doors.
Trim and door
color.

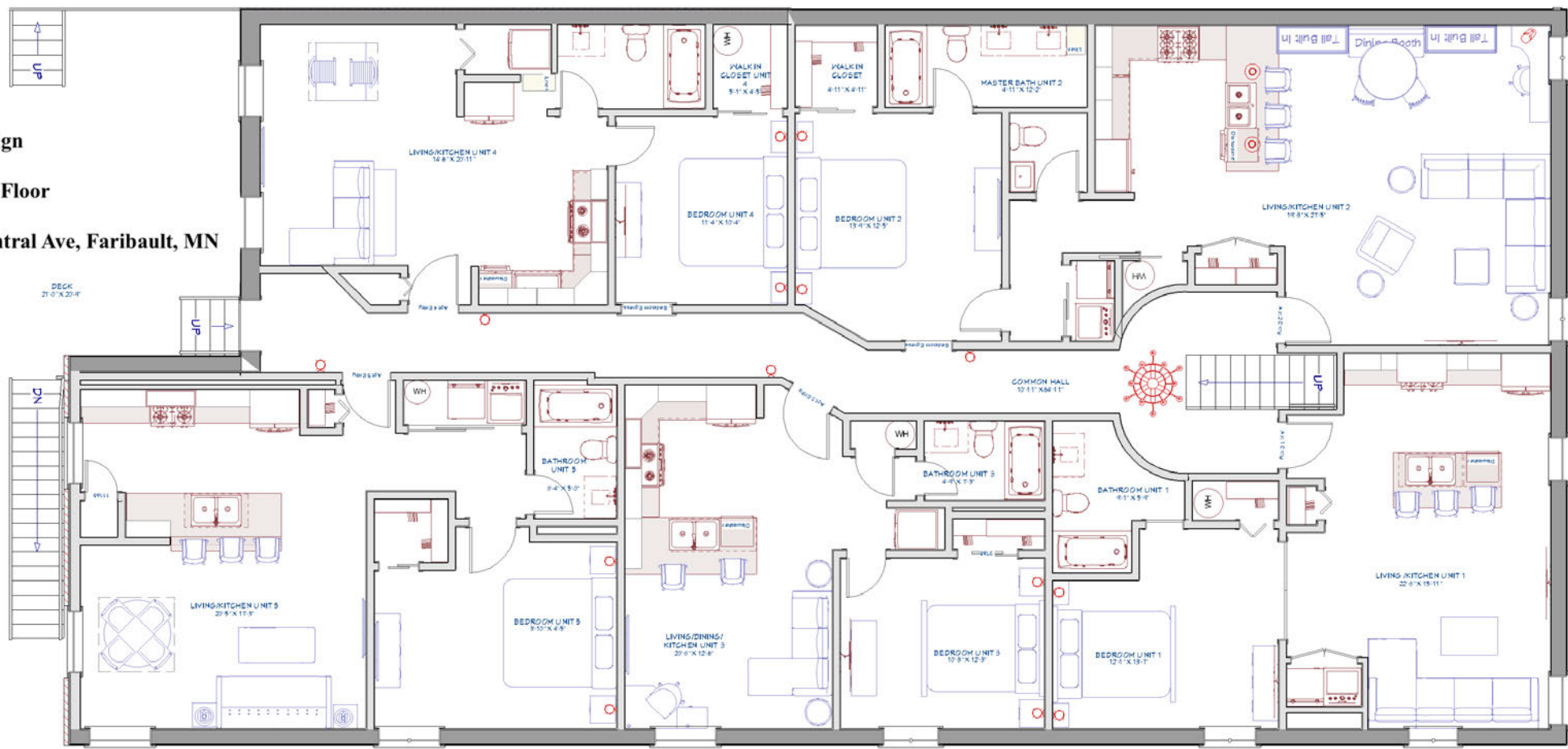
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FIRST FLOOR 204 CENTRAL AVE, FARIBAULT



Re-Design
Second Floor
204 Central Ave, Faribault, MN





HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

1. Historic Property Name Lieb Block

Street 204 Central Ave

City Faribault County Rice State MN Zip 55021

Name of Historic District or National Register property Faribault Historic Commercial District

☒ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property

2. Nature of Request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name _____ Company _____
Street _____ City _____ State _____
Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Tim Ellison Signature Tim Ellison Digitally signed by Tim Ellison
Date: 2024.02.21 10:59:35 -06'00' Date 02/21/2024
Applicant Entity Self SSN _____ or TIN _____
Street 102 Belmont Road City Apple Valley State MN
Zip 55124 Telephone (952) 484-9319 Email Address gatheroncentral@gmail.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

☐ NPS Comments Attached



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Community and Economic Development Director
THROUGH:
MEETING DATE: July 8, 2024
SUBJECT: Review Draft Job Description for HRA Executive Director

BACKGROUND:

The HRA and City Staff are actively addressing the HRA's staffing issues. At its June meeting, the HRA discussed hiring an Executive Director (separate from the Community and Economic Development Director) to manage and guide the HRA's programs, loans, properties, and consultants. City Staff agreed to share a draft job description for an HRA Executive Director position (see attached) for HRA review and comment.

REQUESTED ACTION:

Review and comment on the attached draft job description for an Executive Director of the HRA.

ATTACHMENTS:

1. HRA Executive Director 2024 Draft Job Description
2. Draft HRA Executive Director Proposal - PowerPoint Slide

CITY OF FARIBAULT POSITION DESCRIPTION

Position Title: Executive Director of HRA
Department: Community and Economic Development
Reports To: Community and Economic Development Director
FLSA Status: Exempt
Date: July 2024

PRIMARY OBJECTIVES OF THE POSITION

To provide overall visioning, planning, leadership for, and ongoing evaluation of the Housing and Redevelopment Authority (HRA) of the City of Faribault in a manner that consistently achieves and advances the organization's mission to address the housing and redevelopment needs of the City's residents.

ESSENTIAL FUNCTIONS OF THE POSITION

HUD/Public Housing Management

- Oversees/supervises the management firm providing services for the HRA's housing units, which includes 51 multi-family units for senior or disabled residents and 49 scattered project based voucher units.
- Addresses tenant complaints related to the services of the management firm.
- Implements a tenant retention program.
- Works with the Rice County HRA on any questions/issues related to the income qualification and waiting list services provided.
- Participates in any HUD or other inspections of Faribault HRA properties.
- Ensures compliance with HUD rules and regulations as well as completes required HUD reports for the Faribault HRA.
- Submits all financial information to HUD.
- Ensures deposits, rental payments, and all other charges are collected by the management firm.
- Monitors property accounting and collections records and addresses issues with the management firm.
- Maintain any HUD regulations and policies.

Redevelopment/Non-HRA Housing

- Assists in creating and administering redevelopment programs and incentives, including but not limited to owner-occupied single-family home rehabilitation loans and downtown housing improvements.
- Develops and maintains strong relationships and open communication with manufactured home communities, including working with others to provide manufactured home repairs.
- Works with potential housing developers to promote housing development in Faribault.

General Administration

- Serves as staff coordinator/liaison for the HRA Board, including preparing meeting packets and meeting attendance and development of strong working relationships with HRA Board members.
- Ensures all accounts payable transactions are reviewed before being sent to the management firm for processing and preparation of a claims list; directs payment after board approval.
- Creates the annual operating budgets for the HRA and public housing funds.
- Monitors budget activity, including forecasting of revenues and expenditures.
- Codes revenues to the appropriate funds, whether received by the City of Faribault or sent to the management firm.

MINIMUM QUALIFICATIONS

Education and Experience:

Bachelor's degree in Urban/Regional Planning, Business, Economics, Community Development, or a related field, with a minimum of three (3) years of economic development or community development related experience required. An equivalent combination of experience and/or education is acceptable.

PREFERRED QUALIFICATIONS

- Working knowledge of the principles and practices of community development, economic development, redevelopment and public finance.
- Working knowledge of federal and state housing rules and regulations.
- Ability to accurately record and maintain records.
- NAHRO/HUD training or willingness to take such training.
- Public Housing Manager Certification.
- Ability to communicate effectively verbally and in writing.
- Proficiency in the use of identified computer software.

WORKING HOURS:

Normal business/office hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday. Position will require flexibility in future scheduling to include any hours at the employers' discretion for appropriate coverage and efficiency for early morning or evening meetings as necessary.

TOOLS AND EQUIPMENT USED:

Tools and equipment used in a Community Development environment include but are not limited to, computers, Microsoft Office, Laserfiche.

PHYSICAL DEMANDS:

Requires the ability to operate, maneuver and/or control the actions of office equipment, tools, and/or materials used in performing essential functions. Tasks involve the ability to exert light physical effort in light to sedentary work, but which may involve some lifting, carrying, pushing and/or pulling of objects and materials of light weight (5-10 pounds). Tasks may involve extended periods of time at a

keyboard or workstation. Ability to recognize and identify degrees of similarities or differences between characteristics of colors, shapes, sounds, odors and textures associated with job-related objects, materials and tasks. Some tasks require the ability to perceive and discriminate sounds.

ENVIRONMENTAL ADAPTABILITY:

Normal office environment. Tasks are performed without exposure to adverse environmental conditions.

KNOWLEDGE, SKILLS, AND ABILITIES

Ability to deal with several concrete and abstract variables, and to analyze major problems that require complex planning for interrelated activities that can span one or several work units.

Requires the ability to exercise the judgement, decisiveness and creativity in situations involving the direction, control and planning of an entire program or set of programs.

Requires the ability to perform addition, subtraction, multiplication and division; ability to calculate decimals and percentages; may include ability to perform mathematical operations with fractions; may include ability to compute discount, interest, profit and loss, ratio and proportion; may include ability to calculate surface areas, volumes, weights and measures.

Requires the ability to evaluate, audit, deduce, and/or assess data and/or information using established criteria. Includes exercise of discretion in determining actual or probable consequences, and in referencing such evaluation to identify and select alternatives.

Requires the ability to apply principles of persuasion and/or influence.

Requires the ability to utilize a wide variety of reference, descriptive, advisory and/or design data and information such as ordinances, statutes, development plans, and policies.

NOTE: This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

The City of Faribault is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

Personnel Request

- HRA Executive Director
- HRA Board has not approved position
- Potential Wages & Benefits = \$180,978
- Proposed HRA/Public Housing/Robinwood Contribution: \$162,880 (90%)
- Proposed Community & Economic Development Contribution: \$18,098 (10%)



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Community and Economic Development Director
THROUGH:
MEETING DATE: July 8, 2024
SUBJECT: Resolution 2024-09 Establish the HRA Preliminary Tax Levy for Fiscal Year 2025

BACKGROUND:

Minnesota Statute 469.033, Subdivision 6 provides that a City may, at the request of its Housing and Redevelopment Authority (HRA), levy a tax each year on all taxable property within the taxing district for the HRA's benefit. Although the City Council approves the levy amount, the statute limits the levy to a maximum of 0.0185 percent of the estimated taxable market value in the district.

Since 2013, the HRA has requested, and the City Council has approved, the maximum levy amount allowed by the statute (refer to the attached preliminary 2025 HRA levy calculations). The HRA may request the maximum allowed levy for 2025 to support the HRA's 2025 work program and budget. The levy is the HRA's primary source of flexible revenue that it can use to fund its programs and fulfill its mission. The 2025 estimated taxable market value is \$2,250,909,500. Therefore, the maximum the City Council can levy for the HRA in 2025 is \$416,418 ($\$2,250,909,500 \times 0.000185 = \$416,418$).

The City must certify its proposed 2025 property tax levy to the Rice County Auditor by September 30, 2024. Presuming the HRA wishes to request the maximum levy amount allowed by the statute for 2025, the HRA should adopt Resolution 2024-9 requesting that the City Council approve the maximum tax levy allowed by statute for HRA purposes in 2025, not to exceed \$416,418 (refer to the attached resolution). Once the City Council certifies the tax levy, the Council can reduce the levy, but it cannot increase it.

REQUESTED ACTION:

Approve Resolution 2024-09.

ATTACHMENTS:

1. Resolution 2024-09
2. Levy Calculations for HRA FY 2025

**HOUSING AND REDEVELOPMENT AUTHORITY OF FARIBAULT,
MINNESOTA**

RESOLUTION #2024-09

ESTABLISH THE HRA PRELIMINARY TAX LEVY FOR FISCAL YEAR 2025

WHEREAS, Minnesota Statute 469.033, Subdivision 6 provides that a City may, at the request of its Housing and Redevelopment Authority (HRA), levy a tax each year on all taxable property within the taxing district for the benefit of the HRA; and

WHEREAS, Minnesota Statute 469.033, Subdivision 6 limits the levy to a maximum of 0.0185 percent of the estimated taxable market value in the district; and

WHEREAS, the 2025 estimated taxable market value in the district is \$2,250,909,500; and

WHEREAS, the maximum the City Council can levy for HRA purposes in 2025 is \$416,418 ($\$2,250,909,500 \times 0.000185 = \$416,418$); and

WHEREAS, the HRA's work program and budget depend on whether the HRA receives the maximum levy amount allowed by the statute.

NOW, THEREFORE, BE IT RESOLVED, by the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA"), that it establishes and recommends the City Council approve a 2025 tax levy of \$416,418 for HRA purposes.

ADOPTED: July 8, 2024

Loni Ahlers, Chair

ATTEST:

Travis McColley, Vice Chair/Secretary-Treasurer

**FARIBAULT HOUSING AND REDEVELOPMENT AUTHORITY
GENERAL FUND
PRELIMINARY 2025 HRA LEVY CALCULATIONS**

Authority

Minnesota Statutes 469.033, Subdivision 6

"The amount of the levy shall be an amount approved by the governing body of the city, but shall not exceed 0.0185 percent of the taxable market value."

Maximum Levy Calculation

PY Estimated Market Value	\$ 2,250,909,500
Percentage Allowed	0.0185
Maximum Levy	\$ 416,418

HRA Levy History

<u>Year</u>	<u>Gross Levy*</u>	<u>Net Levy</u>	<u>% of Gross Levy</u>
1998	\$ 74,703	\$ 67,000	
1999	56,325	48,622	
2000	71,356	63,611	
2001	75,568	67,864	
2002	100,267	100,267	100%
2003	105,280	105,280	100%
2004	124,330	124,330	100%
2005	139,552	139,552	100%
2006	156,357	156,357	100%
2007	177,288	177,288	100%
2008	188,107	188,107	100%
2009	270,690 **	211,834	78%
2010	273,620	234,468	86%
2011	266,485	234,468	88%
2012	251,068	239,157	95%
2013	219,726	219,726	100%
2014	197,300	197,300	100%
2015	197,300	197,300	100%
2016	201,682	201,682	100%
2017	206,937	206,937	100%
2018	217,365	217,365	100%
2019	229,713	229,713	100%
2020	251,907	251,907	100%
2021	295,900	295,900	100%
2022	309,820	309,820	100%
2023	328,850	328,850	100%
2024	380,253	380,253	100%
2025	416,418	416,418	100%

*Assumes \$7,704 HACA for years 1990-2001

*The percentage allowed was increased by the 2008 Legislature from .0144 to .0185.



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: David Wanberg, Community and Economic Development Director

THROUGH:

MEETING DATE: July 8, 2024

SUBJECT: Resolution 2024-11 Designate Authorized Signatories for All Housing and Redevelopment Authority of Faribault, Minnesota Accounts

BACKGROUND:

Per Minnesota State Statute 118A, the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") may designate authorized signatories for its financial institution accounts. The HRA has five accounts with Citizens Community Federal. Jeanne Schmuck, the City's Finance Director, is currently an authorized signatory. However, Jeanne has accepted employment in another community. Consequently, the attached Resolution 2024-11 allows Kevin Voracek (Mayor) and Jessica Kinser (City Administrator) to be the signatories on all HRA accounts, effective July 17, 2024.

REQUESTED ACTION:

Approve Resolution 2024-11.

ATTACHMENTS:

1. Resolution 2024-11

**HOUSING AND REDEVELOPMENT AUTHORITY OF FARIBAULT,
MINNESOTA**

RESOLUTION 2024-11

**DESIGNATE AUTHORIZED SIGNATORIES
FOR ALL HOUSING AND REDEVELOPMENT AUTHORITY
OF FARIBAULT, MINNESOTA ACCOUNTS**

WHEREAS, Minnesota State Statute 118A allows the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") to designate authorized signatories; and

WHEREAS, the City of Faribault (the "City") agrees to act and perform the finance duties of the HRA.

WHEREAS, the listed individuals have agreed, pursuant to the Agreements attached hereto as **Exhibit A** and **Exhibit B**, to follow the HRA's direction related to all financial transactions they perform on behalf of the HRA.

NOW, THEREFORE, BE IT RESOLVED, that the following individuals of the City be designated as the official signatories for the HRA effective July 17, 2024:

1. Kevin F. Voracek, Mayor
2. Jessica Kinser, City Administrator
3. Mark Dickson, Cornerstone Management Services LLC (only as to Nos. 2, 3, 4 and 5 below)

ALSO, BE IT RESOLVED, that these responsibilities are to be carried out in relation to the following accounts:

1. The Housing and Redevelopment Authority of Faribault, Minnesota, Faribault HRA Operations
2. Faribault HRA, LLC Public Housing Deposits
3. Faribault HRA, LLC Public Housing Operations
4. Elderly Housing Corporation, LLC Robinwood Manor Deposits
5. Elderly Housing Corporation, LLC Robinwood Manor Operations

ALSO, BE IT RESOLVED, that the City will perform any necessary audits relating to any accounts controlled by the HRA.

ALSO, BE IT RESOLVED, the staff of the HRA and the HRA's attorney are hereby directed to take all other actions necessary to implement this resolution.

ADOPTED: July 8, 2024

Loni Ahlers, Chair

ATTEST:

Travis McColley, Vice Chair

Exhibit A

AGREEMENT

AGREEMENT TO PERFORM FINANCIAL AND ACCOUNTING SERVICES FOR THE HOUSING AND REDEVELOPMENT AUTHORITY OF FARIBAUT, MINNESOTA.

This Agreement to Perform Financial and Accounting Services for the Housing and Redevelopment Authority of Faribault, Minnesota (the "Agreement") is made by and between the Housing and Redevelopment Authority of Faribault, Minnesota, a public body corporate and politic, organized and existing under the laws of Minnesota (the "HRA"), and the City of Faribault, a Minnesota municipal corporation (the "City"), collectively referred to as the "Parties".

WHEREAS, Minnesota State Statute 118A allows the HRA to designate authorized signatories; and

WHEREAS, The City agrees to act and perform the finance duties for the HRA; and

WHEREAS, The HRA also finds it is in the best interest of the organization to designate certain individuals as signatories (the "Signatories") for all bank accounts maintained by the HRA; and

WHEREAS, THE HRA intends to adopt a resolution designating the Signatories as the official signatories for the HRA's existing bank accounts.

NOW THEREFORE, the Parties mutually agree as follows:

1. The Signatories agree to follow the HRA's direction related to all financial transactions performed pursuant to this Agreement.
2. The HRA agrees to direct the Signatories to perform their duties under this Agreement as needed.
3. This Agreement shall commence upon the adoption of Resolution 2023-___ by the HRA and shall terminate only upon adoption of a resolution terminating this Agreement by the HRA or the City.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement on April _____, 2024.

**HOUSING AND REDEVELOPMENT
AUTHORITY OF FARIBAULT,
MINNESOTA**

By: _____
Loni Ahlers
Its: Chair

By: _____
Travis McColley
Its: Vice Chair

CITY OF FARIBAULT

By: _____
Kevin F. Voracek
Its: Mayor

By: _____
Jessica L. Kinser
Its: City Administrator

**EXHIBIT B
CORNERSTONE AGREEMENT**

PROPERTY MANAGEMENT AGREEMENT

THIS PROPERTY MANAGEMENT AGREEMENT (this "Agreement") is made and entered into as of May 1, 2023, by and among **Cornerstone Management Services LLC**, a Minnesota limited liability company ("Managing Agent"), and the **Housing and Redevelopment Authority of Faribault, Minnesota, a public body politic and corporate (the "HRA")**, on behalf of itself and those of its subsidiaries as may from time to time own properties or manage properties subject to this Agreement.

WITNESSETH:

WHEREAS, The HRA owns or manages properties outlined in Exhibit A of this Agreement; and

WHEREAS, The HRA own various properties and the HRA may, in the future, acquire additional properties which shall automatically become subject to this Agreement without amendment hereof, unless otherwise agreed by the Company and Managing Agent (collectively, the "Managed Premises"); and

WHEREAS, The HRA wish to engage Managing Agent to perform the services and duties set forth herein; and

WHEREAS, Managing Agent is willing to accept such engagement on the terms and conditions set forth therein.

NOW, THEREFORE, in consideration of the premises and the agreements herein contained, the HRA and Managing Agent hereby agree as follows:

1. **Engagement**. Subject to the terms and conditions hereinafter set forth, the HRA hereby continues to engage Managing Agent to provide the property management and administrative services with respect to the Managed Premises contemplated by this Agreement. Managing Agent hereby accepts such continued engagement as managing agent and agrees to devote such time, attention and effort as may be appropriate to operate and manage the Managed Premises in a diligent, orderly and efficient manner. Managing Agent, with the written permission of the HRA, may subcontract out some or all of its obligations hereunder to third parties; provided, however, that, in any such event, Managing Agent shall be and remain primarily liable to HRA for performance hereunder.

Notwithstanding anything to the contrary set forth in this Agreement, the services to be provided by Managing Agent hereunder shall exclude all services (including, without limitation, any garage management or cafeteria management services) whose performance by a manager to the HRA could give rise to the HRA's receipt of "impermissible tenant service income" as defined in §856(d)(7) of the Internal Revenue Code of 1986 (as amended or superseded hereafter, the "Code") or could in any other way jeopardize the HRA's federal or state tax qualification as a real estate investment trust.

2. **General Parameters.**

(a) Any or all services may be performed or goods purchased by Managing Agent under arrangements jointly with or for other properties owned or managed by Managing Agent and the costs shall be reasonably apportioned. Managing Agent may employ personnel who are assigned to work exclusively at the Managed Premises or partly at the Managed Premises and other buildings owned and/or managed by Managing Agent. Wages, benefits and other related costs of centralized accounting personnel and employees employed by Managing Agent and assigned to work exclusively or partly at the Managed Premises shall be fairly apportioned and reimbursed, pro rata.

(b) Managing Agent and the HRA acknowledge that the HRA has entered into an agreement with Rice County (the "County"), entitled, "Memorandum of Understanding for Management and Administration of 49 Scattered Site Affordable Housing Units" (the "MOU"), wherein the County agrees to provide certain services to the HRA as set forth in the MOU. Managing Agent acknowledges that the terms and conditions of the MOU are to be incorporated into this Agreement and affects Managing Agent's performance of its obligations and duties to the HRA under this Agreement. The relationship between the Managing Agent, the HRA and the County shall be coordinated by all parties to effectuate this Agreement.

(c) Managing Agent shall have access to the following HRA bank accounts:

- Robinwood Manor Deposits
- Robinwood Manor Operations
- Public Housing Deposits
- Public Housing Operations

Mark Dickson shall have signatory authority associated with the following HRA bank accounts:

- Robinwood Manor Operations

- Public Housing Operations

3. **Duties.** Without limitation, Managing Agent agrees to perform the following specific duties:

(a) To seek tenants for the Managed Premises in accordance with market rents and to negotiate leases, including renewals thereof, and to lease space to tenants, at rentals, and for periods of occupancy all on market terms.

(b) To collect all rents and other income from the Managed Premises and to give receipts therefor, both on behalf of the HRA, and deposit such funds in such banks and such accounts as are named, from time to time, by the HRA, in agency accounts for and under the name of the HRA. Managing Agent shall be empowered to sign disbursement checks on these accounts. Managing Agent may also use pooled bank accounts for the benefit of the HRA and other entities for whom the Managing Agent provides services, provided separate records and accountings of such funds are maintained.

(c) To make contracts for and to supervise any repairs and/or alterations to the Managed Premises, including tenant improvements on reasonable commercial terms.

(d) For the HRA's account and at its expense, to hire, supervise and discharge employees as required for the efficient operation and maintenance of the Managed Premises.

(e) To obtain appropriate insurance for the Managed Premises protecting the HRA and Managing Agent while acting on behalf of the HRA against all normally insurable risks relating to the Managed Premises and complying with the requirements of the HRA's mortgagee, if any, and to cause the same to be provided and maintained by all tenants with respect to the Managed Premises to the extent required by the terms of such tenants' leases. Notwithstanding the foregoing, the HRA may determine to purchase insurance directly for their own account.

(f) To promptly notify the applicable HRA's insurance carriers, as required by the applicable policies, of any casualty or injury to person or property at the Managed Premises, and complete customary reports in connection therewith.

(g) To procure all supplies, other materials and services as may be necessary for the proper operation of the Managed Premises, at the HRA's expense.

(h) To pay promptly from rental receipts, other income derived from the Managed Premises, or other monies made available by the HRA for such purpose, all costs incurred in the operation of the Managed Premises which are expenses of the HRA hereunder, including wages or other payments for services rendered, invoices for supplies or other items furnished in relation to the Managed Premises, and pay over forthwith the balance of such rental receipts, income and monies to the HRA or as the HRA shall from time to time direct. In the event that the sum of the expenses to operate and the compensation due Managing Agent exceeds gross receipts in any month and no excess funds from prior months are available for payment of such excess, the HRA shall pay promptly the amount of the deficiency thereof to Managing Agent upon receipt of statements therefor.

(i) To keep the HRA apprised of any material developments in the operation of the Managed Premises.

(j) To establish reasonable rules and regulations for tenants of the Managed Premises.

(k) At the direction of the HRA, to provide assistance, as the case may be, in any and all legal actions or proceedings relating to the operation of the Managed Premises.

(l) To maintain the books and records of the HRA reflecting the management and operation of the Managed Premises, making available for reasonable inspection and examination by the HRA or its representatives all books, records and other financial data relating to the Managed Premises at the place where the same are maintained.

(m) To prepare and deliver seasonably to tenants of the Managed Premises such statements of expenses or other information as shall be required on the landlord's part to be delivered to such tenants for computation of rent, additional rent, or any other reason.

(n) To aid, assist and cooperate with the HRA in matters relating to taxes and assessments and insurance loss adjustments, notify the HRA of any tax increase or special assessments relating to the Managed Premises and to enter into contracts for tax abatements services.

(o) To provide such emergency services as may be required for the efficient management and operation of the Managed Premises on a twenty-four (24)-hour basis.

(p) To enter into contracts on commercially reasonable terms for utilities (including, without limitation, water, fuel, electricity and telephone) and for building services (including, without limitation, cleaning of windows, common areas and tenant space, ash, rubbish and garbage hauling, snow plowing, landscaping, carpet cleaning and vermin extermination), and for other services as are appropriate to the Managed Premises.

(q) To seek market terms for all items purchased or services contracted by it under this Agreement.

(r) To take such action generally consistent with the provisions of this Agreement as the HRA might with respect to the Managed Premises if personally present.

(s) To, from time to time, or at any time requested by the Board of the HRA, make reports of its performance of the foregoing services to the HRA.

4. **Authority.** The HRA gives to Managing Agent the authority and powers to perform the foregoing duties on behalf of the HRA and authorizes Managing Agent to incur such reasonable expenses, as approved by the HRA, as contemplated in Sections 2, 3 and 5 on behalf of the HRA as are necessary in the performance of those duties.

5. **Special Authority of Managing Agent.** In addition to, and not in limitation of, the duties and authority of Managing Agent contained herein, Managing Agent shall perform the following duties:

(a) At the direction of the HRA, to terminate tenancies and sign and serve in the name of the HRA such notices therefor as may be required for the proper management of the Managed Premises.

(b) At the direction of the HRA, to provide assistance, as the case may be, in any and all legal actions or proceedings relating to the operation of the Managed Premises, including, but not limited to: institute and prosecute actions to evict tenants and recover possession of rental space, and recover rents and other sums due; and when

expedient, settle, compromise and release such actions or suits or reinstate such tenancies.

6. **Compensation.**

(a) In consideration of the services to be rendered by Managing Agent hereunder, the HRA agrees to pay and Managing Agent agrees to accept as its compensation (i) a management fee (the "Fee") equal to five percent (5%) of the gross income charges or \$6,500, whichever is greater, payable on the 1st of the month.

(b) The HRA is responsible for payment of onsite maintenance and management personnel, however, Managing Agent will manage onsite HRA personnel through its company and payments will run through the property operations, with anything not covered by the onsite HRA personnel, being performed by Managing Agent as requested by the HRA.

7. **Term of Agreement; Termination.** This Agreement shall continue in force and effect unless terminated as follows:

Notwithstanding any other provision of this Agreement to the contrary, this Agreement, or any extension thereof, may be terminated prior to the expiration of the term as follows:

(a) by the HRA, upon one hundred and twenty (120) days' prior written notice to Managing Agent; or

(b) by Managing Agent, for Good Reason, upon one hundred twenty (120) days' prior written notice to the HRA.

8. **Duties Upon Termination.** Upon termination of this Agreement with respect to any of the Managed Premises for any reason whatsoever, Managing Agent shall as soon as practicable turn over to the HRA all books, papers, funds, records, keys and other items relating to the management and operation of such Managed Premises, including, without limitation, all leases in the possession of Managing Agent and shall render to the HRA a final accounting with respect thereto through the date of termination. The HRA shall be obligated to pay all compensation for services rendered by Managing Agent hereunder prior and up to the effective time of such termination, and shall pay and reimburse to Managing Agent all expenses and costs incurred by Managing Agent prior and up to the effective time of such termination which are otherwise payable or reimbursable to Managing Agent pursuant to the terms of this Agreement.

In addition to other actions on termination of this Agreement, for up to one hundred twenty (120) days following the date of notice of a termination of this Agreement, Managing Agent shall cooperate with the HRA and use commercially reasonable efforts to facilitate the orderly transfer of management of the Managed Premises. In connection therewith Managing Agent shall assign to the HRA, or to its designee(s), as directed by the HRA, and HRA or its designee(s) shall assume, all contracts entered into by Managing Agent pursuant to this Agreement, but excluding all insurance contracts, and multi-property contracts not limited in scope to the Managed Premises and all contracts with affiliates of Managing Agent. Managing Agent shall also transfer to the HRA all proprietary information with respect to the HRA. Additionally, the HRA, or its designee(s) shall have the right to offer employment to any employee of Managing Agent whom Managing Agent proposes to terminate in connection with a termination of this Agreement and Managing Agent shall cooperate with the HRA, or its designee(s) in connection therewith.

9. **Assignment of Rights and Obligations.**

(a) Without the HRA's prior written consent, Managing Agent shall not sell, transfer, assign or otherwise dispose of or mortgage, hypothecate or otherwise encumber or permit or suffer any encumbrance of all or any part of its rights and obligations hereunder, and any transfer, encumbrance or other disposition of an interest herein made or attempted in violation of this paragraph shall be void and ineffective, and shall not be binding upon the HRA. Notwithstanding the foregoing, Managing Agent may assign its rights and delegate its obligations under this Agreement to any subsidiary of Parent so long as such subsidiary is then and remains controlled by Parent.

(b) Any assignment permitted hereunder shall not release the assignor hereunder.

10. **Indemnification.** To the fullest extent permitted by law, Managing Agent, and Managing Agent's successors or assigns, agree to protect, defend, save, and hold harmless the HRA, its officers, agents, and employees from all claims, suits, or actions of any kind, nature, or character, and the costs, disbursements, and expenses of defending the same, including but not limited to, attorneys' fees, consulting marketing and promotion services, and other technical, administrative or professional assistance resulting from or arising out of the negligence, breach of contract or willful misconduct of Managing Agent or its subcontractors, agents, or employees

under this Agreement. Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which the HRA is entitled.

11. **Notices.** Any notice, report or other communication required or permitted to be given hereunder shall be in writing and shall be deemed to have been duly given when delivered in person, upon confirmation of receipt when transmitted by facsimile transmission, on the next business day if transmitted by a nationally recognized overnight courier or on the third (3rd) business day following mailing by first class mail, postage prepaid, in each case as follows (or at such other United States address or facsimile number for a party as shall be specified by like notice):

If to the HRA:

Housing and Redevelopment Authority of Faribault,
Minnesota
208 1st Avenue NW
Faribault, MN 55021
ATTN: David Wanberg, Community & Economic
Development Director

If to Managing Agent:

Cornerstone Management Services LLC
206 S Broadway Ste 460
Rochester, MN 55904
Attn: Mark Dickson

12. **Acquisitions and Dispositions of Properties.** Unless the HRA and Managing Agent otherwise agree in writing, all properties from time to time acquired by the HRA or its affiliates shall automatically become subject to this Agreement without amendment hereof. Similarly, this Agreement shall automatically terminate with respect to all properties disposed of by the HRA in the ordinary course of business, effective upon such disposition.

13. **Modification of Agreement.** This Agreement may not be modified, altered or amended in any manner except by an amendment in writing, duly executed by the parties hereto.

14. **Independent Contractor.** This Agreement is not one of general agency by Managing Agent for the HRA, but Managing Agent is being engaged as an independent contractor. Nothing in this Agreement is intended to create a joint venture, partnership, tenancy-in-common or other similar relationship between the HRA and Managing Agent for any purposes

whatsoever, and, without limiting the generality of the foregoing, neither the terms of this Agreement nor the fact that the HRA and Managing Agent have joint interests in any one or more investments, ownership or other interests in any one or more entities or may have common officers or employees or a tenancy relationship shall be construed so as to make them such partners or joint venturers or impose any liability as such on either of them.

15. **Choice of Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

16. **Successors and Assigns.** This Agreement shall be binding upon, and inure to the benefit of, any successors or permitted assigns of the parties hereto as provided herein.

17. **No Third Party Beneficiary.** No person or entity other than the parties hereto and their successors and permitted assigns is intended to be a beneficiary of this Agreement.

18. **Disputes.** Any disputes, claims or controversies arising out of or relating to this Agreement, the provision of services by Managing Agent pursuant to this Agreement or the transactions contemplated hereby, including any disputes, claims or controversies brought by or on behalf of the HRA, Managing Agent or any holder of equity interests (which, for purposes of this Section 18, shall mean any holder of record or any beneficial owner of equity interests or any former holder of record or beneficial owner of equity interests) of the HRA or Managing Agent, either on his, her or its own behalf, on behalf of the HRA, Managing Agent or on behalf of any series or class of equity interests of the HRA or Managing Agent or holders of any equity interests of the HRA or Managing Agent against the HRA or Managing Agent or any of their respective directors, members, officers, managers (including Managing Agent or its successor), agents or employees, including any disputes, claims or controversies relating to the meaning, interpretation, effect, validity, performance, application or enforcement of this Agreement (all of which are referred to as "Disputes"), or relating in any way to such a Dispute or Disputes shall, on the demand of any party to such Dispute or Disputes, be resolved through the exercise of any one or more legal or equitable remedies available to the HRA or Managing Agent.

19. **Severability.** In the invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision. Any invalid or unenforceable provision shall be deemed severed from this Agreement to the extent of its invalidity or unenforceability, and this Agreement shall be construed and enforced as if the Agreement did not contain that particular provision to the extent of its invalidity or unenforceability.

20. **Survivability.** All covenants, indemnities, guarantees, releases, representations, and warranties of either party or the parties and any undischarged obligations of the parties arising prior to the expiration or termination of this Agreement, shall survive such expiration or termination.

21. **Consent to Jurisdiction and Forum.** The exclusive jurisdiction and venue in any action brought by any party hereto pursuant to this Agreement shall lie in any federal or state court located in Minnesota. By execution and delivery of this Agreement, each party hereto irrevocably submits to the jurisdiction of such courts for itself and in respect of its property with respect to such action. The parties irrevocably agree that venue would be proper in such court, and hereby waive any objection that such court is an improper or inconvenient forum for the resolution of such action. The parties further agree and consent to the service of any process required by any such court by delivery of a copy thereof in accordance with Section 11 and that any such delivery shall constitute valid and lawful service of process against it, without necessity for service by any other means provided by statute or rule of court.

22. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof and supersedes any pre-existing agreements with respect to such subject matter.

23. **Records/Inspection.** This Agreement is subject to the requirements of Minnesota Statutes, Section 16C.05, subd. 5. Managing Agent agrees that HRA or any authorized representatives may have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, or other materials during normal business hours and as often as deemed necessary. Managing Company agrees to maintain these materials, records, and documents for six years from the date of the termination of this Agreement.

24. **HRA and Managing Agent Liaisons.** The Community and Economic Development Director or his/her designee shall serve as the liaison and primary contact to Managing Agent and representative of the HRA with

respect to services rendered pursuant to this Agreement. The HRA's representative has the authority to instruct, interpret, and define the HRA's policies with respect to the Services. Managing Agent shall designate a person or its designee to serve as the liaison and primary contact to the HRA and representative of Managing Agent with respect to services rendered pursuant to this Agreement. Managing Agent's representative has the authority to instruct, interpret, and define Managing Agent's policies with respect to the Services.

25. **Insurance and Bonds.**

(a) Managing Agent will maintain at Managing Agent's sole expense, insurance coverage for itself, including the following: Workers Compensation, General Liability, and Directors and Officers Liability in an amount of not less than \$1 million per occurrence (except only statutory limits for workers compensation coverage) and at least \$2 million aggregate coverage and an umbrella policy with limits of at least \$1 million, and will provide information as to specific limits upon receipt of signed Agreement. Such insurance must cover all losses related to this Agreement. Managing Agent shall provide the HRA with a current certificate(s) of liability insurance for all insurance coverage referenced above. Such certificate(s) of General Liability insurance shall list the HRA as an additional insured and all certificate(s) of liability insurance shall contain a statement that such policies of insurance shall not be canceled or amended unless sixty (60) days written notice is provided to the HRA (ten (10) days written notice in the event of non-payment of premium).

In addition to the insurance requirements set forth above, Managing Agent shall obtain a fidelity bond in the minimum amount of \$10,000 covering the person or persons on a position or name-scheduled basis that handles any money pursuant to this Agreement. The amount of such bond shall be reviewed annually and modified to be consistent with the compensation paid to Managing Agent pursuant to this Agreement.

(b) The HRA shall maintain such commercially reasonable insurance as shall from time to time be determined by the HRA.

26. **Compliance with Laws.** Managing Agent shall exercise due professional care to comply with applicable federal, state and local laws, rules, ordinances and regulations in effect as of the date Managing Agent agrees to provide the applicable services detailed this Agreement or any supplemental letter agreement.

27. **Attorney Fees.** In the event of any action to enforce or interpret this Agreement, the prevailing party shall be entitled to recover from the losing party reasonable attorney fees incurred in the proceeding, as set by the court, at trial, on appeal or upon review.

28. **Entire Agreement; Amendments.** This Agreement, any attached exhibits and any addenda or amendments signed by the parties shall constitute the entire agreement between the HRA and Managing Agent, and supersedes any other written or oral agreements between the HRA and Managing Agent. This Agreement can only be modified or amended in writing signed by the HRA and Managing Agent.

29. **Conflict of Interest.** In the execution of services outlined in this Agreement, Managing Agent shall use reasonable care to avoid conflicts of interest and appearances of impropriety in providing its services for the HRA. In the event of a conflict of interest, Managing Agent shall advise the HRA and either secure a waiver of the conflict or advise the HRA that it will be unable to provide requested services. It is the intent of Managing Agent to refrain from handling matters for any other person or entity that may pose a conflict of interest.

30. **Work Products and Ownership of Documents.** All records, information, materials and other work products, including, but not limited to the completed reports, drawings, plans, and specifications prepared and developed in connection with the provision of services pursuant to this Agreement shall become the property of the HRA, but reproductions of such records, information, materials and other work products in whole or in part may be retained by Managing Agent.

31. **Data Practices Act Compliance.** Any and all data provided to Managing Agent, received from Managing Agent, created, collected, received, stored, used, maintained, or disseminated by Managing Agent pursuant to this Agreement shall be administered in accordance with, and is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. This paragraph does not create a duty on the part of Managing Agent to provide access to public data to the public if the public data are available from the HRA, except as required by the terms of this Agreement.

32. **No Discrimination.** Managing Agent agrees not to discriminate in providing products and services under this Agreement on the basis of race, color, sex, creed, national origin, disability, age, sexual orientation, status with

regard to public assistance, or religion. Violation of any part of this provision may lead to immediate termination of this Agreement.

33. **Review of Agreement.** The Managing Agent and the HRA intend that this Agreement be an initial attempt at reaching an agreement on the relationship between the parties while certain terms, conditions and responsibilities may still need to be further reviewed and resolved. As such, Managing Agent and the HRA agree to review, discuss and renegotiate the terms of this Agreement after a period of six (6) months to determine if further revisions to this Agreement are necessary.

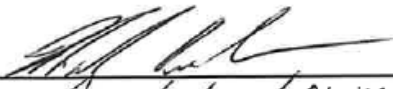
34. **Office Access.** The HRA agrees to provide access to an office at Robinwood Manor, located at 1324 Prairie Ave SW, Faribault, MN 55021 to allow the Managing Agent to perform its duties and responsibilities as set forth in this Agreement. The office location shall also provide access to internet service to allow the Managing Agent to perform its duties and responsibilities as set forth in this Agreement.

[Signature Page To Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Property Management Agreement as a sealed instrument as of the date above first written.

MANAGING AGENT:

**Cornerstone Management Services
LLC
Mark Dickson**

By: 
Its: President / Owner

**HRA:
Housing and Redevelopment
Authority of Faribault, Minnesota**

By: 
Matt Speckhals
Its: Chair

By: 
Brendan Kennedy
Its: Secretary

EXHIBIT A

LIST OF PROPERTIES

Robinwood Manor – 1324 Prairie Avenue, Faribault, MN 55021

- Fifty (50) subsidized units
- One (1) market rate unit

Public Housing (Section 8 Project-Based Voucher Program)

1319 7th Street NW, Faribault, MN 55021
1323 7th Street NW, Faribault, MN 55021
1522 Western Avenue, Faribault, MN 55021
1524 Western Avenue, Faribault, MN 55021
1526 Western Avenue, Faribault, MN 55021
1528 Western Avenue, Faribault, MN 55021
1530 Western Avenue, Faribault, MN 55021
1532 Western Avenue, Faribault, MN 55021
1534 Western Avenue, Faribault, MN 55021
910 SW 1st Street, Faribault, MN 55021
912 SW 1st Street, Faribault, MN 55021
918 SW 1st Street, Faribault, MN 55021
920 SW 1st Street, Faribault, MN 55021
20 14th Street NE, Faribault, MN 55021
404 13th Street NW, Faribault, MN 55021
408 13th Street NW, Faribault, MN 55021
412 13th Street NW, Faribault, MN 55021
621 Hulet Avenue, Faribault, MN 55021
519 Lincoln Avenue, Faribault, MN 55021
521 Lincoln Avenue, Faribault, MN 55021
523 Lincoln Avenue, Faribault, MN 55021
527 Lincoln Avenue, Faribault, MN 55021

(Properties continued on the following page)

1812 Shumway Avenue, Faribault, MN 55021
1816 Shumway Avenue, Faribault, MN 55021
1820 Shumway Avenue, Faribault, MN 55021
1225 2nd Street NW, Faribault, MN 55021
830 9th Avenue NW, Faribault, MN 55021
725 Willow Street, Faribault, MN 55021
523 Division Street W, Faribault, MN 55021
900 A Spring Road SW, Faribault, MN 55021
900 B Spring Road SW, Faribault, MN 55021
900 C Spring Road SW, Faribault, MN 55021
900 D Spring Road SW, Faribault, MN 55021
902 A Spring Road SW, Faribault, MN 55021
902 B Spring Road SW, Faribault, MN 55021
904 A Spring Road SW, Faribault, MN 55021
904 B Spring Road SW, Faribault, MN 55021
904 C Spring Road SW, Faribault, MN 55021
904 D Spring Road SW, Faribault, MN 55021